



Notice of the ordinary meeting of

Nelson City Council

Te Kaunihera o Whakatū

Date:	Thursday 18 February 2021
Time:	9.00a.m.
Location:	Council Chamber Civic House 110 Trafalgar Street, Nelson

Agenda

Rārangi take

Mayor	Her Worship the Mayor Rachel Reese
Deputy Mayor	Cr Judene Edgar
Members	Cr Yvonne Bowater Cr Trudie Brand Cr Mel Courtney Cr Kate Fulton Cr Matt Lawrey Cr Brian McGurk Cr Gaile Noonan Cr Rohan O'Neill-Stevens Cr Pete Rainey Cr Rachel Sanson Cr Tim Skinner

Quorum 7

Pat Dougherty
Chief Executive Officer

Nelson City Council Disclaimer

Please note that the contents of these Council and Committee agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision. For enquiries call (03) 5460436.

Council Values

Following are the values agreed during the 2019 - 2022 term:

- A. Whakautetanga: respect
- B. Kōrero Pono: integrity
- C. Māiatanga: courage
- D. Whakamanatanga: effectiveness
- E. Whakamōwaitanga: humility
- F. Kaitiakitanga: stewardship
- G. Manaakitanga: generosity of spirit

Karakia Timatanga**1. Apologies**

Nil

2. Confirmation of Order of Business**3. Interests**

3.1 Updates to the Interests Register

3.2 Identify any conflicts of interest in the agenda

4. Public Forum**5. Confirmation of Minutes**

5.1 10 December 2020

Document number M15348

Recommendation

That the Council

- 1. Confirms the minutes of the extraordinary meeting of the Council, held on 10 December 2020, as a true and correct record.***

5.2 17 December 2020

8 - 38

Document number M15357

Recommendation

That the Council

- 1. Confirms the minutes of the meeting of the Council, held on 17 December 2020, as a true and correct record.***

6. Mayor's Report 39 - 40

Document number R22573

Recommendation

That the Council

- 1. Receives the report Mayor's Report (R22573).***

7. Adoption of the Draft Financial Strategy

This report will be circulated separately.

8. Options for a Climatorium 41 - 57

Document number R20301

Recommendation

That the Council

- 1. Receives the report Options for a Climatorium (R20301) and its attachment (A2398703); and***
- 2. Supports Wakatū Incorporation's approach of developing a business case for the development of a Climatorium; and***
- 3. Agrees that planning for any library redevelopment in the Mahitahi River Precinct should recognise the potential development of a Climatorium on Wakatū Incorporation land; and***
- 4. Agrees to work with Wakatū Incorporation to convene a meeting with representatives from government, industry, research institutions, and the community to explore the opportunity for Nelson to become a centre for climate change adaptation research and innovation.***

9. Elma Turner Library Redevelopment Options

58 - 110

Document number R21341

Recommendation

That the Council

- 1. Receives the report Elma Turner Library Redevelopment Options (R21341) and its attachments (A2411462, A2478433, A2572096 and A2479330); and***
- 2. Confirms that Council's preferred option is to build a new library building on the corner of Halifax Street and Trafalgar Street, within the Riverside Precinct, subject to agreement with Wakatū Incorporation on a land exchange involving that site and the current library site; and***
- 3. Directs officers to enter into formal negotiations with Wakatū Incorporation to develop a land exchange proposal; and***
- 4. Notes that a business case will be brought to Council for final approval of the project; and***
- 5. Notes that any agreements negotiated with Wakatū Incorporation will be subject to approval of the business case and confirmation of the location and the budget for the Elma Turner Library through the Long Term Plan 2021-2031.***

CONFIDENTIAL BUSINESS

10. Exclusion of the Public

Recommendation

That the Council

- 1. Excludes the public from the following parts of the proceedings of this meeting.***
- 2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:***

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Council Meeting - Confidential Minutes - 10 December 2020	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7.</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(b)(ii) To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
2	Council Meeting – Confidential Minutes – 17 December 2020	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7.</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person • Section 7(2)(g) To maintain legal professional privilege • Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
3	<p>Recommendations from Committees</p> <p>Strategic Development and Property Subcommittee – 11 February 2021</p>	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person • Section 7(2)(g) To maintain legal professional privilege

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
	Strawbridge Square Improvements Brook Valley Holiday Park Long Term Occupancy Compliance		<ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities



Minutes of an extraordinary meeting of the Nelson City Council

Held in the Council Chamber, Civic House, 110 Trafalgar Street, Nelson

On Thursday 10 December 2020, commencing at 8.35a.m.

Present: Her Worship the Mayor R Reese (Chairperson), Councillors Y Bowater, T Brand, M Courtney, J Edgar (Deputy Mayor), K Fulton, M Lawrey, R O'Neill-Stevens, B McGurk, G Noonan, P Rainey, R Sanson and T Skinner

In Attendance: Chief Executive (P Dougherty), Group Manager Infrastructure (A Louverdis), Group Manager Environmental Management (C Barton), Acting Group Manager Community Services (M Preston-Thomas), Group Manager Corporate Services (N Harrison), Group Manager Strategy and Communications (N McDonald), Team Leader Governance (R Byrne) and Governance Adviser (E Stephenson)

Apologies : Councillor Fulton for lateness

Karakia Timatanga

There was an opening karakia.

1. Apologies

Resolved CL/2020/185

That the Council

- 1. Receives and accepts an apology from Councillor Fulton for lateness.***

Her Worship the Mayor/Courtney

Carried

2. Confirmation of Order of Business

There was no change to the order of business.

3. Interests

There were no updates to the Interests Register, and no interests with items on the agenda were declared.

4. Public Forum

There was no public forum.

5. Mayor's Report

There was no Mayor's Report.

Attendance: Councillor Brand entered the meeting at 8.38a.m, and Councillor Skinner entered the meeting at 8.39a.m.

6. Exclusion of the Public

Meg Matthews, Cawthron Institute Chair, and Stuart Cooper, Cawthron Institute Chief Commercial Officer, were in attendance for Item 1 of the Confidential agenda - Strategic land funding allocation, to answer questions and, accordingly, the following resolution was required to be passed:

Resolved CL/2020/186

That the Council

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Meg Matthews, Cawthron Institute Chair, and Stuart Cooper, Cawthron Institute Chief Commercial Officer, remain after the public has been excluded, Item 1 of the Confidential agenda - Strategic land funding allocation, as they have knowledge that will assist the meeting.***

Bowater/Sanson

Carried

Resolved CL/2020/187

That the Council

- 1. Excludes the public from the following parts of the proceedings of this meeting.***

2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Bowater/Sanson

Carried

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Strategic land funding allocation	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(b)(ii) To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

The meeting went into confidential session at 8.39a.m. and resumed in public session at 9.59a.m.

Karakia Whakamutunga

There was a closing karakia.

RESTATEMENTS

It was resolved while the public was excluded:

1	CONFIDENTIAL: Strategic land funding allocation
	<i>That the Council</i>
	<i>7. <u>Agrees</u> that Report (R22521), Attachments (A2538236) and the decision remain confidential at this time.</i>

There being no further business the meeting ended at 9.59a.m.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date



Minutes of a meeting of the Nelson City Council

Held in the Council Chamber, Civic House, 110 Trafalgar Street, Nelson

On Thursday 17 December 2020, commencing at 9.00a.m.

Present: Her Worship the Mayor R Reese (Chairperson), Councillors Y Bowater, T Brand, M Courtney, J Edgar (Deputy Mayor), K Fulton, M Lawrey, R O'Neill-Stevens, B McGurk, G Noonan, P Rainey, R Sanson and T Skinner

In Attendance: Chief Executive (P Dougherty), Group Manager Infrastructure (A Louverdis), Acting Group Manager Environmental Management (M Bishop), Acting Group Manager Community Services (M Preston-Thomas), Group Manager Corporate Services (N Harrison), Group Manager Strategy and Communications (N McDonald), Team Leader Governance (R Byrne), Governance Adviser (E-J Ruthven), and Youth Councillors (W Irvine and B Robinson)

Apologies : Nil

Karakia Timatanga

A karakia timatanga was given.

1. Apologies

There were no apologies.

Attendance: Councillors Lawrey and Skinner joined the meeting at 9.03a.m.

2. Confirmation of Order of Business

Her Worship the Mayor advised that items of business may be taken out of order to accommodate external presenters.

She added that there was one minor late item and one major late item for the meeting, and the following procedural resolution needed to be passed for the major late item to be considered:

2.1 Elected Members' Remuneration (Item 16)

Resolved CL/2020/191

That the Council

- 1. Considers the item regarding Elected Members' Remuneration at this meeting as a major item not on the agenda, pursuant to Section 46A(7)(a) of the Local Government Official Information and Meetings Act 1987, to enable a timely decision to be made.***

Her Worship the Mayor/Skinner

Carried

3. Interests

There were no updates to the Interests Register.

Councillor Bowater noted an interest in agenda item 6.5.2.

4. Public Forum

4.1 Arnaud Wylie - Natural Rights

Arnaud Wylie spoke about the importance of natural rights as part of New Zealand's constitutional framework, and a project he had underway to introduce natural rights into the New Zealand education curriculum.

Mr Wylie provided, via PowerPoint presentation, a link to the project website, tabled a document, and answered questions.

Attachments

- 1 A2543941 - Arnaud Wylie - Power Point Presentation
- 2 A2544277 - Arnaud Wylie - Tabled document

4.2 5G-Free Nelson - Reference to 5G technology but primarily on the accountability and the responsibilities of public servants

Joe Rifichi and Sue Grey, on behalf of 5G-Free Nelson, spoke about elected members' responsibilities. They noted that elected members should be well-informed regarding issues of importance to the Nelson community, and should listen to community concerns regarding issues affecting community health and wellbeing.

Mr Rifichi and Ms Grey suggested legal action could be taken against elected members if Council did not act to prevent 5G technology being installed in Nelson.

Mr Rifici and Ms Grey presented a petition regarding 5G technology in Nelson. Her Worship the Mayor received the petition, with a caveat that Standing Orders 15.1 and 15.2, relating to the presentation of petitions, had not been met in this instance.

Attachments

- 1 A2552710 - Petition cover page - please note that a full copy of the petition is available on request

5. Confirmation of Minutes

5.1 22 October 2020

Document number M15210

It was noted that, in the division table on page 20 of the agenda, the reference to Councillor Brand in the 'abstained' column should be corrected to Councillor Sanson.

Attendance: Councillor Noonan left the meeting at 9.33a.m.

Resolved CL/2020/192

That the Council

1. ***Confirms the amended minutes of the meeting of the Council, held on 22 October 2020, as a true and correct record.***

Courtney/Edgar

Carried

5.2 5 November 2020

Document number M15240

It was requested that the resolution concluding on page 34 of the agenda be recorded as having been 'carried unanimously'.

Resolved CL/2020/193

That the Council

1. ***Confirms the amended minutes of the meeting of the Council, held on 5 November 2020, as a true and correct record.***

Courtney/Edgar

Carried

5.3 12 November 2020

Document number M15261, agenda pages 35 - 44 refer.

Resolved CL/2020/194

That the Council

- 1. Confirms the minutes of the meeting of the Council, held on 12 November 2020, as a true and correct record.***

Courtney/Edgar

Carried

6. Recommendations from Committees

6.1 Infrastructure Committee - 19 November 2020

6.1.1 Infrastructure Quarterly Report

Attendance: Councillor Noonan returned to the meeting at 9.35a.m.

Resolved CL/2020/195

That the Council

- 1. Approves additional unbudgeted capital funding of \$320,000 for the Saxton Creek upgrade (Stage 3C) to allow the works between Champion Road and Main Road Stoke to be completed, noting that unbudgeted offsetting income of \$113,000 was received from external parties in 2019/20.***

McGurk/O'Neill-Stevens

Carried

6.2 Forestry Subcommittee - 1 December 2020

6.2.1 Draft 2021-31 Forestry Activity Management Plan

Chair of the Forestry Subcommittee, John Murray, and Group Manager Infrastructure, Alec Louverdis, joined the meeting.

Mr Louverdis explained the amendments to the Draft Forestry Activity Management Plan (FAMP) that were made at the Forestry Subcommittee meeting on 1 December 2020:

- The FAMP goal was amended to:

"The Goal of the Forestry Activity in relation to its production forests are to manage its forest estate on a sustainable basis and to maximise net present value and to implement best

practice forest industry standards while protecting environmental and recreational values"

- The FAMP introduction section had been expanded to clarify Council's decision to retire approximately 25% of its commercial forestry following the Catalyst Group Report.

Mr Murray and Mr Louverdis answered questions regarding the interpretation of words used in the goal statement, and the financial summary.

Point of Order: Councillor Skinner raised a point of order against Councillor Sanson under Standing Order 24.2(b), that disrespectful language had been used. The point of order was upheld.

The meeting was adjourned from 9.42a.m. to 9.44a.m.

Resolved CL/2020/196

That the Council

- 1. Approves the amended Draft Forestry Activity Management Plan 2021-31 (A2072414) as the version to inform the Long Term Plan 2021-31; and***
- 2. Notes that the amended Draft Forestry Activity Management Plan 2021-31 will be updated and, the final Activity Management Plan approved, after the adoption of the Long Term Plan 2021-2031.***

Skinner/Fulton

Carried

A division was called:

For

Her Worship the Mayor
(Chairperson)
Cr Bowater
Cr Brand
Cr Courtney
Cr Edgar
Cr Fulton
Cr McGurk
Cr Noonan
Cr Skinner

Against

Cr Lawrey
Cr O'Neill-Stevens
Cr Rainey
Cr Sanson

Abstained/Interest

The motion was carried 9 - 4.

6.3 Environment and Climate Committee - 1 December 2020

6.3.1 National Policy Statement on Urban Development: Removal of minimum car parking rates from the Nelson Resource Management Plan

Resolved CL/2020/197

That the Council

- 1. Agrees that the Nelson Resource Management Plan requirements for minimum on-site parking rates, including rules, assessment criteria, policies or objectives that have the effect of setting minimum parking rates, be treated as removed from the Nelson Resource Management Plan as from 1 January 2021 including consequential amendments in accordance with s.55 of the Resource Management Act.***
- 2. Delegates to the Chair of the Environment and Climate Committee and the Group Manager Environmental Management, authority to approve the consequential amendments to the Nelson Resource Management Plan that flow from the removal of requirements for minimum on-site parking rates, including rules, assessment criteria, policies or objectives that have the effect of setting minimum parking rates, in accordance with s.55 of the Resource Management Act and to make those amendments as the Nelson Resource Management Plan work programme permits.***

Fulton/McGurk

Carried

6.4 Audit, Risk and Finance Subcommittee - 2 December 2020

6.4.1 Policy Review: Procurement Policy

Manager Business Improvement, Arlene Akhlaq, answered questions regarding timing for the Chief Executive's approval for exceptions to the maximum contract term of 10 years, and the ability of new suppliers to have an opportunity to supply services to Council.

Resolved CL/2020/198

That the Council

- 1. Approves the amended Nelson City Council Procurement Policy (A2348654), effective from 1 February 2021.***

Edgar/Her Worship the Mayor

Carried

Her Worship the Mayor advised that the meeting would move to consider item 8, Nelson Tasman Business Trust Presentation of Annual Report 2020.

7. Nelson Tasman Business Trust Presentation of Annual Report 2020 (agenda item 8)

Document number R22542, agenda pages 58 - 64 refer.

Sarah Holmes, Nelson Tasman Business Trust (NTBT) Manager, and Nigel Teal, NTBT Board Member, gave a Power Point presentation (A2545272) regarding NTBT's activities throughout the year, and its future plans.

Ms Holmes and Mr Teal answered questions on NTBT's relationship with the Nelson Regional Development Agency and the Chamber of Commerce, post-COVID-19 trends, and feedback from mentors and mentees who were involved during the COVID-19 lockdown and subsequent recovery period.

Attachments

- 1 A2545272 - PowerPoint Presentation

Her Worship the Mayor advised that the meeting would move to consider item 9, Nelson Regional Development Agency Annual Report 2019/20.

8. Nelson Regional Development Agency Annual Report 2019/20 (agenda item 9)

Document number R21462, agenda pages 65 - 110 refer.

Nelson Regional Development Agency (NRDA) Board Chair, Sarah-Jane Weir, and NRDA Chief Executive, Mark Rawson, joined the meeting.

They outlined the achievements of the NRDA both prior to COVID-19 and since, and outlined the NRDA's future focus on young people and creating a medium-term strategic plan to bridge the gap between Project Kōkiri and the Te Tau Ihu Intergenerational Strategy.

Ms Weir and Mr Rawson answered questions regarding the impact of the COVID-19 wage subsidy, potential economic difficulties the region may face in the next few years, and sustainability reporting.

Resolved CL/2020/199

That the Council

- 1. Receives the report Nelson Regional Development Agency Annual Report 2019/20 (R21462) and its attachment (A2440411).***

Edgar/Skinner

Carried

Her Worship the Mayor advised that the meeting would move to consider item 11, Annual Report 2019/20.

9. Annual Report 2019/20 (agenda item 11)

Document number R21496, agenda pages 124 - 140 refer.

Manager Strategy, Mark Tregurtha, and Manager Finance, Clare Knox, presented the report and tabled a designed copy of the Annual Report (A2545372) and the unmodified Audit opinion (A2545083).

Auditor, John Mackey, joined the meeting via audio-visual link.

Mr Tregurtha, Ms Knox and Mr Mackey, along with Group Manager Corporate Services, Nikki Harrison, answered questions regarding the three paragraphs of emphasis in the unqualified audit opinion, and the reasons for which forestry revenue was recorded in the Annual Report 'other gains/losses' section.

Resolved CL/2020/200

That the Council

- 1. Receives the report Annual Report 2019/20 (R21496) and its attachments (A2544810 and A2545083); and***
- 2. Adopts the Annual Report for the year ended 30 June 2020 (A2544810) in accordance with s98 of the Local Government Act 2002; and***
- 3. Receives the draft Audit New Zealand Opinion (A2545083); and***
- 4. Delegates the Mayor and Chief Executive authority to approve minor editorial changes to the Annual Report 2019/20 (A2544810), as necessary.***

Her Worship the Mayor/McGurk

Carried

Attachments

- 1 A2545372 - Tabled document - Annual Report
- 2 A2545083 - Tabled document - Unmodified Audit Opinion

Her Worship the Mayor advised that the meeting would return to consider the remainder of item 6, Recommendations from Committees.

10. Recommendations from Committees (agenda item 6, cont.)

- 10.1 Community and Recreation Committee - 10 December 2020 (agenda item 6.5)

10.1.1 Sport Tasman - Loan Agreement (agenda item 6.5.1)

Resolved CL/2020/201

That the Council

- 1. Approves the cancellation of Sport Tasman's future commercial lease obligations for Sports House, with effect from 1 July 2021, noting that a loan was never formally documented; and***
- 2. Agrees to charge a community rent of \$5,600 per annum from 1 July 2021, noting that Council has provided Sport Tasman rent relief through to 30 June 2021.***

Skinner/Bowater

Carried

10.1.2 Request for Assistance from the Nelson Giants for Trafalgar Centre Hireage (agenda item 6.5.2)

Attendance: Councillor Bowater had previously declared an interest, and left the table at 11.24a.m.

Resolved CL/2020/202

That the Council

- 1. Approves unbudgeted expenditure of \$25,101 to provide a reduced rate of \$35,000 for the Nelson Giants' use of Trafalgar Centre between April and July 2021.***

Skinner/Brand

Carried

Attendance: Councillor Bowater returned to the table at 11.25a.m.

10.1.3 Recommendations from the Greenmeadows Hearings Panel: proposed classification of Greenmeadows (agenda item 6.5.3)

Resolved CL/2020/203

That the Council

- 1. Approves, in accordance with section 16(1) of the Reserves Act, the classification of part of Greenmeadows (being part of Record of Title NL114/188) as shaded orange in Attachment 1 (A2097295) as Local Purpose (Community Purposes) Reserve under s23 of the Reserves Act 1977; and***

2. **Approves, in accordance with section 16(1) of the Reserves Act, the classification of part of Greenmeadows (being part of Record of Title NL114/188) as shaded red in Attachment 1 (A2097295) as Local Purpose (Road) Reserve under s23 of the Reserves Act 1977; and**
3. **Delegates to the Chief Executive authority to:**
 - (a) ***prepare and approve a survey plan that defines the land classified in accordance with this report (R22506) and the 13 December 2018 report R9565;***
 - (b) ***prepare and place notices in the New Zealand Gazette that record the classifications of the land in accordance with this report (R22506) and report R9565; and***
 - (c) ***attend to registration of the published Gazette Notices against the Records of Title for the classified land.***

Skinner/Lawrey

Carried

Her Worship the Mayor advised that the meeting would move to consider agenda item 10, Events Strategy Implementation Update.

11. Events Strategy Implementation Update (agenda item 10)

Document number R22510, agenda pages 111 - 123 refer.

Manager Strategy, Mark Tregurtha, presented the report.

It was noted a workshop on this topic would be scheduled in early 2021 to assist with preparation for the Long Term Plan 2021-31.

Resolved CL/2020/204

That the Council

1. **Receives the report Events Strategy Implementation Update (R22510) and its attachment (A2507829); and**
2. **Requests that a workshop be held to provide further feedback.**

Fulton/Edgar

Carried

Her Worship the Mayor advised that the meeting would move to consider agenda item 12, Significance and Engagement Policy.

12. Significance and Engagement Policy

Document number R20322, agenda pages 141 - 155 refer.

Manager Strategy, Mark Tregurtha, and Policy Adviser, Gareth Power Gordon, presented the report. They explained that the officer recommendation had been amended to clarify that Council's attention had been turned to the consultation process.

Mr Power Gordon explained that the opening sentence of section 8.1 of the Significance and Engagement Policy had been amended from *"To meet its Treaty obligations, The Crown has extended requirements to local government..."* to *"Although the Treaty is between Māori and the Crown, the Crown has made certain requirements of local government in order to meet its Treaty obligations..."*.

Mr Tregurtha and Mr Power Gordon answered questions regarding the wording of the eighth bullet point *"the impact on Council's financial capacity and capability"* in section 3.2 of the Policy.

During debate, it was agreed that the wording of the seventh bullet point in section 3.2 of the Policy should be re-worded to *"Is there a past history of the issue generating wide public interest within the region or is there a reasonable expectation that it would generate this interest now"*.

Resolved CL/2020/205

That the Council

- 1. Receives the report Significance and Engagement Policy (R20322) and its attachment (A2467030); and***
- 2. Agrees that the proposed amendments are minor changes which clarify existing Council engagement processes; and***
- 3. Agrees that consultation on the proposed amendments is not required because Council is sufficiently informed about community interests and preferences to enable to purpose of the policy to be achieved; and***
- 4. Adopts the amended Significance and Engagement Policy (A2467030).***

Noonan/Edgar

Carried

13. Upper Trafalgar Street Budget Request

Document number R22516, agenda pages 156 - 177 refer.

City Centre Development Programme Lead, Alan Gray, presented the report.

Mr Gray answered questions regarding:

- Changes in budget and design resulting from safety concerns, civil-related works and being a bespoke project to draw people into the city centre;
- Additional projects within the Streets for People budget to be delivered this financial year;
- Details of the proposed lighting for Upper Trafalgar Street, and how this would be cohesive with future streetscape improvements in other parts of the city centre; and
- Engagement with businesses in the upper Trafalgar area regarding the project.

Point of Order: Councillor Rainey raised a point of order against Councillor Skinner, that under Standing Order 24.2(d), officers' words had been misrepresented. The Point of Order was upheld.

Resolved CL/2020/206

That the Council

1. ***Receives the report Upper Trafalgar Street Budget Request (R22516) and its attachment(A2534984); and***
2. ***Approves the use of \$261,000 from the 2020/21 Streets for People capital budget to complete the Upper Trafalgar Street multi-function pole project.***

Edgar/Fulton

Carried

14. Draft Amendments to Rates Remissions Policy and Financial Impact Statement

Document number R20275, agenda pages 178 - 201 refer.

Group Manager Corporate Services, Nikki Harrison, and Manager Accounting Services, Victoria Harper, presented the report.

Ms Harrison and Ms Harper, along with Environmental Programmes Adviser, Richard Popenhagen, answered questions regarding:

- the proposed criteria for rates remission for provision of social and kaumatua housing, and
- The criteria and pool available for rates remission for heritage buildings.

The meeting was adjourned from 12.08p.m. to 12.11p.m.

A suggestion was made that an additional clause be added to the recommendation, to request an officer report regarding various regulatory options and rating solutions in relation to whole house Air BnB-type accommodation providers.

Resolved CL/2020/207

That the Council

- 1. Receives the report Draft Amendments to Rates Remissions Policy and Financial Impact Statement (R20275) and its attachment (A2463444); and***
- 2. Approves changes in the Rates Remission Policy (A2463444) including changes to the following sections:***
 - Community, Sporting and Other Groups Remission***
 - Charges For Excess Water Arising From Leaks Remission***
 - Low Valued Properties Remission***
 - Land Affected By Natural Calamity Remission; and***
- 3. Agrees that the remission changes be consulted within the Consultation Document to the Long Term Plan 2021-31; and***
- 4. Approves changes in the Rates Remission Policy (A2463444) including new remissions for:***
 - Other Remissions Deemed Fair and Equitable***
 - Social and Community Housing Remission; and***
- 5. Agrees that the new remissions be consulted within the Consultation Document to the Long Term Plan 2021-31; and***
- 6. Approves the change to the issuing of the rates instalments from 1 August, 1 November, 1 February and 1 May each year, to 25 July, 25 October, 25 January and 25 April; and***
- 7. Agrees that the change to the issuing of the rates instalment dates be consulted within the Consultation Document to the Long Term Plan 2021-31; and***

8. **Approves the removal of the Rates Annual Payment Discount; and**
9. **Agrees that the removal of the rates annual payment discount be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
10. **Approves the change to all rates penalties from 10% to 5%; and**
11. **Agrees that the change to all rates penalty amounts be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
12. **Approves the removal of all water penalties being charged for unpaid accounts; and**
13. **Agrees that the removal of water penalties be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
14. **Approves the change to the water payment dates for invoices billed in July, October, January and April to 20th of the month following; and**
15. **Agrees that the change to the payment dates of water payment dates be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
16. **Approves the 0.5% reduction of the commercial differential to be spread across all commercial categories; and**
17. **Agrees that the commercial differential change be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
18. **Approves the removal of the rural rating differential category for residential zoned properties over 15ha; and**
19. **Agrees that the removal of the rural rating differential change be consulted within the Consultation Document to the Long Term Plan 2021-31; and**
20. **Requests officers report to Council in 2021 on various regulatory options and subsequent rating solutions for whole house Air BnB-type accommodation providers.**

Noonan/Brand

Carried

15. Approval of the draft Revenue and Financing Policy

Document number R20276, agenda pages 202 - 235 refer.

Group Manager Corporate Services, Nikki Harrison, and Manager Finance, Clare Knox, presented the report.

Ms Knox answered questions regarding:

- The Polluter Policy, including full cost recovery where the polluter is identified;
- Depreciation in relation to the Wakapuaka Hall and the Stoke Memorial Hall;
- Whether it was possible to make capital grants to organisations such as the Nelson Centre of Musical Arts and the Theatre Royal;
- The private/public funding split for public transport cost recovery;
- Whether funding targets for flood protection included inundation from sea level rise;
- Depreciation of Saxton Field assets aside from sporting facilities and whether this was split across both Nelson City and Tasman District Councils; and
- Whether there were specific funding targets for properties held for strategic purposes.

Resolved CL/2020/208

That the Council

1. ***Receives the report Approval of the draft Revenue and Financing Policy (R20276) and its attachment (A2496998); and***
2. ***Approves the Revenue and Financing Policy for concurrent consultation through the Long Term Plan 2021-31 consultation process.***

Edgar/Sanson

Carried

The meeting adjourned from 12.30p.m to 1.31p.m.

Her Worship the Mayor advised the meeting would move to confidential session to consider Confidential agenda items, before returning to consider the remaining items on the open agenda.

16. Exclusion of the Public

Her Worship the Mayor advised that representatives from external organisations would be in attendance for items of the confidential agenda, and consequently a procedural amendment was required to be passed:

Resolved CL/2020/209

That the Council

1. ***Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Paul Bell of Intepeople remain after the public has been excluded, for Item 2 of the Confidential agenda (Recommendations from the Chief Executive Employment Committee – 25 November 2020), as he has knowledge relating to the Chief Executive’s employment that will assist the meeting; and***
2. ***Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Jane Sheard, Nelmac CEO, Lindsay Coll, Nelmac CFO, and Rob Gunn, Nelmac Chair, remain after the public has been excluded, for Items 4 and 6 of the Confidential agenda (Nelmac six monthly strategic presentation and Nelmac - Transaction Approval), as they have knowledge relating to Nelmac that will assist the meeting; and***
3. ***Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Scott McClay from Deloitte (via Zoom), remain after the public has been excluded, for Item 7 of the Confidential agenda (Project Akersten), as he has knowledge relating to the project that will assist the meeting.***

Edgar/Her Worship the Mayor

Carried

Resolved CL/2020/210

That the Council

1. ***Excludes the public from the following parts of the proceedings of this meeting.***
2. ***The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act***

1987 for the passing of this resolution are as follows:

Edgar/Her Worship the Mayor

Carried

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Council Meeting - Public Excluded Minutes - 12 November 2020	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7.	The withholding of the information is necessary: <ul style="list-style-type: none"> • Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person • Section 7(2)(g) To maintain legal professional privilege • Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
2	Recommendations from Committees Chief Executive Employment Committee 25 November 2020 Chief Executive's Performance Report 2019/20 Chief Executive's Remuneration Review 2020	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> • Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
	<p>Chief Executive's Draft Performance Agreement and Key Performance Indicators for 2020/21</p> <p>Strategic Development and Property Subcommittee – 26 November 2020</p> <p>Appointment of Council Representative on the Tahuna Beach Camp Inc. Board</p>		
3	Nelmac six monthly strategic presentation	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
4	Nelmac Limited - Statement of Expectation 2021/22	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
5	Nelmac - Transaction Approval	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> Section 7(2)(h)

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
		likely to result in disclosure of information for which good reason exists under section 7	To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
6	Project Akersten	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> • Section 7(2)(g) To maintain legal professional privilege • Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
7	Nelson Regional Development Agency - Appointment of Director	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> • Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person

The meeting went into confidential session at 1.31p.m. and resumed in public session at 2.18p.m, with items three to six of the confidential agenda yet to be completed.

The meeting was adjourned from 2.18p.m. to 2.22p.m.

Her Worship the Mayor noted that Nelmac Limited representatives had subsequently arrived at Council, and therefore the meeting would return to confidential session to complete items three to six of the confidential agenda.

17. Exclusion of the Public

Resolved CL/2020/218

That the Council

1. ***Excludes the public from the following parts of the proceedings of this meeting.***

- 2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:**

Her Worship the Mayor/Courtney

Carried

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
3	Nelmac six monthly strategic presentation	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
4	Nelmac Limited - Statement of Expectation 2021/22	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

5	Nelmac - Transaction Approval	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
6	Project Akersten	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7	The withholding of the information is necessary: <ul style="list-style-type: none"> Section 7(2)(g) To maintain legal professional privilege Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities

The meeting went into confidential session at 2.23p.m. and resumed in public session at 4.10p.m.

18. Elected Members' Remuneration (agenda item 16)

Document number R21451, late items agenda pages 8 - 15 refer.

Manager Governance and Support Services, Devorah Nicuarta-Smith, presented the report, and Analyst, James McPhie, presented a spreadsheet of remuneration options (A2509680).

Councillors discussed the options, and rationale for different levels of pay in each option, with a variety of views expressed.

During discussion, option F was added to the spreadsheet.

Councillor Skinner, seconded by Councillor Courtney, moved:

That the Council

- 1. Receives the report Elected Members' Remuneration (R21451); and*
- 2. Approves the allocation of Elected Member Remuneration from the Pool in accordance with the Remuneration Authority Local Government Members (2020/2021) Determination Part 2 outlined in Option F:*

- a. Deputy Mayor: \$66,565
- b. Senior Chair (Chair Infrastructure, Regional Transport Committees, Deputy Chair Environment Committee (Nelson Plan Lead)): \$57,458
- c. Committee Chair: \$57,458
- d. Subcommittee Chair: \$49,500
- e. Committee Deputy Chair: \$45,023
- f. Councillor: \$44,923

The meeting was adjourned from 4.48p.m. to 4.52p.m.

Option G was added to the spreadsheet.

With the agreement of the meeting, the mover and seconder withdrew the motion for Option F, and replaced it with a motion for Option E:

That the Council

- 1. Receives the report Elected Members' Remuneration (R21451); and
- 2. Approves the allocation of Elected Member Remuneration from the Pool in accordance with the Remuneration Authority Local Government Members (2020/2021) Determination Part 2 outlined in Option E:
 - a. Deputy Mayor: \$66,665
 - b. Senior Chair (Chair Infrastructure, Regional Transport Committees, Deputy Chair Environment Committee (Nelson Plan Lead)): \$57,558
 - c. Committee Chair: \$57,558
 - d. Subcommittee Chair: \$49,500
 - e. Committee Deputy Chair: \$44,923
 - f. Councillor: \$44,923

Resolved CL/2020/224

That the Council

- 1. **Receives the report Elected Members' Remuneration (R21451); and**

2. *Approves the allocation of Elected Member Remuneration from the Pool in accordance with the Remuneration Authority Local Government Members (2020/2021) Determination Part 2 outlined in Option E:*

- a. *Deputy Mayor: \$66,665***
- b. *Senior Chair (Chair Infrastructure, Regional Transport Committees, Deputy Chair Environment Committee (Nelson Plan Lead)): \$57,558***
- c. *Committee Chair: \$57,558***
- d. *Subcommittee Chair \$49,500***
- e. *Committee Deputy Chair: \$44,923***
- f. *Councillor: \$44,923***

Skinner/Courtney

Carried

A division was called:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr Bowater	Cr Lawrey	Her Worship the Mayor
Cr Courtney	Cr O'Neill-Stevens	(Chairperson)
Cr Edgar	Cr McGurk	Cr Brand
Cr Fulton	Cr Rainey	
Cr Noonan	Cr Sanson	
Cr Skinner		

The motion was passed 6 - 5.

Attachments

- 1 A2509680 - Spreadsheet

19. Schedule of Meetings 2021 (agenda item 17)

Document number R18187, agenda pages 236 – 252 refer.

Team Leader Governance, Robyn Byrne, presented the report. She tabled an overview of the proposed meeting schedule for 2021 (A2544128) and noted the following changes:

- Changes to the water and wastewater bylaw timeline;
- An additional Council meeting scheduled for 17 February 2021, to include adopting the Long Term Plan 2021-31 for Audit review;
- The 13 April Environment and Climate Committee workshop and 15 April Environment and Climate Committee meeting being swapped; and

- The correct dates for the July school holidays, from 12 July to 23 July being noted.

Ms Byrne answered questions regarding timing of the Long Term Plan workshops to be held in January 2021, and timing of the meeting-free weeks.

Resolved CL/2020/225

That the Council

1. **Receives the report *Schedule of meetings 2021 and its attachment (A2444092)*; and**
2. **Adopts the schedule of meetings for the 2021 calendar year as set out in Attachment 1 (A2444092).**

O'Neill-Stevens/Sanson

Carried

Attachments

- 1 A2544128 - Tabled document - Proposed Schedule of Meetings

Her Worship the Mayor advised that the meeting would move to consider agenda item 7, Mayor's Report.

20. Mayor's Report (agenda item 7)

Document number R21493, late items agenda pages 4 - 7 refer.

Her Worship the Mayor presented the report. She acknowledged the work of officers throughout 2020.

Resolved CL/2020/226

That the Council

1. **Receives the report *Mayor's Report (R21493)*.**

Her Worship the Mayor/Edgar

Carried

RESTATEMENTS

It was resolved while the public was excluded:

1	CONFIDENTIAL: Recommendation from Chief Executive Employment Committee - Chief Executive's Performance Report 2019/20
	<p><i>That the Council</i></p> <p>5. <u>Agrees</u> that Report (R21472) and the decision remain confidential at this time.</p>

2	CONFIDENTIAL: Recommendation from Chief Executive Employment Committee - Chief Executive's Remuneration Review 2020
	<p><i>That the Council</i></p> <ol style="list-style-type: none"> 1. <u>Maintains</u> the current level of the Chief Executive's Total Remuneration package for 2020/2021 in line with the general trend in the Local Government Sector of 0% increases in the remuneration packages through the COVID-19 period; and 2. <u>Agrees</u> the decision be made publicly available.

3	CONFIDENTIAL: Recommendation from Chief Executive Employment Committee - Chief Executive's Draft Performance Agreement and Key Performance Indicators for 2020/21
	<p><i>That the Council</i></p> <ol style="list-style-type: none"> 1. <u>Approves</u> the Chief Executive's Performance Agreement A2019/20 (A2524847); and 2. <u>Agrees</u> that the Attachment (A2524847) and the decision be released.

4	CONFIDENTIAL: Recommendation from Strategic Development and Property Subcommittee - Appointment of Council Representative on the Tahuna Beach Camp Inc. Board
	<p><i>That the Council</i></p> <ol style="list-style-type: none"> 1. <u>Agrees</u> to appoint John Murray as Council representative on the Tahuna Beach Camp Inc. Board for a two year term ending in October 2022; and 2. <u>Agrees</u> that the role will be remunerated by Council from October 2020 until 30 June 2021; and 3. <u>Agrees</u> that the role will be remunerated by Council at the same level as other Tahuna Beach Camp Inc. Board members; and 4. <u>Notes</u> that the Tahuna Beach Camp Inc. will remunerate the role from 1 July 2021; and 5. <u>Agrees</u> that the decisions and Attachment (A2231800) only be made publicly available; and 6. <u>Agrees</u> that Report (R18129) remains confidential at this time.

5	CONFIDENTIAL: Nelson Regional Development Agency - Appointment of Director
	<p><i>That the Council</i></p> <p>3. <i><u>Agrees</u> the decision and the report only be made publicly available once the appointment has been made public by the Nelson Regional Development Agency.</i></p>

6	CONFIDENTIAL: Nelmac Limited - Statement of Expectation 2021/22
	<p><i>That the Council</i></p> <p>5. <i><u>Agrees</u> that Report (R20287) and the decision be made publicly available once the completed Statement of Expectation is made available on the Nelson City Council website approximately 30 days after it is received by the Council Controlled Trading Organisation.</i></p>

7	CONFIDENTIAL: Nelmac - Transaction Approval
	<p><i>That the Council</i></p> <p>5. <i><u>Agrees</u> that the report (R21448) and its attachment (A2534042) and the decision remain confidential at this time.</i></p>

8	CONFIDENTIAL: Project Akersten
	<p><i>That the Council</i></p> <p>8. <i><u>Instructs</u> that this proposal (and the business case (Attachments 1 and 2)) be kept strictly confidential until the joint content in the Consultation Document is approved by both councils in February 2021 and notes that attachment 1 (A2534955) and attachment 2 (A2537812) will retain their commercial confidentiality.</i></p>

Karakia Whakamutunga

A karakia whakamutunga was given.

There being no further business the meeting ended at 5.18p.m.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date

Mayor's Report

1. Purpose of Report

- 1.1 To update Council on current matters.

2. Recommendation

That the Council

- 1. Receives the report Mayor's Report (R22573).**

3. Discussion

Mayoral Discretionary Fund

- 3.1 The Mayor donated \$150.00 from her Mayoral Discretionary Fund as a koha towards costs associated with the attendance of Te Rina Te Kawa, Tuia rangatahi, when she attended the regional gathering of Tuia in Christchurch in September 2020. The koha was a contribution towards accommodation, kai and transport costs incurred at the wananga.

Kotahitanga mō te Taiao Memorandum of Understanding (MOU)

- 3.2 Nelson City Council is a member of the Kotahitanga mō te Taiao Alliance, along with Buller, Tasman, Marlborough and Kaikōura Councils, the West Coast Regional Council, a number of iwi and the Department of Conservation. The aims of the Alliance are to collaborate on large conservation projects in the top of the south, grow relationships with potential funders, and build capacity and capability across iwi and community to lead and support projects.
- 3.3 In 2017 Council entered into a three year MOU with the other Alliance members which recognised that there are many benefits to working collaboratively, and in 2019 the Kotahitanga mō te Taiao Strategy was launched to guide landscape scale projects in the top of the south.
- 3.4 More recently, the Alliance has signed an MOU with global conservation organisation The Nature Conservancy (TNC) to formalise a mutual collaboration. This is an exciting development because TNC brings independence, international experience leading conservation

Item 6: Mayor's Report

programmes, access to the latest conservation science research, and economic and social tools that can make working at landscape scale possible.

- 3.5 This partnership with TNC has been included in an updated MOU replacing the 2017 original, which was signed by the Mayor of Nelson Rachel Reese on 21 January 2021. The new MOU also explicitly states that the Parties are committed to ensuring that the Alliance delivers not only conservation outcomes but also supports social, cultural and economic outcomes for the region.
- 3.6 The Alliance has already proved to be a powerful body for making environmental change, by supporting strong partnership between council and mana whenua in Alliance projects, and securing \$12m of Jobs for Nature funding for the top of the south, of which \$2m is supporting Project Mahitahi in the Nelson region.

Strategic Development and Property Subcommittee Meeting – 11 February 2021

- 3.7 The Chair presented a verbal report covering the marina and seeking clarification on the governance review. Officers gave an overview of work done to date, including the imminent appointment of a marina manager, which will give marina users a single point of contact within the Council. An update report regarding the marina will be presented to the next Strategic Development and Property Subcommittee meeting.
- 3.8 The Chair has requested a report on the Haven buildings, which were purchased for strategic purposes, to focus on the purpose of the purchase, reviewing that purpose, and potentially presenting a statement of proposal for the possible sale to interested parties.
- 3.9 The subcommittee approved recommendations regarding consultation on Marina Fees and Charges.

Author: Rachel Reese, Mayor of Nelson

Attachments

Nil

Options for a Climatorium

1. Purpose of Report

- 1.1 To consider options for development of a proposed Climatorium.

2. Summary

- 2.1 Council has signed a Principles of Collaboration agreement with Wakatū Incorporation and four Danish organisations (Attachment 1). The agreement identifies three key areas for collaboration, one of which is the exploration of the opportunity to establish a Climatorium in Nelson.
- 2.2 The Lemvig Climatorium is based on a quadruple helix model whereby representatives of central and local government, industry, academia and the community have come together to develop climate change adaptation solutions. Community environmental education and ecotourism are also supported.
- 2.3 Wakatū Incorporation believes that there is an opportunity to develop a Climatorium in Nelson, potentially within the Mahitahi River Precinct. In order for this to happen, it intends to develop a business case which will: identify organisations that would support and contribute to its development; identify a governance and funding model; then be used to secure capital funding. It is recommended that Council provide support for Wakatū Incorporation's development of a Business Case for the project.
- 2.4 As an initial step, Council could play a positive role in bringing together key organisations to progress the concept. This would demonstrate Council's ongoing leadership on climate change, raise awareness of issues (particularly as they affect economic development) and also be consistent with the Principles of Collaboration agreement.
- 2.5 Wakatū Incorporation (and partners) will lead the assessment of the options for a location to house the Climatorium and be responsible for the development of a business case. Wakatū Incorporation does not expect that Council will be responsible for any capital investment in a Climatorium building.

3. Recommendation

That the Council

1. ***Receives the report Options for a Climatorium (R20301) and its attachment (A2398703); and***
2. ***Supports Wakatū Incorporation's approach of developing a business case for the development of a Climatorium; and***
3. ***Agrees that planning for any library redevelopment in the Mahitahi River Precinct should recognise the potential development of a Climatorium on Wakatū Incorporation land; and***
4. ***Agrees to work with Wakatū Incorporation to convene a meeting with representatives from government, industry, research institutions, and the community to explore the opportunity for Nelson to become a centre for climate change adaptation research and innovation.***

4. Background

- 4.1 On 25 June 2020, Council agreed on a staged strategic approach to decision making on Civic House, the Elma Turner Library and the Climatorium. This report seeks a substantive decision on Council's level of support for the Climatorium in order to inform the final options for business cases for the three projects.
- 4.2 Iain Sheves, Group General Manager Property and Commercial at Wakatū Incorporation, will attend to speak to this item.

The Lemvig Climatorium

- 4.3 Situated on the west coast of Denmark, Lemvig Municipality covers an area of 508 km² and has a population of 20,000 inhabitants, 7,000 of whom live in the town Lemvig. Lemvig municipality's coastal location means it is directly exposed to the effects of sea level rise. The Danish Coastal Authority is located in Lemvig and manages the entire coastline of Denmark, a total of 7,300 kilometres.
- 4.4 The average height above sea level across Denmark is 31 metres and the highest natural point is 170 metres. Denmark's lowest point is seven metres below sea level. No location in Denmark is further than 52 kilometres from the coast. Responding to climate change and associated sea level rise is a priority for all tiers of government.
- 4.5 The Lemvig Climatorium is one project that sits under the umbrella of a wider Climate Change Adaptation programme called Coast to Coast Climate Challenge (C2C CC). It is designed to be a space where the scientific community can come together with local and regional government, the private/corporate sector and the community (the four

Item 8 Options for a Climatorium

strands of a quadruple helix) to develop innovative climate solutions. The Climatorium is intended to support Denmark's role as an exporter of climate solutions and help establish Lemvig and the Central Denmark Region as a centre of climate change adaptation.

- 4.6 A delegation from Nelson, including Her Worship the Mayor and representatives from Wakatū Incorporation visited Lemvig in August 2018, to explore opportunities for collaboration and knowledge transfer between Danish and New Zealand agencies, businesses and researchers in relation to climate change solutions.
- 4.7 On 5 March 2020, Council agreed to sign Principles of Collaboration (Attachment 1) that set out a commitment by the different parties to work together on local and national climate challenges. These identify three areas for the signatories to work together on:
 - 4.7.1 Climate adaptation – sharing of knowledge and tools to respond to climate change, including flood protection and building resilient communities
 - 4.7.2 Climatorium – exploring the opportunity to establish a Climatorium in Nelson
 - 4.7.3 Sustainability in education – equipping current and future generations to involve them in climate solutions
- 4.8 Signing by all parties was completed on 4 May 2020. A scheduled visit by a Danish delegation to Nelson in March 2020 had to be postponed due to the emergence of Covid-19.

5. Discussion

A Nelson Climatorium

- 5.1 Wakatū Incorporation is keen to explore the opportunity for a Climatorium in Nelson, which could potentially be sited in the Mahitahi River Precinct. Representatives from Denmark have indicated interest in having a facility in the southern hemisphere which would allow counter-seasonal research on climate change to take place. Wakatū Incorporation understands that European Union (EU) funding may be available for such a facility, although this is based on discussions prior to the COVID-19 outbreak.
- 5.2 Wakatū Incorporation plans to take a staged approach to this project, with the first stage involving the establishment of a partnership framework covering scope, mandate, governance and operational structure, and identifying an appropriate funding model. A manager would be employed to develop a work programme, establishing projects that address regional climate change challenges for businesses and communities. This would then lead to a business case being developed for a built Climatorium.

Item 8 Options for a Climatorium

- 5.3 Wakatū Incorporation seeks Council support for the first stage of this project, in keeping with the quadruple helix concept. This approach would be a likely prerequisite for any application for EU funding.
- 5.4 At this time, there is no firm commitment or any agreements in place relating to the construction of a Climatorium. The Principles of Collaboration refer to the parties exploring the option. It is not yet known what kind of support there will be from industry and research organisations for the concept.
- 5.5 Both Wakatū Incorporation and representatives from the Lemvig Climatorium are keen to locate a Climatorium in the Mahitahi River Precinct. Wakatū Incorporation has a significant landholding there, and Lemvig sees value in developing a facility to parallel its own, which is built on its waterfront, and which showcases innovative design that future-proofs the building against the impacts of climate change.
- 5.6 There are potential synergies between a library and the Nelson Climatorium. The Lemvig Climatorium includes a mix of community space, space for private companies, research organisations and government. Whilst it need not be physically linked to any library development, planning and design of the two buildings should complement each other if it was agreed that they were to be co-located in the Mahitahi River Precinct.
- 5.7 Officers believe there is merit in supporting a Wakatū Incorporation-led Climatorium project.

A 'Virtual' Climatorium

- 5.8 Officers believe there is value in supporting the creation of a forum for representatives from each of the strands of the quadruple helix to come together in order to determine the opportunity for Nelson to become a centre for climate research and innovation, in partnership with the Lemvig facility. This 'Virtual' Climatorium would be consistent with stage one of Wakatū Incorporation's project, and a possible precursor to a built facility.
- 5.9 The 'Virtual' Climatorium could be tasked with providing leadership on each of the three areas identified in the Principles of Collaboration. It could also be tasked with exploring the opportunities for Nelson to become a centre for the development of climate change adaptation technologies. This could result in the formation of a new economic cluster being developed. Wakatū Incorporation supports this approach.
- 5.10 The concept has been discussed with the Nelson Regional Development Agency which believes that Nelson has some strengths and opportunities in this area, including:
 - 5.10.1 The Cawthron Institute and/or NIWA as providers of relevant research

Item 8 Options for a Climatorium

- 5.10.2 Nelson City Council, which has declared a Climate Change Emergency and is turning its mind to climate change adaptation and mitigation strategies
- 5.10.3 Wakatū Incorporation, which has businesses in viticulture, horticulture and aquaculture, all of which will need to respond to challenges posed by climate change. It also has an extensive research and development, government and international network
- 5.10.4 A community which has high environmental awareness and supports regional leadership on climate change issues
- 5.11 NRDA believes that central government could also be represented by either MBIE or MPI, given the primary production focus of the regional economy. The Climate Change Commission would also be a relevant stakeholder. Together, these would represent the four strands of the quadruple helix approach.

6. Options

- 6.1 Council has three options. It can do nothing, and let Wakatū Incorporation progress the concept; it can provide indicative support to Wakatū Incorporation for the development of a business case for a Climatorium; or it can proactively work with Wakatū Incorporation to convene a forum to explore options for a 'Virtual' Climatorium. Option 3 is the recommended option. This option is also supported by Wakatū Incorporation.

Option 1: Do nothing	
Advantages	<ul style="list-style-type: none">• No resources required• No additional demands on Council officer time
Risks and Disadvantages	<ul style="list-style-type: none">• Opportunity to proactively explore Climatorium is lost• Lack of support is not seen as consistent with the Principles of Collaboration• Opportunity for Council to be a significant leader in climate change adaptation is deferred• Wakatū Incorporation's efforts to secure funding for a Climatorium may be undermined

Item 8 Options for a Climatorium

Option 2: Provide indicative support to Wakatū Incorporation for the development of a business case for a Climatorium	
Advantages	<ul style="list-style-type: none"> • Allows provision for the potential development to be made within the plans for any library redevelopment in the Mahitahi River Precinct • Requires minimal additional resourcing for any capital project • No additional demands on staff time • Provides clear support to Wakatū Incorporation for any funding bid to the European Union • Consistent with the terms of the Principles of Collaboration agreement
Risks and Disadvantages	<ul style="list-style-type: none"> • Not consistent with the spirit of the Principles of Collaboration agreement • The project may take some time to deliver, or may not happen, subject to funding. In the meantime, there may be a lack of coordination across local government, industry and academia to develop local climate change adaptation solutions • Opportunity for Council to be a significant leader in climate change adaptation is deferred
Option 3: Provide support to Wakatū Incorporation for the development of a business case for a Climatorium on its land and work with Wakatū Incorporation to convene a forum based on the quadruple helix model to explore options for a 'Virtual' Climatorium	
Advantages	<ul style="list-style-type: none"> • Allows provision for the potential development to be made within the plans for any library redevelopment in the Mahitahi River Precinct • Demonstrates significant leadership on climate change adaptation • Demonstrates commitment to the Principles of Collaboration agreement • Provides a framework for future economic, social and environmental benefits • Could lead to wide-scale buy-in to any built Climatorium, in line with the Lemvig Climatorium model

Item 8 Options for a Climatorium

Risks and Disadvantages	<ul style="list-style-type: none">• Additional cost and officer time required to resource• Council may be expected to contribute operational funding to the Climatorium once built• If not given clear Terms of Reference, the forum could become a talk shop
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7. Conclusion

- 7.1 Council has signed a Principles of Collaboration agreement which identifies a desire to explore the establishment of a Climatorium in Nelson. If Council wishes to assume a regional leadership role, it could explore, with local stakeholders, the potential to establish a 'Virtual' Climatorium as an initial step. This should have a focus on determining how Nelson (and New Zealand) could become a leader in climate change resilience.
- 7.2 Wakatū Incorporation has signalled a staged approach to building a partnership to develop the concept. Support for a physical Climatorium may result from that process. That could take a number of years, depending on the priority given to it by any forum that was established, and on the availability of third party funding. In the meantime, it is recommended that Council agrees to work with Wakatū Incorporation to allow it to continue to progress the concept with potential partners and funders, and to develop a business case.

Author: Pat Dougherty, Chief Executive

Attachments

Attachment 1: A2398703 - Signed Principles of Collaboration - Denmark NCC and Wakatu Inc - 05May2020 [↓](#)

Important Considerations for Decision Making	
1. Fit with Purpose of Local Government	The recommendations are consistent with the promotion of the economic and environmental wellbeing of the community.
2. Consistency with Community Outcomes and Council Policy	<p>The recommendations are consistent with the Principles of Collaboration previously signed by Council, Council's declaration of a climate emergency, and the following community outcomes:</p> <ul style="list-style-type: none"> • Our region is supported by an innovative and sustainable economy • Our unique natural environment is healthy and protected • Our communities are healthy, safe, inclusive and resilient • Our Council provides leadership and fosters partnerships, a regional perspective, and community engagement
3. Risk	There is low risk from the recommended approach. If Council withholds support, there is a risk that any future Wakatū Incorporation funding bids may be undermined.
4. Financial Impact	This recommendation has minimal financial impact and can be resourced from existing budgets. Broader support for any forum can be considered through the Long Term Plan 2021-31.
5. Degree of Significance and Level of Engagement	This matter is of low significance because it can be managed within existing budgets and is consistent with Council policy; therefore, no engagement is required.
6. Climate Impact	The recommendation supports climate change adaptation through research, innovation and education.
7. Inclusion of Māori in the Decision Making Process	No engagement with iwi has been undertaken in preparing this report. . Wakatū Incorporation has been consulted in preparing this report's recommendations.
8. Delegations	This is a cross-Council issue which sits with the full Council.



PRINCIPLES OF COLLABORATION

1. PARTIES

1.1. New Zealand Parties

1.1.1. *Wakatū Incorporation*

The registered office of Wakatū is Wakatū House, Level 2, Montgomery Square Nelson, New Zealand 7010;

1.1.2. *Nelson City Council*

110 Trafalgar Street, Nelson, New Zealand 7010; and

1.2. Danish Parties

1.2.1. *Climatorium*

Havnen 8
7620 Lemvig
Denmark
Company number: 40119477

1.2.2. *Lemvig Utility*

Rønbjerghage 31
7620 Lemvig
Denmark
Company number: 32832296

1.2.3. *Municipality of Lemvig*

Rådhusgade 2
7620 Lemvig
Denmark
Company number: 29189935

1.2.4. *Central Denmark Region*

Skottenborg 26
8800 Viborg
Denmark
Company number: 29190925



A2398703

2. BACKGROUND

2.1. Reason for the Principles of Collaboration

The Parties are entering into these Principles of Collaboration (PoC) to record their goals for working together on local and national climate challenges which through the Climatorium forum and most importantly the Quadruple Helix model may open up new ways of working collaboratively together on an international scale. Characteristic of all projects is the involvement of private and public companies, national and local government, research and education institutes and the general public who work together in an innovative way which supports the goals and aspirations of each Party and their regions. This PoC is not intended to be legally binding between the Parties, except where specifically provided for in Clause 5 of this PoC.

2.2. Background info about Parties

2.2.1. Wakatū

Wakatū Incorporation (**Wakatū**) was established in 1977 and is a Māori incorporation regulated under Te Ture Whenua Māori Act 1993. The purpose of Wakatū is to preserve and enhance its legacy for the benefit of current and future generations – those whānau (families) and hapū (extended families) who comprise the customary Māori owners of Whakatū (Nelson), Motueka and Mohua (Golden Bay). Te Pae Tawhiti, is the intergenerational 500 year vision of Wakatū and is aligned to its goals and objectives to achieve its purpose while being guided by its values.

Based in Te Taihū (the top of the South Island of New Zealand), Wakatū is owned by 4,000 Māori families who descend from the original customary landowners. Wakatū was established to represent the interests of its Māori landowners and to ensure the sound management of its lands and other assets.

Whenua (land) is the foundation of its business with 70% of Wakatū assets held in land and water space. Wakatū manages a diverse asset portfolio including vineyards, orchards, residential and commercial properties, and marine farms. Kono NZ LP is its food and beverage business which provides high quality beverages, fruit bars, seafood products, pipfruit and hops to over 35 countries around the world. AuOra Ltd is a new business of Wakatū that is an investor in nutrition and ingredient applications which are sourced from the natural bio matter of Aotearoa. The charitable arm of Wakatū, Manaaki, oversees cultural, spiritual and community activities which includes educational and cultural programmes and advocacy on behalf of Wakatū families. Whenua Ora (the wellbeing of our land, climate and water) and Tangata Ora (the wellbeing of our people) are key work programmes for Wakatū over the next 25 years.

Wakatū has recently convened the Te Taihū Intergenerational Regional Strategy for Te Taihū which is underpinned by Oranga Te Taihū (the wellbeing framework) and is working with Māori (Iwi, hapū and whānau), local government, business, research and education institutions, young people and the wider community.

2.2.2. Nelson City Council

Nelson is a city on the eastern shores of Tasman Bay at the top of the South Island of New Zealand and covers a land area of 422 km². Settlement of Nelson by Māori began approximately 700 years ago. There are eight iwi (tribes) in Te Taihū (top of the south). These are Ngāti Kuia, Rangitāne, Ngāti Apa, Ngāti Koata, Ngāti Rārua, Ngāti Toa Rangatira, Ngāti Tama, and Te Ātiawa. Nelson is the oldest city in the South Island and the second-oldest city in New Zealand.

Nelson has a population of approximately 53,000, and is well-known for its stunning natural landscape, thriving arts scene, diversity, clever businesses and connectivity. With a well serviced airport and seaport, industry includes fishing, forestry and a growing science and research industry. Nelson is a popular tourist destination and the gateway to three national parks located in the Tasman region. Port Nelson is the maritime access point for the Top of the South, managing a variety of cargo including 80 per cent of wine exports leaving the South Island, and is also the largest fishing port in Australasia.

The City is governed by the Nelson City Council, one of six unitary authorities in New Zealand. A unitary authority has the combined responsibilities of both a district and regional council involving management of the environments as well as delivering local services. The Council is made up of 13 elected members led by the Mayor of Nelson. The Council manages assets worth approximately 1.5 billion NZD on behalf of residents.

Nelson's vision is to be The Smart Little City. A vibrant place where people are deeply connected with, and committed to the natural, social and cultural environment. Clever business and innovation help people thrive and live fulfilled lives in smart, sustainable communities.

Nelson, as a small region in a small country, is vulnerable to changes in the global economy and competes with larger cities in New Zealand and overseas for skilled workers, business and investment. Nelson's beautiful natural environment, sunny climate and access to water underpin much of the current economic wealth generated through tourism and primary production, making protection of Nelson's environment essential. Additionally, an enduring healthy environment and economy can create employment through providing new skills and opportunities.

Council declared a Climate Emergency in 2019. This declaration recognises that climate change needs to be prioritised in Council policy, decision-making and action. It also signals Council's intention to work alongside the community, businesses and government agencies, and to form local, national and international partnerships which explore renewable energy options, create new business and work to become a city that uses less energy.

2.2.3. Climatorium

Climatorium is an international climate centre located in Lemvig, on the west coast of Denmark. The Climatorium delivers a collaborative forum where public companies, private companies, research / education as well as the general public meet and work together on climate related challenges. The goal is to inspire and find new opportunities arising if climate challenge is dealt with in a collaborative way.

The Climatorium is a part of a Central Denmark Region initiative called Coast to Coast Climate Challenge (C2C CC), www.c2ccc.eu. C2C CC consists of 24 sub-projects and involves 31 partners and 19 supportive partners who work together on creating a climate resilient region by formulating a joint long-term strategy among local stakeholders, implementing climate adaptation plans in the municipalities as the necessary analyses and activities have been coordinated, and by identifying and improving resources and capacities among citizens and municipalities as well as among utilities and companies in water trading. The Climatorium has taken a key position as a lighthouse project together with the project AquaGlobe.

C2C CC runs from 2017 to the end of 2022 with a total budget of DKK 90 million (NZ\$20 million). The European Union LIFE programme finances 60% of the budget. When including the construction costs of the many solutions developed during the project, C2C CC will generate projects valued at approximately DKK 3 billion (NZ\$ 680 million).

It is crucial that all projects within Climatorium are addressed through the quadruple helix model as this ensures the best possible outcome. Quadruple helix is a project based and innovative model on how to work collaboratively while ensuring a positive outcome for all parties; private companies, public companies, research / education as well as the general public. The vision is that collaboration based on the Quadruple Helix model will result in more visionary and holistic solutions with great value for the society. All solutions incorporate the user and guide the participants through a constructive thought process, which results in valuable and innovative outcome.

2.2.4. Lemvig Utility

Lemvig Utility was established in 2010. The utility is run as an independent utility owned solely by Lemvig Municipality. Lemvig Utility supplies the area with drinking water, manages wastewater as well as rainwater. The utility manages assets like pipes and modern treatment plants worth 1.2 billion DKK (NZ\$ 280 million) and turns over DKK 60 million annually (NZ\$ 14 million). Lemvig Utility contributes to the climate challenges which are being dealt with through the Climatorium Quadruple Helix model. The utility has reduced their wastewater plants from two to one. Annually they manage 2.4 million m³ wastewater. Lemvig Utility has reduced their drinking water plants from five to two. Annually they manage 1.9 million m³ drinking water.

Lemvig Municipality is challenged by subsidence due to rising ground water levels. This has resulted in one of the Climatorium projects and is adding high value to the Lemvig Utility. Lemvig Utility is one of the key members of the Climatorium and sees the great value, the Climatorium will add to the utility and the local area.

Lemvig Utility is the natural link between the private and the public sector and shows how challenges within the public sector can get turned into exciting opportunities by addressing them in the right way.

2.2.5. Municipality of Lemvig

Lemvig Municipality consists of the main town Lemvig and four larger areas: Thyborøn, Harboøre, Nørre Nisum and Bækmarksbro as well as a range of smaller towns. Nørre Nisum is known for its many students with the VIA University campus located in the town.

Lemvig Municipality is located on the west coast of Denmark. The municipality covers an area of 508 square kilometres and has a population of 20,000 inhabitants, 7,000 of those in the town

Lemvig. Lemvig Municipality is exposed to a lot of climate challenges due to its coastal location, but this also means that it is close to a vast range of Mother Earth's natural beauty, which makes it a popular tourist destination. The industry mainly consists of food producing companies, especially within seafood, but also the maritime sector is big and there is a lot of ingenuity and entrepreneurship flourishing in this part of the country. Lemvig Municipality is also known for its significant wind energy production from windmill farms located at sea as well as on land and which supply the area with the majority of their energy consumption. In addition to climate, environment and infrastructure, Lemvig Municipality is also very engaged within day care, education, elderly care, health, psychology and handicap, workforce and integration as well as industry and tourism. Lemvig Municipality turns over DKK 1.3 billion (NZ\$300 million) annually and employs 1,500 staff. Lemvig has a municipal council consisting of 21 members led by the Mayor.

The Danish Coastal Authority is located in Lemvig and manages the entire coastal area in Denmark, which is a total of 7,300km. Their physical location makes them a very important partner for the Climatorium.

The municipality of Lemvig is challenged by a declining population as the youth are seeking the larger cities when looking for education. It is therefore of interest to the municipality to cater for the youth and offer them a unique lifestyle which the larger cities cannot. Lemvig Municipality is known for its ingenuity and it is important that Lemvig Municipality is appealing for start-ups and that the municipality supports its industry and helps create growth in a way that attracts the youth.

Together with the Climatorium, Lemvig Municipality wants to offer the youth new opportunities and modern facilities which makes it possible to study from satellite-offices. Climatorium also opens up for new start-up opportunities which arise from the many quadruple helix projects with a natural gateway to the international market.

2.2.6. Central Denmark Region

Central Denmark Region is one of five Danish regions. The region covers an area of 13,000 square kilometres, includes 19 municipalities and has 1.3 million citizens, which is equivalent to 23% of the total Danish population. The region has a broad business life with many small and medium-sized production companies, strong creative businesses and a flourishing tourism industry. Central Denmark Region is the home of many global market leaders such as Grundfos, Vestas, Siemens Wind Power and Arla Foods giving the region strong positions within green energy, water technology and food production.

Central Denmark Region is led by a Regional Council, consisting of 41 politicians elected every four years. The ambition of the Regional Council is to be an attractive and sustainable region and the region wishes to contribute to and promote solutions to major challenges both nationally and globally. To fulfil these ambitions, it is important to build strong partnerships with knowledge institutions, private and public companies as well as organisations both regionally, nationally and internationally, and to engage in more partnerships to find new solutions to emerging challenges.

The Regional Council has decided that the UN Sustainable Development Goals will be the strategic frame for development in Central Denmark Region from 2019 and onwards. The goals shall ensure that the region's development activities locally, regionally and internationally are also relevant in a global perspective.

Central Denmark Region wants to take care of climate, environment and resources to ensure a sustainable development. Climate changes will lead to more and heavier rain, ocean levels and temperatures will rise. The challenges must be solved by different kinds of climate adjustments. The challenges crossing both local and national borders require solutions where we pull together in strong partnerships such as Coast to Coast Climate Challenge.

Central Denmark Region is in the frontline concerning competencies in and knowledge of soil contamination. The region's main task is to identify, investigate and remediate any soil contamination that poses a risk for human health, the groundwater or the environment. At Harboøre Tange in Lemvig Municipality, Central Denmark Region is managing one of the most contaminated areas in Denmark. Currently, the region collaborates with clean-tech companies with the aim of developing new remediation technologies.

Raw materials are scarce all over the world. A new Ice Age would be the only way to get new raw materials to Central Denmark Region, so it is necessary to intensify our focus on recycling together with other relevant partners. The region will be more involved in promoting alternative, sustainable solutions so we use fewer raw materials and avoid transportation of materials.

The Regional Council wants to pave the way for a more sustainable and efficient citizen-centered healthcare system of high quality. The region is responsible for hospitals and certain social institutions. The hospitals work in areas such as waste, energy, food, buildings, transport, water, chemicals, goods and services. Moreover, they can work with integrated solutions across the hospital. These "mini-societies" reflect the challenges in our surrounding society. This makes it possible to develop solutions that are beneficial to the region and to both private and public collaborators. The ambition is to create the world's most sustainable hospitals.

3. UNDERSTANDING

The Parties share the following objectives and purposes:

- 3.1. To foster a collaborative relationship with one another to identify initiatives and activities that align with the Parties' aspirations and goals.
- 3.2. To gain a better understanding of climate challenges, opportunities and initiatives that are occurring in Te Taihū (Top of the South Island of New Zealand), Lemvig Municipality and Central Denmark Region.
- 3.3. To gain a better understanding of the Climatorium Forum and Quadruple Helix model which has been used as a way of working collaboratively on local and national climate challenges in Denmark and how this might be applied to solve climate challenges in Aotearoa and on a global scale.
- 3.4. To engage with officials, private and public businesses, research and education and community groups in an innovative way to learn and identify opportunities in climate challenges.
- 3.5. To explore identified climate challenges or related projects that are mutually beneficial which support the goals and aspirations of the Parties.
- 3.6. To be guided with respect to the values mentioned below:
 - 3.6.1. Kaitiakitanga – We are responsible for our taonga (assets and cultural treasures).

- 3.6.2. Pono – We are committed to a relationship based on integrity and accountability which will be reflected in each other's behaviour – we say as we do.
- 3.6.3. Rangatiratanga – We are excellent in all that we do with regard to undertakings given and delivery on expectations.
- 3.6.4. Manaakitanga – We care and we are kind. We agree to respect, nurture and support each other to achieve agreed outcomes.
- 3.6.5. Auahatanga – We are innovative and agile.
- 3.6.6. Whanaungatanga – Together we are more. We acknowledge that through a relationship based on collaboration we will be successful together.
- 3.7. The Parties acknowledge that the intent of this PoC may be superseded by certain agreements or projects whose scope and intent are broadly defined by this PoC.
- 3.8. If the Parties wish to subsequently negotiate any binding agreement(s) they will negotiate in good faith terms specific to each agreement or project.

4. AREAS OF COOPERATION

Cooperation under this PoC aims to contribute positively to the goals and aspirations of each of the Parties which will include the UN's sustainable Development goals (Denmark and New Zealand), Te Pae Tawhiti (The Wakatū 500 year Intergenerational Vision), and the Nelson City Council community outcomes, priorities and Declaration of Climate Emergency. The areas below have been identified as opportunities for discussion and collaboration:

4.1. Climate mitigation, adaptation, resilience, and innovation

Sea level rises, changed conditions in the water cycle including changes precipitation patterns and groundwater levels are some of the shared challenges for the Parties in this agreement.

The cooperation will focus on sharing knowledge on how to positively implement mitigation, adaptation, resilience and innovation and take actions which will provide multiple benefits which supports not only flood prevention but also day to day life and health in an area. Further sharing of common tools to predict climate challenges, and methods to mitigate climate change will be shared as well as tools for making the societal transition into a more resilient community.

4.2. Climatorium

The Parties will explore the opportunity to establish a Climatorium in Nelson, New Zealand. It will be important to share learnings, knowledge and opportunities so that the Parties understand what is required when setting up and running a Climatorium and how the Parties in New Zealand may support the Climatorium in Denmark.

4.3. Sustainability in education

The Parties acknowledge the importance of equipping our current and future generations with the best possible knowledge about climate mitigation, adaptation, resiliency and innovation including creating a regenerative economy, so that they are involved in climate solutions.

5. CONFIDENTIALITY

5.1. The Parties agree that:

5.1.1. This clause is legally binding on the Parties and shall survive the termination of this PoC.

5.1.2. Confidential Information means all information and material relating to or arising from this PoC in any form whatsoever and that the discloser, at the time of disclosure advises the recipient that it is confidential.

5.1.3. Confidential Information is and will continue to be owned by the Party disclosing it or the person who provided it.

5.1.4. The recipient of Confidential Information shall:

- Keep it secure and treat it as confidential regardless of when it is disclosed;
- Not use it for any purposes other than for the purposes for which it was disclosed or as agreed to in writing by the other Party; and
- Not disclose it to any person unless expressly permitted by the disclosing Party in writing and then only on a need-to-know basis after ensuring that the Confidential Information will remain confidential.

5.2. The restrictions in this Clause do not apply where disclosure is required by law or by a government agency or governmental authority, including national requirements for public access to information (Danish 'Agtindsigt' and the *New Zealand Local Government Official Information and Meetings Act 1987*).

5.3. This Clause is governed by and must be construed in accordance with New Zealand law. The Parties submit to the non-exclusive jurisdiction of the courts of New Zealand.

6. GENERAL

6.1. No Party gives any representation or warranty with respect to any information other than that it has the right to disclose such information.

6.2. Nothing in this PoC will be construed or deemed to create a partnership between the Parties, nor constitute either Party, the agent or legal representative of the other. No Party has authority to act or to assume any obligation or liability on behalf of the other.

6.3. This PoC is not intended to create any legally binding obligation except as in Clause 5, and no such obligation will otherwise arise unless and until an agreement is agreed, signed and exchanged by the Parties.

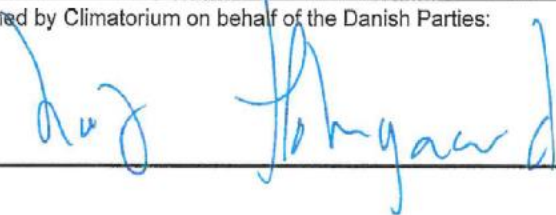
6.4. Any Party can terminate this PoC at any time upon written notice to the other Parties.

6.5. This PoC may be signed in counterparts, including by facsimile or email, all of which when read together shall constitute one and the same document.

6.6. The date of this PoC shall be the date that the last person signed.

Item 8: Options for a Climatorium: Attachment 1

 Authorised signatory Paul Te Poa Karoro Morgan QSO Chair of Wakatū Incorporation Date: <u>11/5/20</u>	Signed by Nelson City Council by:  Authorised signatory Rachel Reese Mayor of Nelson City Date: <u>29/4/20</u>
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Signed by Climatorium on behalf of the Danish Parties:  Authorised signatory: Lars Nørgård Holmegaard CEO Climatorium Date: <u>27/4.20</u>

Elma Turner Library Redevelopment Options

Purpose of Report

- 1.1 To confirm the preferred site for Elma Turner Library redevelopment and to approve negotiation with Wakatū Incorporation for a land exchange within the Riverside Precinct.

2. Summary

- 2.1 The redevelopment of Elma Turner Library has been signalled by Council in successive Long Term Plans for a number of years. This report presents two main options for its redevelopment within the Riverside Precinct:
- 2.1.1 A rebuilt library on the current, Council-owned site
 - 2.1.2 A new build on the corner of Halifax Street and Trafalgar Street, on land owned by Wakatū Incorporation currently occupied by a fast food restaurant and the riverside pop-up park. This would be subject to Council and Wakatū Incorporation agreeing to exchange the land currently occupied by the library for this site.
- 2.2 Three other options which include a level of compromise are also considered: refurbishing the current building; constructing a reduced-specification library on the current site; and building in another part of the city.
- 2.3 The different options are assessed against the following criteria:
- 2.3.1 Fitness for purpose;
 - 2.3.2 Sustainability and climate resilience;
 - 2.3.3 Consistency with City Centre Programme Plan;
 - 2.3.4 Cost; and
 - 2.3.5 Risk.
- 2.4 Taking into account all relevant factors, officers recommend that Council negotiates with Wakatū Incorporation to exchange land in the Riverside

Item 9: Elma Turner Library Redevelopment Options

Precinct to enable the construction of a new library on the corner of Halifax Street and Trafalgar Street.

3. Recommendation

That the Council

1. ***Receives the report Elma Turner Library Redevelopment Options (R21341) and its attachments (A2411462, A2478433, A2572096 and A2479330); and***
2. ***Confirms that Council's preferred option is to build a new library building on the corner of Halifax Street and Trafalgar Street, within the Riverside Precinct, subject to agreement with Wakatū Incorporation on a land exchange involving that site and the current library site; and***
3. ***Directs officers to enter into formal negotiations with Wakatū Incorporation to develop a land exchange proposal; and***
4. ***Notes that a business case will be brought to Council for final approval of the project; and***
5. ***Notes that any agreements negotiated with Wakatū Incorporation will be subject to approval of the business case and confirmation of the location and the budget for the Elma Turner Library through the Long Term Plan 2021-2031.***

4. Background

Elma Turner Library Redevelopment

- 4.1 Elma Turner Library has occupied its current site since 1989, when the main part of the existing building was converted from its former use as a car showroom. Parts of the building date from 1973. The library was extended in 2004, and an internal refurbishment took place in 2012. The total floor area is 2,455m². Council purchased the adjacent building on 23 Halifax Street (the Mediterranean Warehouse building) in 2006.
- 4.2 Council included funding in its 2009 and 2012 ten-year plans for a library extension/redevelopment. In both cases the budget sat in years five-six of the respective plans. The 2015 Long Term Plan included a placeholder budget of \$6.0 million, with project design work scheduled to begin in 2016/17. Feedback sought through the 2016/17 Annual Plan process led to Council resolving, on 11 May 2016:

THAT the existing riverside location of the Elma Turner Library be confirmed as the site for the library redevelopment in order to

Item 9: Elma Turner Library Redevelopment Options

provide certainty on the timing for upgrade work at Civic House, and to allow for adaptive re-use of the State Advances Building

AND THAT officers report to Council on any additional budget that might be required to realise the library's potential in that location with a view to any adjustments being made during development of the 2018/28 Long Term Plan.

- 4.3 Council proposed, through the 2018-28 Long Term Plan consultation, to increase the placeholder budget to \$14.9 million to redevelop the library within the Riverside Precinct. After hearing submissions, Council resolved to:

DIRECT staff to prepare a development brief to inform a revised Business Case for the Elma Turner library re-development, taking into account wider issues involving the development of the riverside precinct, technology change and the future of libraries.

- 4.4 Council contracted Athfield Architects Limited and Irving Smith Architects to engage with the community to investigate what the community wanted in relation to a new public library. As part of the consultation, feedback was sought on a new vision for Nelson public libraries. The contractors engaged widely with library users, library staff, iwi, community groups and the general public. The outcomes from the community engagement were presented to Councillors in a workshop on 19 August 2020. The consultants' final report is attached (Attachment 1).
- 4.5 On 25 June 2020 Council agreed on a stepped approach to decision making on Civic House, the Elma Turner Library and the Climatorium. This report is the third in a series of substantive reports that, together, will inform the final options for business cases for the three projects.

Riverside Precinct Land Ownership

- 4.6 Wakatū Incorporation owns the majority of the Riverside Precinct land between Trafalgar Street and Paru Paru Road (map, Attachment 2). The current library site sits in between two blocks of Wakatū Incorporation land. Council has previously recognised the need to work with Wakatū Incorporation in order to provide good urban design outcomes for the city.
- 4.7 Wakatū Incorporation is ready to develop 16 Paru Paru Road as offices. It is keen to ensure that its longer term plans for development of the remainder of the site are consistent with, and complement, the library development.
- 4.8 Wakatū Incorporation is also considering developing a Climatorium on its land in the Riverside Precinct. Whilst construction may be a number of years away, there are potential synergies between the two developments. If Council does choose to re-build on the current site or a new build on a different site within the Riverside Precinct, then it will be important for Council to ensure its library designs are compatible with

Item 9: Elma Turner Library Redevelopment Options

any future Climatorium. Council's options for the Climatorium are presented in a separate report on the same agenda as this report.

- 4.9 Wakatū Incorporation has prepared some concepts that show how a library and Climatorium could be co-located on its land. Attachment 3 shows an indicative plan of the layout. Iain Sheves, the Group General Manager Property and Commercial (Strategy and Risk) will attend to speak to this item.

5. Discussion

The Need for a New Library

- 5.1 The current library building consists of a mix of older buildings and extensions. The space is arranged primarily for book display and lending, with technology and limited social spaces fitted around collections. Space constraints limit the introduction of new resources, experiences and programmes. Back office space is configured according to now defunct work processes, with over a quarter of the footprint of the building (632m²) assigned to back office functions.
- 5.2 The services provided by a modern library are significantly different from those being delivered when the current library was developed. Whilst access to physical books and resources is still an important core function, contemporary libraries now include:
- 5.2.1 Curation of the collection – rather than the traditional shelves of books spine-on, modern display techniques are used to present information and resources
 - 5.2.2 Library staff are navigators – helping people to access knowledge and information, including from digital and physical resources
 - 5.2.3 Digital technology is available, accessible and complements physical resources
 - 5.2.4 Quality environments – a range of spaces that are comfortable and cater to the specific needs of multiple user groups
 - 5.2.5 Space that interacts with its surroundings – how the library relates to the city, river and adjacent built landscape.
- 5.3 Whilst library staff have attempted to deliver these outcomes within the existing building, the reality is that the current buildings are not designed to deliver these outcomes now, or into the future.
- 5.4 Newer public libraries around New Zealand include the provision of meeting facilities, flexible-use spaces, cafés, community social lounge areas, physical and digital media resources, performance and exhibition spaces, and mixed-use areas for collaboration, innovation and experience.

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- 5.5 The current configuration of the Elma Turner Library is constraining Council's ability to deliver on these outcomes, and to keep pace with modern "best practice" for library and information services.

Community Engagement

- 5.6 Extensive consultation was carried out between May and December 2019 by Athfield Architects and Irving Smith Architects.
- 5.7 Community groups, iwi, staff, Councillors, and the general public all had opportunities to give feedback, and 159 responses were received to an online survey.
- 5.8 The feedback consistently identified the great services that libraries are delivering in spite of the facilities. There was widespread positive feedback about the Riverside Precinct as a preferred location.
- 5.9 Iwi were keen to partner in the development process, have space for taonga to be displayed and stored, and for the building to feature Māori artwork.
- 5.10 Community engagement affirmed the following components as important and a priority:
- The collection
 - A range of spaces, to cater for all (so not one group monopolises a space)
 - Great access and car parking
 - A welcoming space to host and engage visitors
 - A café
 - A well-serviced community room, available after hours
 - Adjacency to a community hub of complementary services
 - A connected Nelson archive, centred on a library heritage space
 - A "sustainable" building demonstrative of Nelson's approach to climate change
 - A community building that is connected to the landscape/surroundings
 - A project that maximises the opportunities of the river.

Location Options

- 5.11 Three location options are considered in this report:
- 5.11.1 The current location, within the Riverside Precinct (two new-build options or a refurbishment)
 - 5.11.2 The site on the corner of Halifax Street and Trafalgar Street, owned by Wakatū Incorporation and currently tenanted by a fast-food restaurant
 - 5.11.3 Another location in the city.
- 5.12 Council has twice confirmed that the location of a redeveloped library would be within the Riverside Precinct, and officers have progressed with location options within the Riverside Precinct. The inclusion of a new build elsewhere as a fifth option is a fall-back position if Council now determines that there is a fatal flaw in a Riverside option. Officers are of the view that there is no such fatal flaw.
- 5.13 If Council did decide not to proceed with a new library within the Riverside Precinct, further work would be required to develop a scope for potential sites. Further consultation with the community would be required.

Criteria for Assessment

- 5.14 Officers have developed the following criteria for assessment, similar to those previously used to assess options for Civic House.
- 5.14.1 **Fitness for purpose:** How do the proposed options contribute to Council and community expectations for a modern library? What impact does the option have on library services' business continuity?
 - 5.14.2 **Sustainability and climate resiliency:** How do the proposed options fit with Council's declaration of a climate emergency? How sustainable is the option? What opportunities are there to demonstrate leadership in climate change adaptation?
 - 5.14.3 **Consistency with City Centre Programme Plan:** How do the proposed options contribute to Council's outcomes within the context of the City Centre Programme Plan, including the six key moves?
 - 5.14.4 **Cost:** What are the costs of each proposed option?
 - 5.14.5 **Risk:** What risks are associated with each option? What likelihood is there that a given option will not meet time, cost, and quality requirements and, as a result, not deliver the outcomes expected?
- 5.15 Each of these is described in more detail in the following section.

6. Options Assessment

Fitness for Purpose

- 6.1 An option which is fit for purpose should:
 - 6.1.1 Meet size requirements to serve as a central library for the Nelson City Council population, allowing for growth
 - 6.1.2 Be able to provide a range of indoor and outdoor flexible spaces, to deliver the functions of a modern library (paragraph 5.2)
 - 6.1.3 Meet community expectations as elicited in the Community Engagement report (paragraph 5.10)
 - 6.1.4 Have minimal impacts on business continuity whilst any building works are taking place.
- 6.2 Community feedback has identified a range of important components of a new library (see section 5.10) including a desire for a new library to maximise the opportunity of the link to the Maitai River as well as to the central city. This is achievable in both locations identified within the Riverside Precinct.
- 6.3 Any new build will be designed to provide a range of flexible spaces that can be used to deliver library services into the future. However, a refurbishment of the existing building is unlikely to be able to provide that range of flexibility. Scaling back the specification of a new build would also result in reduced flexibility.
- 6.4 Whilst, under the National Policy Statement on Urban Development 2020, a new building within the central city does not need to provide car parks (other than accessibility), current users have identified that having convenient car parking is important for their ability to access and use the library. Car parking provision is therefore proposed to be included.
- 6.5 Construction of a new library on the current site would significantly disrupt the delivery of library services during the construction phase. A temporary alternative library would need to be identified, and it is unlikely to be able to be configured in a way that would enable staff to deliver the full range of library services.
- 6.6 Construction of a new library in another location would enable Council to continue delivering services from the current location whilst the new library was being built.
- 6.7 Refurbishment of the existing building would improve the current library offering, but would not provide the range of spaces required to deliver modern library services. Significant disruption would occur during the refurbishment.
- 6.8 Construction of a new library elsewhere in the city could deliver a range of flexible spaces but would not deliver the same linkages to the River,

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and may not provide the same level of access or car parking as the Riverside Precinct. It would also result in further dislocation of library staff from Civic House.

- 6.9 The library options in this report do not include provision for a standalone community hub facility. However, many of the features of a community hub can be provided in a new library building. These include: a range of bookable community rooms, a small events space; out-of-hours, accessible meeting rooms, and access to printing and copying facilities. There will, however, not be any provision for permanent office space for any community group.

Sustainability and Climate Resiliency

- 6.10 On 13 May 2019, Council declared a climate emergency. As part of that declaration, Council committed to “examine how Council’s plans, policies and work programmes can address the climate emergency and ensure an emergency strategy is embedded into all future Council strategic plans.”
- 6.11 Options should demonstrate sustainability and climate resiliency through:
- 6.11.1 The building being resilient to the impacts of climate change
 - 6.11.2 The location being resilient to the impacts of climate change
 - 6.11.3 Design features that enhance sustainability and reduce environmental impact (including energy use, construction materials used, emissions etc.)

Riverside Precinct Flooding and Inundation

- 6.12 The Riverside Precinct, along with other parts of the city, is currently susceptible to the Maitai River flooding in an extreme 1% Annual Exceedance Probability (AEP) event. More intense rainfall events caused by climate change may increase the risk of these events.
- 6.13 The risk of tidal inundation, when high tides combine with storm surges, is also likely to increase as sea levels rise, particularly after 2100. Again, this risk is posed across all of the lower-lying parts of the city, and not just the Riverside Precinct. However, for this project, Council needs to determine if the risks associated with sea level rise and climate change can be managed effectively for a riverside site.
- 6.14 The current library floor level is Reduced Level (RL) 2.86m above the New Zealand Vertical Datum (NZVD2016). It is protected from river flooding by the Maitai Walkway, which is RL 3.0m.
- 6.15 Any new building in the Riverside Precinct would be built to exceed the current standard in relation to minimum ground levels for 2130. Floor levels would be designed to meet the RCP 8.5M projections (>4.0 m), with the ability to raise the floor level to RCP 8.5H+ levels in the future,

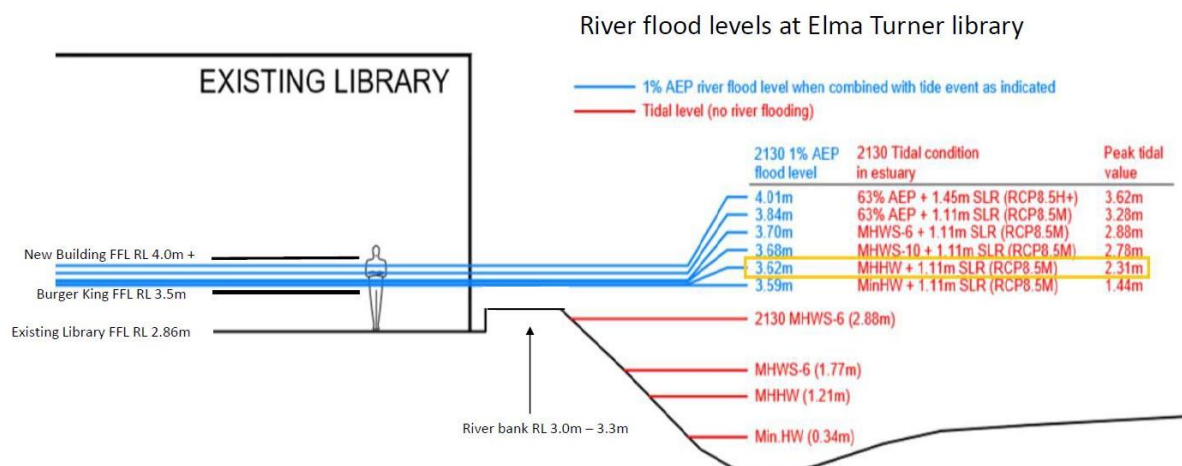
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if required. The design of Wakatū Incorporation's new offices within the Riverside Precinct shows how this can be achieved.

- 6.16 A refurbishment of the existing building would not have the same level of protection. Whilst floor levels could be raised from their current level (approximately 2.86 m), these would not provide the same long-term resiliency as a new build with floor level at 4.00 m.
- 6.17 Figure 1 demonstrates a variety of flood modelling scenarios for a 1% AEP river flood with different tidal conditions in 2130, with the existing library, Maitai Walkway and proposed new building levels indicated.

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Figure 1: Flood modelling results for a 1% AEP river flood discharge combined with different tidal boundary conditions and sea level rise scenarios.



- 6.18 Decadal increments for projections of sea level rise, and likely inundation and flooding impacts on the Riverside Precinct site can be found in Tables 1a and 1b.
- 6.19 Modelled effects of the Representative Concentration Pathways (RCP) 8.5M and 8.5H+ climate change scenarios are shown. These scenarios are high-end baseline scenarios in which anthropogenic CO₂ emissions continue to increase until 2100. Stronger global efforts to reduce global emissions are likely to result in lower long-term impacts on sea level rise.
- 6.20 The lowest point, on the boundary between the library car park and the adjacent supermarket car park is approximately RL 2.0m. This car park (and others in Nelson city centre) has been subject to occasional flooding during high tides/storm surges due to backflow of tidal water through the stormwater system. Council is currently investigating the use of tidal flaps to prevent this from occurring in the future. Positive results have been seen during the initial trials.
- 6.21 If sea levels continue to rise, there will come a point when a combined rainfall event and high tide will result in overtopping of the Maitai Walkway. If no mitigation works are undertaken, this is projected to be more than 80 years away. The extent of any flooding is likely to be widespread through the Wood and lower parts of the central city, including Halifax, St Vincent, Vanguard, Gloucester and Rutherford Streets. Combined, the present day rateable value of properties potentially affected by a one metre sea level rise is \$3.11 billion.
- 6.22 These events could impact on access to a library in the Riverside Precinct, as well as access to businesses and houses in the wider affected area. However, Council is yet to formally consider its city-wide response to these scenarios, and there are a number of mitigation options available, including:

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- 6.22.1 Raising the levels of the Maitai River banks, for example by increasing the height of the Maitai Walkway (and the opposite bank);
 - 6.22.2 Creating flood detention dams upstream of this site to reduce river flows during a rainfall event;
 - 6.22.3 Raising the levels of adjacent roads to maintain access. Raising parts of Halifax Street/Trafalgar Street by 600-700 mm over the next 100 years would be enough to provide continued access; and
 - 6.22.4 Constructing a tidal barrage that would remove the tidal contribution to water levels.
- 6.23 Given that there is still uncertainty over what will happen to sea level in 100 years' time; that there are several practicable options available to Council to mitigate its effects; and that Council is actively considering its responses to these issues now, officers believe that general access to a new building in the Riverside Precinct can and will be maintained over the next 100 years and beyond.

Table 1a: Decadal sea level rise, inundation and flood levels in Riverside Precinct (RCP 8.5M)

Decade	MHHW (2008-2017 baseline) RCP 8.5M (m)	Sea level rise MfE Table10, RCP 8.5M (m)	1% AEP coastal inundation depth RCP 8.5M (T+T 2019) (m)	1% river flood RCP 8.5M (T+T 2020) (m)	63% AEP King Tide Level (2008-2017 baseline) RCP 8.5M (m)	Number of times per year king tide 63% AEP > 3.0 m RCP 8.5M
2020	1.23	0.09	2.62	3.05	2.2	0
2030	1.29	0.15	2.68		2.26	0
2040	1.35	0.21	2.74		2.32	0
2050	1.42	0.28	2.81		2.39	0
2060	1.5	0.36	2.89		2.47	0
2070	1.59	0.45	2.98	3.44	2.56	0
2080	1.69	0.55	3.08		2.66	0
2090	1.81	0.67	3.2		2.78	0
2100	1.93	0.79	3.32		2.9	0
2110	2.07	0.93	3.46		3.04	2
2120	2.2	1.06	3.59		3.17	~12
2130	2.32	1.18	3.71	3.62	3.29	~30

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Table 1b: Decadal sea level rise, inundation and flood levels in Riverside Precinct (RCP 8.5H+)

Decade	MHHW (2008-2017 baseline) RCP 8.5M (m)	Sea level rise MfE Table 10, RCP 8.5H+ (m)	1% AEP coastal inundation depth RCP 8.5H+ (m)	63% AEP King Tide Level (2008-2017 baseline) RCP 8.5H+ (m)	Number of times per year king tide 63% AEP > 3.0 m RCP 8.5H+
2020	1.25	0.11	2.64	2.22	0
2030	1.33	0.18	2.71	2.29	0
2040	1.41	0.27	2.8	2.38	0
2050	1.51	0.37	2.9	2.48	0
2060	1.62	0.48	3.01	2.59	0
2070	1.75	0.61	3.14	2.72	0
2080	1.90	0.75	3.28	2.86	0
2090	2.04	0.9	3.43	3.01	1
2100	2.19	1.05	3.58	3.16	~12
2110	2.34	1.2	3.73	3.31	~30
2120	2.50	1.36	3.89	3.47	~78
2130	2.66	1.52	4.05	3.63	~140

Notes:

MHHW – Mean Higher High Water is the average highest daily tide. Decadal MHHW data are calculated by adding sea level rise (2008-17 base) to the value of MHHW between 2008 and 2017, i.e. 1.21m.

A 1% AEP event is an event that is statistically likely to occur once every hundred years.

A 63% AEP event is an event that is statistically likely to occur once every year.

Design and Sustainability

6.24 A new library building could demonstrate a range of resilience and sustainability features, including:

6.24.1 Use of sustainable materials (e.g. timber) rather than relying on concrete

6.24.2 Using design to allow for passive heating/cooling

6.24.3 Considering life cycle cost when selecting materials (including potential for deconstruction/recycling)

6.24.4 Incorporation of photovoltaic system to provide reduced energy costs

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6.24.5 Ensuring efficient use of water, energy and other resources

6.24.6 Providing a healthy building for staff and library users

6.24.7 Recognising, within the design, the potential impacts of climate change and sea level rise, e.g. by having the ability to raise floor levels.

Consistency with City Centre Programme Plan

6.25 The City Centre Programme Plan sets out the Council's strategy to achieve a step-change in the Nelson city centre. Its approach is people-focused, aiming to create a social hub where people "linger longer".

6.26 Six key moves for the city centre have been identified:

1. Destination Nelson
2. Walkable Nelson
3. Blue-Green Heart
4. Smart Development
5. Liveable Centre, and
6. Clever Business

6.27 A Riverside Precinct location for a new library is consistent with each of the first five key moves. A library that relates well to its external environment and the river will become a destination within the city for tourists and residents to "linger longer". Its proximity to the central city, to the Maitai River, the Maitai Walkway and Rutherford Park contributes to moves 2 and 3. Smart design to mitigate climate change impacts contributes to move 5. Libraries are often referred to as the "living room of a city" – a public space that people feel comfortable and safe in, contributing to the liveability of the centre.

6.28 The entrance from Trafalgar Street/Halifax Street corner to the Maitai River is currently unappealing, with no view shaft due to the arrangement of the existing buildings. Whilst the new pop-up park has provided improved access to the river, the corner site gives Council the opportunity to secure this for the longer term, and to make a feature of a gateway site to the central city.

6.29 The current library site has less potential for improved access to the Maitai River and provides less opportunity to develop a gateway to the river from the central city. Reducing the specification of a new building on that site would also reduce this potential.

6.30 A new building in another part of the city may contribute to some of the key moves but would require further analysis of specific locations.

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Cost

- 6.31 It is assumed that for each of the site options being considered, the specification of the building will be similar (e.g. size, sustainability features etc.). Site specific factors that may vary will include:
- 6.31.1 Cost of land purchase – the option to build elsewhere in the city would require land purchase, estimated at \$4-6 million (based on a footprint of 2,000m²). Options in the Riverside Precinct do not include this cost. There is some potential offset through the sale of the current site, but the price would likely be heavily discounted if Council signals that it is not prepared to develop on that site.
 - 6.31.2 Geotechnical – the ground conditions and site topography may affect the type and cost of any retaining walls or foundations required.
 - 6.31.3 Deconstruction costs – these are likely to be required whichever site is chosen.
 - 6.31.4 Transitional costs – these are costs associated with operating a library service during construction of a new library. These could include any lease requirements or costs associated with holding two pieces of land.
 - 6.31.5 It is expected that the costs of the land exchange would be as close to neutral as practical.
- 6.32 High-level, rough-cost estimates have been developed for the refurbishment and the three new-build options within the Riverside Precinct. These are presented in Table 2, below. The figures are based on a library floor area of: 2,450m² (existing footprint) 3,150m² (single storey, existing site; reduced specification); 3,400m² (two storey, existing site; high specification; and 3,250m² (two storey, corner site, high specification). The corner site includes more extensive outdoor hard landscaping, including gabion steps down to the Maitai River.
- 6.33 The reduced-specification option makes several compromises in the design and fit-out to keep costs down. It does not include low-carbon construction, Green Star features, archive facility and acoustic dampening, and external hard landscaping is kept to a minimum. It also budgets less for fit-out per square metre.
- 6.34 For comparison, the Christchurch library cost approximately \$95 million (2018), and covers an area of 9,850m². A proposed new build of Wellington library had an initial budget estimate of \$167 million (2020) for a floor area of 14,000m². Wellington City Council's preferred option is a \$160-180 million high-level remediation of the existing library. Neither of these libraries are highly sustainable, low-carbon buildings.

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Table 2a: High-level, rough-estimate costs for refurbishment of existing library building and for construction of a new, reduced-specification library on the current site

	Refurbish existing building		New, reduced-specification build on existing site	
Item	Rough cost estimate	Contingency included	Rough cost estimate	Contingency included
Consultants – engagement and business case	\$100,000	-	\$100,000	-
Deconstruction of 23 Halifax Street	\$772,000	-	\$772,000	-
Deconstruction of existing library	n/a	-	\$1,450,000	40%
NCC consultancy team – engineer's rep/QS	n/a	n/a	n/a	n/a
Consultancy team/design fees	\$2,000,000	30%	\$4,200,000	30%
Geotechnical	\$300,000	50%	\$300,000	50%
Resource consent	\$78,000	30%	\$78,000	30%
Local authority fees and consents	\$234,000	30%	\$234,000	30%
Relocation and lease	n/a		\$1,213,000	20%
Relocation only	\$180,000	20%	n/a	
Base build cost	\$11,025,000	50% on piles 30% on rest	\$18,344,000	50% on piles 30% on rest
Preliminary and generals	\$1,950,000	30%	\$1,950,000	30%
Archive facility	n/a	n/a	n/a	n/a
Acoustics	\$260,000	30%	n/a	n/a
Lift	n/a	n/a	n/a	n/a
Generator	\$62,000	30%	\$62,000	30%
Transformer	\$78,000	30%	\$78,000	30%
Soft landscaping	\$65,000	30%	\$65,000	30%
Hard landscaping	\$332,000	30%	\$332,000	30%
Gabion wall to Maitai	n/a	n/a	n/a	n/a
Fit-out	\$2,810,000	30%	\$2,877,000	30%
Transaction costs	\$180,000	20%	\$180,000	20%
Legal fees	n/a	n/a	n/a	n/a
Art wall/art work	n/a	n/a	n/a	n/a
Photovoltaics	n/a	n/a	n/a	n/a
Total	\$20,426,000		\$32,235,000	

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Table 2b: High-level, rough-estimate costs for construction of high-specification new library in the Riverside Precinct

	New, high-specification build on existing site		New, high-specification build on corner site	
Item	Rough cost estimate	Contingency included	Rough cost estimate	Contingency included
Consultants – engagement and business case	\$100,000	-	\$100,000	-
Deconstruction of 23 Halifax Street	\$772,000	-	\$772,000	-
Deconstruction of existing library	\$1,450,000	40%	N/A	-
NCC consultancy team – engineer's rep/QS	N/A	N/A	\$525,000	30%
Consultancy team/ design fees	\$4,200,000	30%	\$5,043,000	30%
Geotechnical	\$300,000	50%	\$300,000	50%
Resource consent	\$78,000	30%	\$78,000	30%
Local authority fees and consents	\$234,000	30%	\$234,000	30%
Relocation and lease	\$1,650,000	20%	N/A	
Relocation only	N/A		\$180,000	20%
Five star, green Star library, low-carbon construction	\$25,621,000	30% on rest	\$26,706,000	30% on rest
Preliminary and generals	\$1,950,000	30%	\$1,915,000	30%
Archive facility	\$390,000	30%	\$390,000	30%
Acoustics	\$260,000	30%	\$260,000	30%
Lift	\$390,000	30%	\$390,000	30%
Generator	\$62,000	30%	\$62,000	30%
Transformer	\$78,000	30%	\$78,000	30%
Soft landscaping	\$65,000	30%	\$65,000	30%
Hard landscaping	\$1,180,000	30%	\$1,789,000	30%
Gabion wall to Maitai	N/A	N/A	\$1,304,000	40%
Fit-out	\$3,900,000	30%	\$3,300,000	30%
Transaction costs	\$180,000	20%	\$300,000	30%
Legal fees	N/A	N/A	\$100,000	N/A
Art wall/art work	\$400,000	N/A	\$400,000	N/A
Photovoltaics	\$70,000	40%	\$70,000	40%
Total	\$43,330,000		\$44,361,000	

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Risk

- 6.35 The key risks Council needs to consider for each option are:
- 6.35.1 Financial – what degree of certainty is known about the costs of the project?
 - 6.35.2 Reputational – what reaction will the community have to the project and its costs?
 - 6.35.3 Corporate – what impact will the option have on management’s ability to deliver library services now and into the future?
 - 6.35.4 Environmental – what environmental impacts does each option bring?
- 6.36 As detailed above, the construction costs for a new library in the Riverside Precinct are well understood and have appropriate levels of contingency built in to them. The cost of developing a new library elsewhere, to the same high level of sustainable design are likely to be similar although, without a detailed assessment of a particular site, there is more uncertainty about what final costs might be.
- 6.37 Refurbishing the existing library will be cheaper, but will only extend the life of the building by 20-30 years and very few additional benefits are delivered.
- 6.38 Reputational risks include negative reactions from different parts of the community to:
- 6.38.1 Not building in the Riverside Precinct which is preferred by most library users
 - 6.38.2 Building on a site likely to be affected by climate change, without demonstrating how that risk will be managed
 - 6.38.3 Further delays to a project which has been signalled to the community for some time
 - 6.38.4 Building a reduced-specification building than the community expects.
- 6.39 Corporate risks relate to the ability of staff to deliver modern library services. Library staff are making the best use of the current building, but it is limiting their ability to deliver the range of services and programmes that they would like to deliver. This impacts on staff morale, recruitment and retention. A new building on the current site would place additional strain on staff if required to relocate to temporary premises.
- 6.40 Several environmental risks are discussed in the Sustainability and Climate Resiliency section above. Much of Riverside Precinct is known to be a HAIL (Hazardous Activities and Industries List) site, meaning there will be additional processes and costs associated with soil disturbance

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and movement. This cost is priced in to the budgets provided above. Similarly, seismic resilience is budgeted for each new building option. Some additional strengthening may be required if the refurbishment option is preferred.

- 6.41 There will also be construction-related environmental impacts from any of the building projects, including noise and run-off impacting water courses. These risks are managed through the consenting process and contractor management. These risks are widespread across Nelson.

7. Options Summary

- 7.1 Council has five options. It could decide:
- 7.1.1 To refurbish the existing building to extend its useful life; or
 - 7.1.2 To redevelop the existing site with a new, reduced-specification library; or
 - 7.1.3 To redevelop the existing site with a new, high-specification library; or
 - 7.1.4 To build a new, high-specification library in the Riverside Precinct on the corner of Halifax Street and Trafalgar Street; or
 - 7.1.5 To build a new library somewhere else in central Nelson.
- 7.2 Attachment 4 is an analysis of the options against the criteria identified in paragraph 1.3. Each criterion has been assessed on a scale of 0-5 with higher scores representing better fit with the desired outcomes.
- 7.3 The overall score for refurbishing the current building is 2.5; rebuilding with a reduced specification on the current site is 2.9; rebuilding with a high specification on the current site is 3.7; building on the corner of Halifax Street and Trafalgar Street is 4.2; and building elsewhere is 3.5, all out of a maximum score of 5.0.
- 7.4 The preferred option from this assessment is to build a new library on the corner of Halifax Street and Trafalgar Street and the site currently occupied by the pop-up park, subject to a successful land exchange negotiation with Wakatū Incorporation (Option 3).
- 7.5 A summary of advantages and risks of each option follows.

Option 1: Refurbish existing building	
Advantages	<ul style="list-style-type: none">• Lowest cost option• Community has indicated that it prefers the Riverside location• Does not require new land purchase• Gives medium-term flexibility on location

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Risks and Disadvantages	<ul style="list-style-type: none"> • Limited improvements in physical environment and ability to provide full range of library services • Does not contribute to a cohesive Riverside Precinct • Significant impact on business continuity during refurbishment • Relatively short increase in building life expectancy • Limited environmental benefits • Risk of building inundation/flooding
Option 2: Construct new, reduced-specification library on current site	
Advantages	<ul style="list-style-type: none"> • Lower cost option • Community has indicated that it prefers the Riverside location • Does not require new land purchase • Gives medium-term flexibility on location
Risks and Disadvantages	<ul style="list-style-type: none"> • Some improvements in physical environment and ability to provide full range of library services • Significant impact on business continuity during refurbishment • Limited environmental benefits • Impact on Wakatū Incorporation ability to develop a cohesive Riverside Precinct • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years • Compromises may not meet community expectations and will impact on ability to deliver full range of library services
Option 3: Construct new, high-specification library on current site	
Advantages	<ul style="list-style-type: none"> • Does not require new land to be purchased or a land exchange to take place • Community has indicated that it prefers the Riverside location • Likely to be the quickest new-build option
Risks and Disadvantages	<ul style="list-style-type: none"> • Significant impact on business continuity during construction

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	<ul style="list-style-type: none"> • Impact on Wakatū Incorporation ability to develop a cohesive Riverside Precinct • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years
Option 4: Negotiate land exchange deal with Wakatū Incorporation and construct a high-specification library on the corner of Halifax Street and Trafalgar Street	
Advantages	<ul style="list-style-type: none"> • No additional cost of land purchase • Allows Council to deliver positive urban design outcomes including access to the Maitai River • Contributes to a cohesive Riverside Precinct • Provides adjacency to Civic House and Millers Acre as Council-owned assets • Avoids negative business continuity impacts
Risks and Disadvantages	<ul style="list-style-type: none"> • Some additional timing delays to complete land exchange negotiations • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years
Option 5: Construct library in another location in the city	
Advantages	<ul style="list-style-type: none"> • A site may be able to be acquired with less flooding and inundation risk
Risks and Disadvantages	<ul style="list-style-type: none"> • Site requirements are yet to be determined • Cost of land purchase is likely to be significant • Loses connection between library and Maitai River • Will significantly delay the construction of a new library • Large part of the community expects library to be built in Riverside Precinct • May have less foot traffic in Trafalgar Street • Impacts on landowner confidence in areas subject to the same risks as the Riverside Precinct • Construction risks associated with other sites are unknown

8. Conclusion

- 8.1 Council has previously decided that the Riverside Precinct is its preferred option for construction of a new library. Two high-specification, new-build options have been identified for the Riverside Precinct. These would be resilient to the impacts of climate change and sea level rise, and are an opportunity for Council to demonstrate practical climate resiliency design approach.
- 8.2 There are several options open to Council to mitigate potential accessibility issues (projected towards the end of the buildings' economic lives – 80+ years). Decisions on these will be made by Council over the next few years, informed by the wider community flooding/inundation discussion.
- 8.3 The benefits of building on the corner site extend beyond just having a new, modern library. The design has the potential to open up connection between the central city, the Maitai River and beyond, to the Haven.

9. Next Steps

- 9.1 If the recommended option is confirmed, officers will:
- 9.1.1 Enter into negotiations with Wakatū Incorporation to secure a proposed agreement for a land exchange;
 - 9.1.2 Consult on the proposal through the Long Term Plan 2021-31 consultation process;
 - 9.1.3 Develop the business case for a new library.

Author: **Pat Dougherty, Chief Executive**

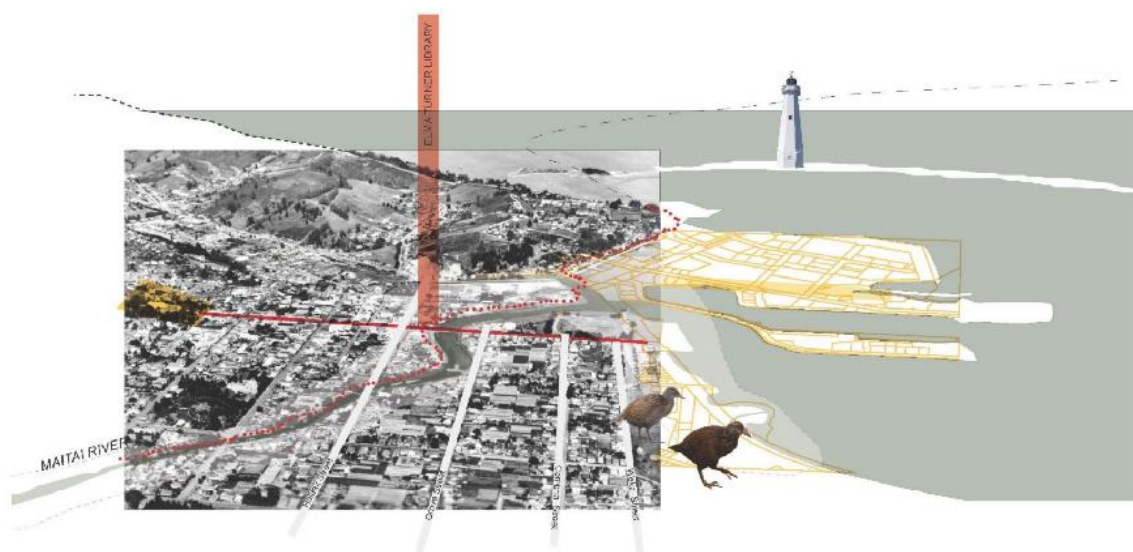
Attachments

- Attachment 1: A2411462 - Elma Turner Library Community Engagement Report 20201618 [↓](#)
- Attachment 2: A2478433 - GIS Property - Land ownership - Riverside Precinct [↓](#)
- Attachment 3: A2572096 - Wakatu Incorporation - Maitahi Riverside Precinct - Halifax Street - Proposed Site Plan [↓](#)
- Attachment 4: A2479330 - Elma Turner Library - Options Analysis [↓](#)

Important considerations for decision making	
1. Fit with Purpose of Local Government	Libraries are a core function of Council and contribute to the social, economic, environmental and cultural well-being of the Nelson community in the present and for the future
2. Consistency with Community Outcomes and Council Policy	The recommendation is consistent with previous Council decisions in relation to location and scope.
3. Risk	Risks are considered in section 6.35. The recommended option has a lower financial and corporate risk than other options. The recommended option recognises that flooding and inundation is a risk to central Nelson and will be mitigated in the design of the building and potentially through wider scope adaptation measures.
4. Financial Impact	Council has identified budget for a new library in its Long Term Plan. Future costs will be identified within the strategic business case and updated within the draft Long Term Plan 2021-31.
5. Degree of Significance and Level of Engagement	This matter is of high significance because of the level of public interest in the library, its location and the cost. Further engagement will take place through the Long Term Plan process.
6. Climate Impact	The recommendation in this report is to proceed with a business case for a new library located within the Riverside Precinct. The business case will consider and make recommendations including in relation to climate impact, which will be considered by Council through its Long Term Plan 2021-31 process
7. Inclusion of Māori in the Decision Making Process	Iwi were consulted as part of the community engagement report. Wakatū Incorporation has been directly consulted in preparing this report's recommendations.
8. Delegations	Council has retained the delegation for decisions relating to the redevelopment of the Elma Turner Library.

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Nelson City Council
Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT

Final Report

Version 3.1
August 2020

A2411462

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1. EXECUTIVE SUMMARY

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

Purpose

The purpose of this report is to document the Elma Turner Library community engagement that has been undertaken, summarise the feedback received and make recommendations on both the Nelson Libraries Draft Vision and provide an Outline Brief for a redeveloped library.

It is anticipated that this document will be utilised by Nelson City Council Officers, Library Management and Elected Officials to inform their decision making, subsequent feasibility testing & brief refinement and in turn the design of a redeveloped Elma Turner Library.

Background

The Elma Turner Library has been housed since 1990 in a former car showroom on Halifax Street. Over time it has been extended and refurbished. However, the building is tired (Building Condition investigations have not been included in this scope), its planning is unsuitable for contemporary library operations and its floorplate (approximately 2172m²) is not an adequate size for the current or projected Nelson population. Therefore it is Nelson City Council's intention under its Long-Term Plan (LTP) to redevelop the Library building and its operation.

The Nelson City Council has some core focus areas for a redeveloped library. These are:

- To ensure any proposed development of the library can reflect contemporary times
- To ensure decisions are based on the needs of a broad cross-section of the local community
- To ensure everyone has an opportunity to provide input

The purpose of the community engagement process has been to liaise with internal stakeholders, iwi partners and the community to review the draft library vision and determine an Outline Brief for what the community needs and wants from a redeveloped Elma Turner Library.

Considerations

Background considerations / assumptions have informed the community engagement:

- The community engagement has built from and been informed by background information including:
 - The Community Services Workshop on Elma Turner Library held on 28 November 2017 (A1870191)
 - Draft Strategic Business Case dated 28 November 2017 that accompanied that workshop material (A1870177)
 - Long Term Plan (2018-2028) concerning Elma Turner Library
 - Aurecon seismic study from December 2013
- For the purposes of the engagement process the team were asked to assume that the riverside site is where the redevelopment will occur, as per the decision of the Long Term Plan 2018-28.
- Nelson is a smart little city with existing facilities and institutions that complement the library and whose role should not be undermined by a library redevelopment.
- The engagement should ensure that the feedback is aspirational without being unrealistic as the project has a limited budget. This has been achieved by asking what people know works and what does not, and what is needed (as opposed to what is wanted) and what is important.

Engagement Process

Athfield Architects (AAL) and Irving Smith Architects (ISA) led the engagement process, which involved:

- Meeting with elected members, council managers, and staff to listen to their thoughts, aspirations, and expectations for the library.
- Workshops with Library staff to work through the draft Vision and listen to their thoughts, aspirations, and expectations for the library and with Mana Whenua partners (up to eight iwi groups).
- a series of public engagement forum both with formal meetings, and public drop-ins. These drop-ins were held both in the library and in a range of Nelson venues such as cafes and community halls as well as visiting community groups and schools directly.

The Nelson Public Libraries Draft Vision was presented alongside an overview of how libraries can be seen to have evolved over recent years. An underlying intent of the engagement process was to fine tune the vision and suggest brief requirements that reflect qualities that are specific to Nelson, 'Top-of-the South' and the history of Elma Turner Library.

Response

In the process numerous groups and individuals came forward and expressed interest, passion and insights around the needs for a redeveloped library. It is to the credit of the Library, Community Facilities and Capital Projects Team that the response was so extensive and comprehensive.

These groups included many with a heritage interest, various community groups, representatives of Nelson schools, youth groups and regular library visitors. Possibly the only group not well represented in the engagement (but often referred to) were tourists and visitors who often use the library.

In parallel council used online engagement to seek specific feedback on the draft Library Vision. This online format allowed the public to consider their responses in detail and over the survey period (14/06/19-30/06/2019). 159 responses were received.

Draft Library Vision

The feedback received on the draft library vision was well considered and nuanced. Subtle rephrasing and translation into Te Reo has been adopted. The principal change has been the removal of the statement "A Smart Library for a Smart Little City" as the feedback received was that this statement made people feel uncomfortable and that the statement was exclusive ("only smart people can use the library"). The revised Nelson Public Libraries Vision (Draft) that has resulted from the engagement is included in this report.

Overview of Feedback

- A. The Elma Turner Library (and NCC Libraries) are delivering great services (in spite of the facilities).
- B. The River aspect is highly valued and perceived as underutilised. There was widespread positive feedback received about the river location and the river precinct is a preferred location.
- C. Key themes for Iwi spoken to, include partnership in the process, archiving and display for Taonga and building naming (if being considered) and artwork.
- D. The project should:
 - Enable contemporary library services
 - Have an engaged and collaborative design process
 - Design a library 'of' Nelson/ Top of the South
 - Consider sustainability and sea level rise
- E. A redeveloped Elma Turner Library should 'host': Locals; Guest and visitors; and, local stories
- F. Be adjacent to other community services:
 - Community Hub facilities
 - Heritage space
- G. The engagement has affirmed the following project components as important and a priority:
 - The Collection,
 - A range of spaces, to cater for all (so not one group monopolises a space),
 - Great access and car parking,
 - A welcoming place to host and engage visitors,
 - A café,
 - A well serviced community room, available after-hours,
 - Adjacency to a community hub of complementary services,
 - A connected Nelson archive, centred on a Library heritage space,
 - A 'sustainable' building, demonstrative of Nelson's approach to climate change,
 - A community building that is connected to the landscape/ surroundings,
 - A project that maximises the opportunities of the river

Benchmarking of the library size to national comparisons and national and international design guidance indicates that a redeveloped Elma Turner library that incorporates the most important components should be between 2900 and 3535m² to adequately serve the current (2018) Nelson population. To service the anticipated 2048 Nelson population a redeveloped library should be between 3680 and 4315m².

Note that:

- All population estimates pre-date COVID-19 and if growth is more conservative due to the global pandemic then the required areas will be less.

- These areas exclude any adjacent Community Hub facilities but do include allowances for the recommended Heritage centre and Community Room.
- The existing library is approximately 2175m² and in combination with Stoke (368m²) and Nightingale (265m²) the total existing area of the Nelson libraries is approximately 2800m². The range in recommended areas stated above is 635m² which is the combined area of Nightingale and Stoke and assumes that there is no adjustment to their size.

Wider Issues

Through the engagement process a number of contextual issues were raised that will need to be resolved with feasibility testing and to advance a concept design (these issues are being addressed by Council staff and are beyond the scope of the Community Engagement). They included the following:

- Land development by neighbours
- Potential plans for Civic House
- The Council's declaration of a climate emergency
- The question of a climatorium (centre for climate change research & advocacy)
- Inner city development and City Centre Spatial Plan
- Coastal Inundation and river flooding research – impacts on sites

In addition, direction will be required at the next stage on the following:

- Environmentally Sustainable Design: Nelson City Council has no operative policy to determine sustainability benchmarks for construction projects.
- Carparking - the current site benefits from abundant carparking and feedback received indicates that it is highly valued. The extent of carparking provision will need to be determined to ensure possible sites are adequately sized.

Next Steps

To progress the project to a point where a Design team could be engaged, the following next steps to test the financial feasibility are recommended:

- Approval of the Library Vision and Outline Brief
- Develop project partnership structure with Iwi
- Resolve / Determine the 'Wider Issues'
- Testing the anticipated construction cost of the above ground portion of the building
- Testing the foundation solutions for the below ground portion of the building (this will require geotechnical, structural and civil engineering advice)
- Testing the location of the library within the riverside precinct. Options might include: refurbishment of the existing building; a new build on the current site; a new build on a neighbouring site; and /or, a new build on a greenfield site. Each location will have different constituent project cost (demolition, decant, temporary facilities etc...)
- In parallel with the above, brief refinement will inform the project feasibility and the redeveloped library's service model and operational costs.

2. BACKGROUND & ASSUMPTIONS

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

The Elma Turner Library

The Elma Turner Library has been housed since 1990 in a former car showroom on Halifax Street. Over time it has been extended and refurbished. However, the building is tired (building condition investigations have not been included in this work), its planning is unsuitable for contemporary library operations and its floorplate (approximately 2172m²) is not an adequate size for the current or projected Nelson population. It is Nelson City Council's intention under its Long Term Plan (LTP) 2018 -28 to redevelop the Library building and its operation.

Significant work has been done to date by Nelson Libraries and Nelson City Council with the preparation of a Draft Library Vision and allocation in the LTP 2018-28 of a project budget of \$14.9m.

The Existing Building

The current physical state of the library struggles to support the current needs for a welcoming public library and the aspirations of the Long-Term Plan. A series of lean-to additions stretch staffing such that walkie-talkies are used by staff to communicate in the space. Some of the issues noted are:

- A long and cold entrance from Halifax Street,
- Overbooked and under sized meeting spaces,
- Limited physical or visual connection to the riverfront,
- Large areas of back of house circulation,
- Poor amenities (bathrooms),
- Pressure on lounge areas during peak times,
- No direct after-hours access to hire spaces

Nelson Long Term Plan

Significant work has been done to date by Nelson Libraries and Nelson City Council with the preparation of a Draft Library Vision and allocation in the LTP of a project budget.

The Nelson Long Term Plan 2018-2028 proposed a range of community projects that promote social well-being, support vulnerable residents and build community vitality. The Elma Turner Library has been highlighted as a project the Council sought more community input on.

"Using best estimates of the scale of the project, which is currently scheduled for completion in 2022/23, a provision of \$14.9 million (inflated) for the redevelopment has been made." (LTP 2018-28)

The Public Engagement phase sought input on the communities' aspirations and needs from the Elma Turner Library and the feedback is to be considered alongside a strategic business case developed by NCC.

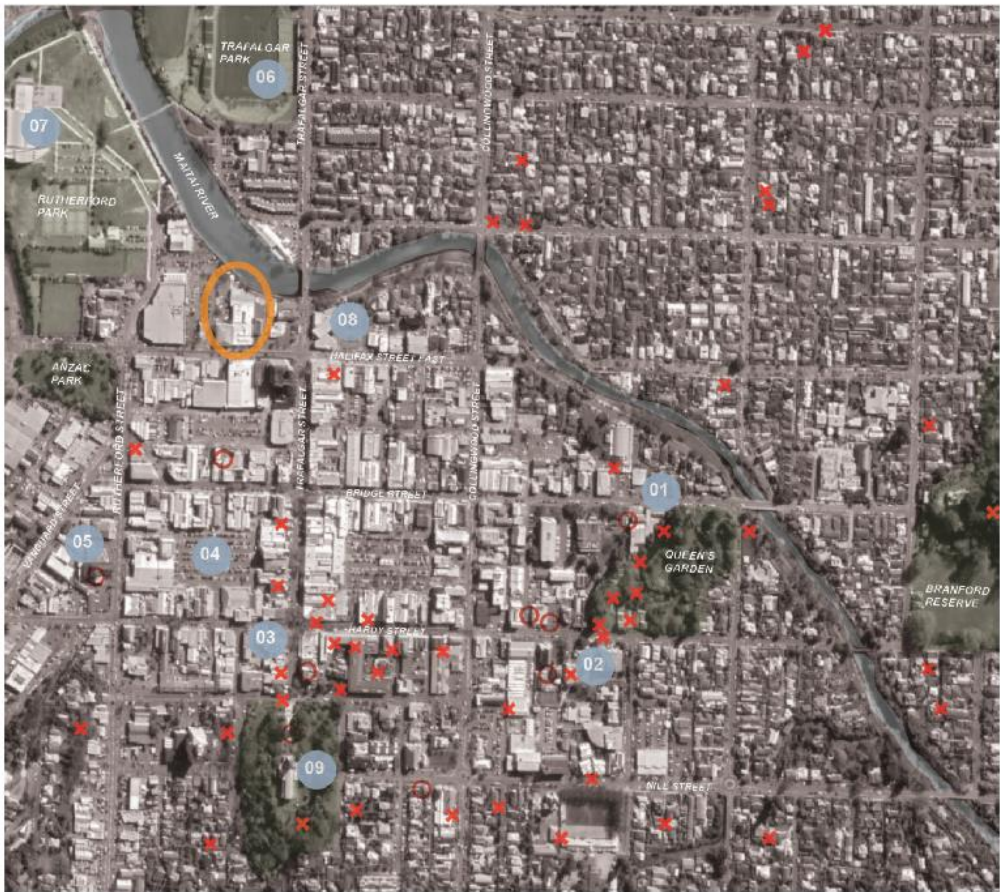
The purpose of the community engagement process has been to liaise with internal stakeholders, iwi partners and the community to review the draft library vision and determine an outline brief for what the community needs and wants from a redeveloped Elma Turner Library.



Location

Within Nelson the Stoke and Nightingale Libraries' relationship could be characterised as that of 'siblings'. Elma Turner has a role closer to a 'central' library. It is the largest (2175m²) and houses staff who manage the network and the other libraries. Regular visitors to Stoke (368m²) and Nightingale (265m²) libraries also using Elma Turner but not consistently vice versa. There is a sense of all the Nelson libraries being 'invested in each other' with close connections between the libraries, community and the staff.

Elma Turner Library has strong connections to other libraries within the Tasman District and the relationship is seen as supportive and not competitive.

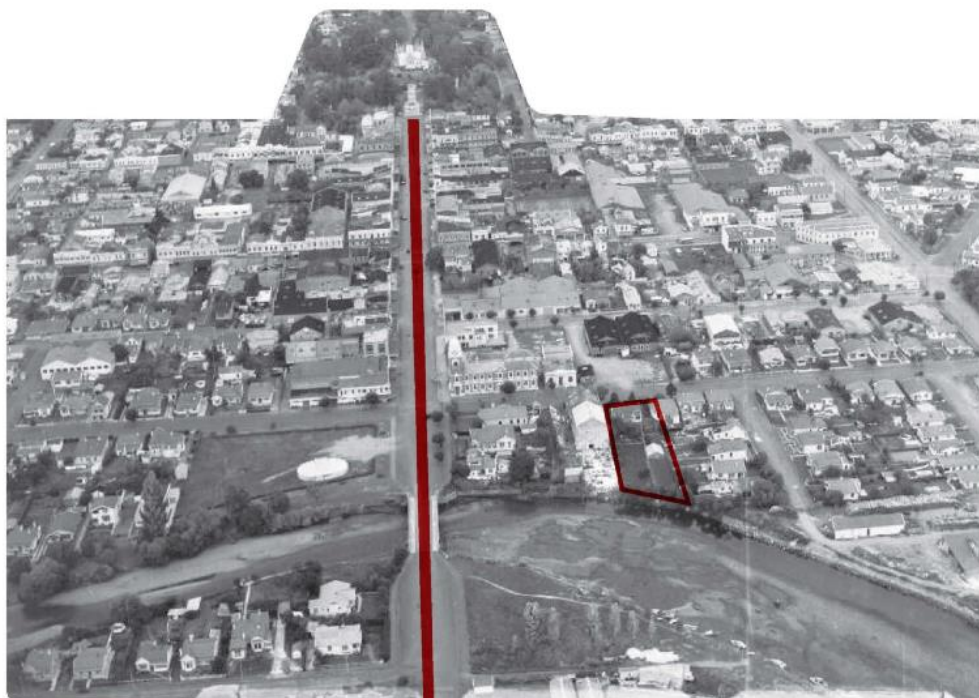


Nelson

Nelson City has many significant community institutions that provide facilities and resources that complement the library. A redeveloped library should ensure it does not undermine the role these other institutions fulfil in the city.

Location Key

- Elma Turner Library Site
 - Historic places - Category 1
 - Historic places - Category 2
- | | |
|----|--|
| 01 | Suter Art Gallery |
| 02 | Nelson Marlborough Institute of Technology |
| 03 | Nelson Provincial Museum |
| 04 | Nelson Market |
| 05 | Theatre Royal (1878) |
| 06 | Trafalgar Park |
| 07 | Trafalgar Centre |
| 08 | Visitor Information Centre |
| 09 | Nelson Cathedral |



Nelson, including Trafalgar Street and Maitai River - April 1947
from the "Wiles Aviation Collection, Alexander Turnbull Library
<https://atnli.natlib.govt.nz/Items/accatagovt.720674>

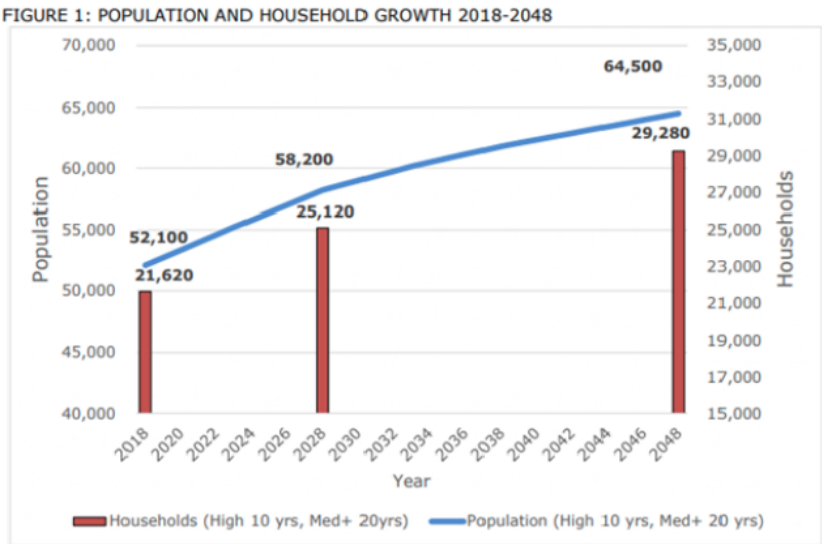
Riverside Site

The Nelson City Library has not always been in its current position. First founded on board the New Zealand Company Ship, *The Whitby* in 1841, it has since been housed in a number of land-based locations and has provided the longest continuous library service to the public in New Zealand.

The Elma Turner Library is currently located between Halifax Street and the Maitai River (highlighted in red above). This photo shows the site in relation to Nelson in 1943. At this time it was occupied by housing, subsequently replaced with light industrial buildings. The general disconnection on buildings on Halifax Street with the river remains to this day.

For the purposes of the engagement process the team were asked to assume that the riverside site is where the redevelopment will occur. A final location for a redeveloped Elma Turner Library has not yet been agreed.

The current iteration as the Elma Turner Library was opened in 1990 and named after former Nelson City Councillor Elma Turner. The transformation from a car sales yard to a library continued over the years with additions in 2005 and again in 2013.



Demographics

The engagement team was provided with demographic information (pre-COVID 19) from the Nelson Long Term Plan 2018-2028 as reference for predicting growth of the Nelson population. The projections show a reasonable growth through to 2028 which moderates over the following 20 year period. Nelson has recently experienced a general aging population. Historically an aging population would become more regular users of the community, and library facilities.

This information has further been considered with a view of Elma Turner Library’s amenity to international travelers. International travelers use the library for a number of reasons including: Historical-genealogical research, as a default Information Centre (to be politely redirected to the I-site), to catch up on reading, internet access and as a safe dry respite during inclement weather.

Climate Ethos

‘Sustainability’ was a theme raised by all parts of the community through the engagement process. It is clear that Nelsonians are proud of their climate and are aware of the impact of the community’s actions upon it. This is reflected in the Nelson City Council’s Thursday 16 May 2019 Declaration of a Climate Emergency.

The redevelopment of the Library has an opportunity to acknowledge and embrace this declaration through meeting suitable Environmental Sustainable Design (ESD) criteria that will reduce or eliminate carbon emissions from both the building’s construction and its ongoing operation.

Nelson and Tasman district are blessed with the highest sunshine hours in New Zealand (2555 hours in 2018). Whilst heavy rainfall events are common, clear sunny days are a regular occurrence through the winter months. With these conditions a redeveloped building could be designed to produce its own energy and achieve best practice sustainability targets.

Contemporary libraries

The role of libraries in communities is simultaneously enduring and responsive. There are key themes we have noted that were presented to during the engagement process (refer to appendices for presentation collateral) and are summarised as follows

COLLECTION TO CURATION

collection items are presented and displayed



Donab Integrated



Ambrosian Avenue collection display bench

GATEKEEPERS TO NAVIGATORS

flexible spaces that encourage a variety of uses and users to share and collaborate with librarians.



Elma Turner Library craft space



Donab Library flexible workspace

DIGITAL TECHNOLOGY

hosting a variety of accessible digital technology.



Donab Library digital offering



Pat in the Power in Donab

QUALITY ENVIRONMENTS

a range of quality spaces that are comfortable and cater to a variety of patrons and their specific needs.

inclusive, accessible spaces for all visitors and staff.



Elma Turner Library Children Area



Unisex WC

INTERACTION WITH SURROUNDINGS

accessible external spaces that fold the Library into the neighbourhood



Elma Turner Library outdoor event space



Pat in the Power in Donab

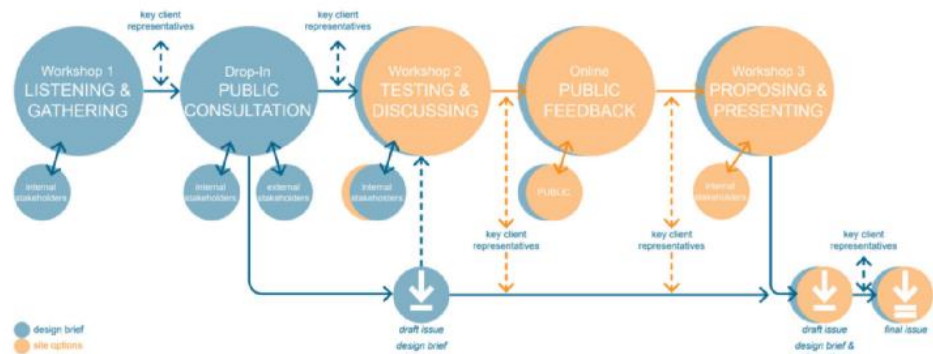
Consultation images of contemporary library themes

3. COMMUNITY ENGAGEMENT

Process

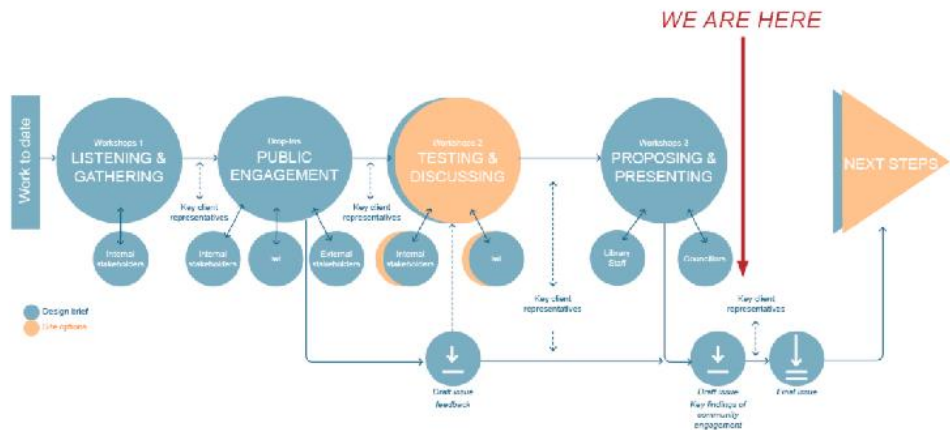
The Community engagement has been undertaken by Athfield Architects Limited (AAL) and Irving Smith Architects (ISA), supported by Nelson Libraries and Nelson City Council's Capital Projects Team.

Engagement commenced in June 2019. The process occurred through June to August and January to March 2020. The final report has been written in early June 2020. Some interruptions occurred in the process, including the Nelson Fire which delayed the commencement; Local Government Elections delaying some engagement workshops; and, Covid-19 and the Government Mandated Lockdown delaying the final concluding steps. In addition, the process has led to questions being asked of the future of the wider Riverside Precinct, which have taken time to answer and prompted the implementation of parallel processes to resolve them. Questions specifically relating to site options were not included in this particular process until further clarity was received on long term flood and sea-level issues.



Intended Engagement Process

Due to these wider issues, the online public feedback was not undertaken (this could occur once feasibility testing has been completed), and the engagement process was revised, as follows:



Revised (Actual) Engagement Process

Iwi, Individuals, Groups and Organisations

The following groups and organizations have been either formally or informally invited to contribute to the community engagement process for Elma Turner Library Redevelopment

Iwi

Ngāti Tama
Ngāti Kuia
Ngāti Koata
Te Ātiawa
Rāngitane
Ngāti Apa
Ngāti Toa Rangatira
Ngāti Rārua

Community Groups

Provincial Museum
Ancestors Attic
Genealogical Society
Arts Council
Deaf Aotearoa
IHC Nelson
Alzheimers New Zealand
Aged Concern
Blind Citizens Nelson
Blind Foundation
Nelson Health Action Trust
Citizens Advice Bureau
Community & Whanau
Principal's Association
Friends of Elma Turner Library
Victory Community Centre
Tahunanui Community Centre
Nelson Multicultural Society
Peta Wellstead
Red Cross
Nelson Youth Council
Y-Kids
Auckland Point School
Nelson Central School
Maitai School
Hampden Street School
St Josephs School
Nelson College
Nelson English Centre
Victory Primary School
Nelson College for Girls
Nelson Intermediate School
Tahunanui School
Nelson College Preparatory School
Enner Glynn School
Nelson Christian Academy

Stoke School
Nayland Primary School
Birchwood School
Clifton Terrace School
Broadgreen Intermediate
Probus Club Nelson
National Council of Women NZ - Nelson Branch
Top of the South Writers
Elma Turner Library Writers Group
Home Education Foundation
Nelson Marina - Moorings
Literacy Aotearoa
Ministry of Social Development
Nelson Chamber of Commerce
Nelson Night Shelter

Library Staff

Sarina Barron
Nicola Harwood
Elma Turner Library Staff
Nightingale Library Staff
Stoke Library Staff
Greenmeadows Temporary Library Staff

NCC Officers

Jo Martin	Team Leader Science and Environment
Karen Lee	Sustainability Coordinator
Mark Tregurtha	Manager Strategy Planning and Administration
Lisa Gibellini	Team Leader City Development
Kirsten Gerrard	Team Leader Planning
Adrian Ramage	Manager Consents and Compliance
Jane McLeod	Manager Customer and Information Services
Matt Heale	Manager Environment
Mandy Bishop	Manager Consents and Compliance
Alastair Upton	Senior City Development Planner
Alan Gray	City Centre Development Programme Lead
Dawn Goodman	Records Support Officer
Jane Loughnan	Policy Coordinator
Shannan Carr	Records Manager
Malcolm Hughes	H&S Advisor
NCC Community Partnerships	

Engagement Meetings, Events and Workshops

The following events have been undertaken to elicit feedback on a redevelopment of Elma Turner Library and have been presented to. The third Councillors Presentation schedule for 25 March 2020 was cancelled due to COVID 19 and has been re-scheduled for August 2020.

Workshops, drop-ins, meetings and gate crashing dinner parties

Iwi

Iwi Engagement 1	14/11/2019
Ngāti Tama and Ngāti Kuia	29/11/2019

External Stakeholders

Nelson Community and Whanau Meeting	12/06/2019
Public Drop-ins 1 Deville Cafe	18/06/2019
Public Drop-ins 2 Elma Turner Library	18/06/2019
Public Drop-ins 3 Elma Turner Library	19/06/2019
Public Drop-ins 4 Elma Turner Library	19/06/2019
Greenmeadows Centre (Pop-up Library)	18/06/2019

Youth Council Presentation	28/06/2019
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Direct Meetings with:

The Provincial Museum	
Genealogical Society	
Arts Council	19/06/2019

Deaf Aotearoa, IHC Nelson, Alzheimer's New Zealand	
Aged Concern	19/06/2019

Victory Community Centre	
Meals on Friday nights	28/06/2019
NCC Focus Group for Community Partnerships	03/07/2019

Richard Brudvik-Lindner /students / Nelson College	04/07/2019
--	------------

Internal Stakeholders

Library Workshop 1 & 2	03/07/2019
Library Workshop 3 & 4	04/07/2019
Councillors Presentation 1	18/06/2019
Councillors Presentation 2	04/07/2019
Staff Workshop 1	27/05/2019
Staff Workshop 2	02/07/2019
Staff Workshop 3	06/08/2019
Staff Workshop 3	04/03/2020

Response overview

Below is a summary of the feedback from particular groups. Following this, the key themes are described in more detail. These themes can be used to form part of a briefing document for a concept design stage.



Workshop with Library Staff



NCC Councillor Workshop

Iwi Comment and Observations

Three Iwi (Ngāti Tama, Ngāti Kuia and Ngāti Koata) met with the team and Nelson City Council and provided both input and insight to their aspirations for a redeveloped library (A collated file of the feedback is held in the appendices attached).

- **Process:** Iwi groups noted the importance of being involved not only during the design process but also through the operational planning of a redeveloped library. It was noted that the library should be appealing to the young, that is, it is for them, as opposed to a 'stuffy' institution.
- **Maitai River:** The river was noted as extremely important to the Iwi groups spoken to. Can the building interact with the river more? The idea that the Maitai needs to be 'celebrated' in a redevelopment came across strongly.
- **Naming and Artwork:** Iwi groups raised the issue of the building's name. If a name-change was contemplated, they would like involvement with identifying an appropriate name for the building. The Council Kaumātua and Whāeae are a good starting point for iwi connection in terms of identifying an appropriate name. It was noted that it will be important to include Te Ohu Toi Ahurea (cultural advisors) in decision making concerning art works.
- **Archive and Taonga:** Archives are of interest to Iwi and a redeveloped library could be an opportunity to connect and share Maori knowledge. The building will be a Pātaka (storehouse) and some Iwi noted an interest in storing some Taonga at the library if the appropriate facilities were available. Interactive and digital formats were raised as good ways to tell stories and share histories at a redeveloped library.

Elma Turner Staff Feedback

Four sessions were held with current library staff along with further meetings with Sarina Barron – Manager, Libraries and Nicola Harwood - Team Leader Service Delivery. These sessions helped refine and clarify feedback received (A collated file of the feedback is held in the appendices attached).

Challenges - specific and change in the foreseeable future

- It was noted that older populations are well represented in library usage. The older demographic is expected to grow over the coming two decades. It is also foreseen that this population will be more mobile and more technology literate,
- Reduction over time of 'computers' - as the public access to personal 'devices' increases the need for the library to provide devices may reduce and their role will shift to providing good WIFI and more comfortable space,
- Dedicated children's area that support children's services and the large user numbers. A considered and proactive Young Adult / Tween offer that retains youth engagement and attendance as they grow older,
- Increase in places and spaces to interact with technology. I.e. acoustically treated lounge spaces for technology, a range of meeting spaces from booths to digitally enabled meeting rooms with large screens to 'cast' to,
- Monopolisation of space by particular groups and tension with others who are using and sharing the space,
- Entry and exit options - Entries to the library need to be positioned to ensure there are clear lines of visibility for visitors and potential users entering and exiting the library,
- Provide spaces for more community partnerships to develop



Public 'Drop in' Workshop

Public Feedback

The public presented views, ideas and opinions across a number of formats both in person and on-line. (A collated file of the feedback is held in the appendices attached). The team used qualitative analysis to identify ideas that aligned with the Library Vision and the Long-Term Plan focus areas. The significant themes identified are as below:

- The Elma Turner Library (and NCC Libraries) are delivering great services (in spite of the facilities)
- The River aspect is highly valued and perceived as underutilised
- A redeveloped Elma Turner Library should 'host' locals, guest and visitors and local stories
- The project should:
 - Enable and support contemporary library services
 - Have an engaged and collaborative design process
 - Design a library 'of' Nelson/ Top of the South
 - Consider sustainability and sea level rise

Important Components of a Redeveloped Contemporary Library

The engagement with all groups and individuals has affirmed the following components as important and a priority:

The collection

'Just books, books, books.' A strong theme was that the role of the library as a repository of information remains important. Nelson has a very high library membership. 2017 – 18 benchmarking of Nelson Libraries (including Stoke and Nightingale) against other services of similar population ('Group 2' Libraries - Tasman, Selwyn, Marlborough, Upper Hutt, and others) is as follows:

WHAT	NELSON	GROUP 2 AVERAGE	OTHER INFO
Physical visits per population	10.89	7.18	
Issues per population	15.61	9.75	Nelson Libraries are the highest in the country for this statistic – indicating a very well used collection
Active members* per population	51.1	40.46	*Members who have used card physically in the past 12 months

Much of the feedback was supportive of the collection and the job the library staff currently do. Iwi groups noted the role of storytelling and that stories are associated also with taonga. A redeveloped library is an opportunity to expand ways which visitors access information.

A range of spaces, to cater for all (so not one group monopolises a space)

The design of spaces should support areas not being overwhelmed by one particular group. A range of reading and meeting spaces should provide a continuum of scale and acoustic separation. Places that are quiet are important, as well as places to be (reasonably) noisy.

Great access and car parking

Many visitors to Elma Turner drive from areas with restricted access to public transport. Trips will not just be for a visit to the library but also include other tasks in the city. Parking provision should reflect this. The access should also support changing means of transport such as linkages to cycle lanes, car-shares and public transport.



Doklabs magazine display

A welcoming place to host and engage visitors

The entry should be welcoming and warm with space to muster. It should have the capacity for ceremony. It should orient the visitor and invite them into the library. Other community services could share this space and it could be available for secure after hours use.

A cafe

Feedback from the public consultation often asked for a cafe space. Being located near the entry it can serve as a breakout area for study groups and an amenity to host visitors and guests. The cafe should align with the civic character of the library.

A well serviced community room, available after-hours

The room should be in addition to the library's activity and meeting room which is typically booked out throughout the day. This space could have kitchenette facilities and be bookable. Cost is a factor and a barrier to use with the ideal being free, supporting a wider usage.

Adjacency to a community hub of complementary services

The notion of a 'hub' of community services was generally seen as positive. Ideas such as Citizens Advice Bureau, Youthspace, Workspace, Makerspace were raised and seen positively. The caution was noted that this should not dilute the library's core role and 'adjacency' was identified as an appropriate approach. An entry shared by an adjacent community hub and the library was seen as an opportunity.



Devonport Library AAL

A connected Nelson archive, centered on a Library heritage space

Nelson has a strong heritage community and resource. It was noted that many out of region visitors come to seek information on relatives and ancestors, with the library as the first port of call. The library is currently directing enquiries to other dispersed public and community resources in Nelson: The Council Archives, the Museum's reference collection, Genealogical Society and Ancestor's Attic. Some of these organisations operate at reduced hours or their resources are difficult to quickly access.

The team-initiated discussion between various groups to consider a coordinated approach, identifying a valuable opportunity to centre Nelson's heritage reference services in or on the library. At a basic level this could be a common database of a networked Nelson archive, giving library users visibility of the resources that the other institutions and organisations hold.

A more capital intensive, but with potentially increased benefits, would be a combined service and co-location of some of the voluntary organisations and/or Council Archive within the library – making use of the specialist environmental conditions and staff. A Library heritage space would complement and not compete with the Museum, but would improve connections and information sharing between both institutions.

A 'sustainable' building, demonstrative of Nelson's approach to climate change

Sustainability was seen as very important and this should be to a high standard and visible in the building. Given the region's high sunshine hours solar energy appears sensible but further smart design with regard to thermal mass and ventilation are also called for. Benchmarking of sustainability features with design tools (Greenstar, Living Building Challenge etc...) was raised with Council officers, but no specific recommendations have yet been made.

A community building that is connected to the landscape/ surroundings

The river front site will have at least two edge conditions: one urban with linkages and visibility to cars, pedestrians and the commercial world. The other edge to the river is a connection to more leisurely routes, places of pause and is part of an increasingly valued resource. Values which are of importance to iwi.

A project that maximises the opportunities of the river

The Matai River is a central part of Nelson city and a library located on it is a privileged position. This was well recognised by all sectors of the community engaged with. Planning should acknowledge the risks associated with the river but make careful use of the natural beauty it provides. Being tidal the range of conditions varies through the day and season. The river can be either calm and reflective or energetic. Connection to the river should be made apparent from the entry and opportunities can be provided for visitors to experience the river from the library. Sheltered exterior space could support reading areas close to the river giving visitors opportunities to enjoy the river's constantly changing condition.

Wider considerations

Through the engagement process a number of contextual issues were raised that will need to be resolved with feasibility testing and to advance a concept design. These include the following:

- Land development by neighbours
- Potential plans for Civic House
- The Council's declaration of a climate emergency
- The question of a climatorium (centre of excellence for climate change research & advocacy)
- Inner city development and City Centre Spatial Planning
- Coastal Inundation and river flooding research – impacts on sites

These issues are being addressed by Council staff.

In addition, direction will be required at the next stage on the following:

Environmentally Sustainable Design

Nelson City Council has no operative policy to determine sustainability benchmarks for construction projects.

Best practice is to consider the environment holistically from the beginning of the project. In lieu of an operating policy, a number of options could be considered:

Design Tools: Select a proprietary green tool such as GreenStar or Living Building Challenge to help provide guidelines for design. The certification process also promotes measurable outcomes and provides internationally recognition for sustainable design.

Benchmarking and targets: Use best practice benchmarks in the concept design brief with deliverable targets. These targets can be performance based around, water usage, air quality, energy usage and embodied carbon.

Life Cycle Analysis (LCA): LCA undertaken independently can provide an audit of embodied and life of building energy costs. This should be done at various junctures during the design process- Concept, Preliminary and Developed to ensure the project tracks to a realistic and significant goal.

Carparking

The current site benefits from abundant carparking and feedback received indicates that it is highly valued. The extent of carparking provision will need to be determined to ensure sites are adequately sized.

4. LIBRARIES VISION (DRAFT)

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

At all engagement events the Draft Library Vision was presented and discussed. The draft vision was also workshoped with the libraries team and iwi.

The public feedback received both online and via the drop in sessions helped fine tune the vision. The feedback received on the draft library vision was well considered and nuanced. Subtle rephrasing and translation into Te Reo has been adopted.

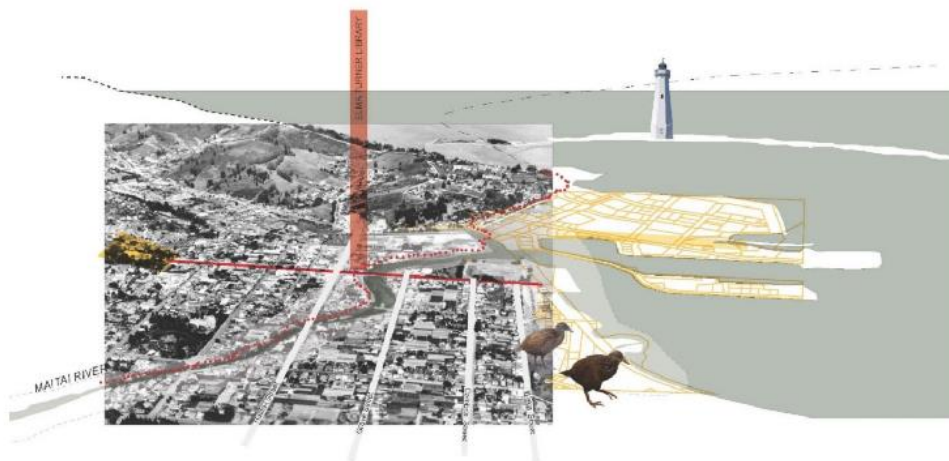
The principal change has been the removal of the statement “A Smart Library for a Smart Little City” as the feedback received was that this statement made people feel uncomfortable and that the statement was exclusive (“only smart people can use the library”). The revised Nelson Public Libraries Vision (Draft) that has resulted from the engagement is:

NELSON PUBLIC LIBRARIES VISION (DRAFT)

Nelson Public Libraries is a vibrant and well used library network which connects the people of Te Tau Ihu to knowledge, heritage and creativity by empowering life-long learning. A place of respite and enjoyment, our library system grows and adapts to the community it serves.

Four Focus Areas:

Kotahitanga	<i>Responding to our place in the world</i>
Mātauranga	<i>A place that encourages and enables growth</i>
Miharo	<i>Beyond the ordinary</i>
Manaakitanga	<i>He tangata</i>



A redeveloped Elma Turner Library can connect the city to the river - active edges that provide shelter next to the river and connects the library to the water, river walkway and the sea beyond

Kotahitanga

*Mā whero, Mā pango ka oti ai te mahi.**

1. Kotahitanga - Responding to our place in the world

- We will live up to the principals of our Treaty of Waitangi, and partner with our local iwi, to deliver on the principals of Mātauranga Māori.
- We will provide access to a world-class heritage collection, focusing on resources relevant to Te Tau Ihu.
- We welcome all visitors and new residents to our community.
- Sustainable practices within the library, promotion and education of our communities is achieved by working with partners towards the shared goal of a sustainable future.

** "With black and with red the work is completed"*

This whakatauki refers to different people or groups co-operating and partnering with each other to achieve their goals.

Mātauranga

*Ko te manu e kai ana i te miro, nōna te ngahere. Engari, ko te manu e kai ana i te mātauranga nōna te ao.**

2. Mātauranga - A place that encourages and enables growth

- The library is a community gathering point, a space for creativity, collaboration and connection with opportunities to highlight our region's accomplishments on a local and global stage.
- Our collections provide opportunities for inspiration, enjoyment and knowledge.
- We are a space of well-being and respite, where people feel welcome and safe, regardless of their age, ethnicity, gender or anything else that forms their identity.
- Lifelong learning and literacy are important functions of our library service, and will be reflected in all that we do.

** "The bird that consumes the miro berry owns the forest. The bird that consumes knowledge owns the world." - This whakatauki refers to learning in all forms including literacy and creativity.*

Miharo

Ehara taku toa i te toa takitahi, engari he toa takimano, takitini.*

3. Miharo - Beyond the ordinary

- We take our library services out to the communities we serve, through proactive and strategic outreach.
- Our online services deliver a comprehensive experience to our community beyond our opening hours and locations.
- We will identify and connect with partners to deliver collaborative services and activities to meet shared outcomes.
- We provide innovative, flexible and well-maintained spaces for imagination, learning, and relaxation.

** "Our strength does not come from ourselves alone, our strength comes from the many"*

This whakatauki acknowledges team effort. Just as it takes a village to raise a child; it takes a community to enable an individual's success. It's a good whakatauki to use when wanting to acknowledge the support of many.

Manaakitanga

Hāpaitia te ara tika pūmau ai te rangitiratanga mo ngā uri whakatipu.*

4. Manaakitanga - He tangata

- We work to achieve community trust in us, by keeping the promises we make, a responsible use of resources and a high level of professionalism at all times.
- We value and invest in our staff.
- By responding to the diverse needs of our communities, we will strengthen their place in Nelson and the world.
- Our services empower people to become active members of their community.

** "Foster the pathway of knowledge to strength, independence and growth for future generations."*

This whakatauki refers to inter-generational growth and surety.

5. APPENDICIES

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

The Appendices are available separately and contain, in digital format, the notes, data and minutes of all engagement events. They have been collated and compiled as follows:

A1 Public and Community Groups

A2 Iwi

A3 Library Staff

A4 Archive and Heritage

A5 NCC Offices

A6 Online Surveys

A7 Benchmarking

A8 Engagement Presentation Materials

B1 Redeveloped Elma Turner Library Outline Brief

B2 Redeveloped Elma Turner Library Next Steps



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International licence, and the use of any data or plan or any information downloaded must be in accordance with the terms of that licence. For more information please contact us.

Land ownership – Riverside Precinct

R21341



- Proprietors of Wakatū Incorporation
- Nelson City Council
- Other

0 10 20 30 40 50 m



A2478433 September 2020

File Ref: A2478433
JIT. Original map size A4.



Proposed Site Plan



Maitahi Riverside Precinct - Halifax Street, Nelson



SCALE 1:1000

OP2018-379
06 November 2020

A2572096

WAKATŪ



IGNITE

Item 8: Elma Turner Library Redevelopment Options: Attachment 4

Elma Turner Library - Options Assessment				
Option	Refurbish existing building	Redevelop existing site with new library	Build new library in the Riverside Precinct on the corner of Halifax and Trafalgar Streets	Build new library somewhere else in central Nelson
Fit for purpose	How fit for purpose would each location be, does it meet community expectations, what is the impact of the option on library services' business continuity?			
comments	A refurbishment could improve the internal layout and create more space for community. However, the space would still be too small to deliver all requirements, and a refurbishment will only add 20-30 years to the library's life.	A new build will be designed to meet the requirements of a modern, flexible library. Current parking would be retained. Link to the Maitai River and a possible Climatorium is maintained. Significant impact on business continuity.	A new build will be designed to meet the requirements of a modern, flexible library. Some parking is retained. Link to the Maitai River and a possible Climatorium is maintained and enhanced significantly. Negligible impact on business continuity.	A new build will be designed to meet the requirements of a modern, flexible library. Negligible impact on business continuity. Link to the Maitai River, any future Climatorium and proximity to Civic House will be lost. Link to outdoor environment would depend on location and neighbouring land use.
rating	Low	Medium-High	High	Medium
Overall score - fit for purpose	1.0	4.0	5.0	3.0
Sustainability/climate resilience	How well does the option match the intent of the Council's climate emergency?			
comments - location	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	A new build elsewhere in the city would likely be less prone to flooding and inundation.
rating - location score - location	Medium 3	Medium 3	Medium 4	High 5
comments - adaptation	Some improvements can be made to increase building resiliency, but these would only be short-term solutions.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will accommodate 1 in 100 year events in 2130, and have the ability to be raised further in the future, if required.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will accommodate 1 in 100 year events in 2130, and have the ability to be raised further in the future, if required.	Designs for a different location would address any residual climate risks.
rating - adaptation score - adaptation	Low-Medium 2	Medium-High 4	Medium-High 4	High 5
comments - mitigation	Re-using the existing building extends the life of embodied carbon. However, the extension to the life of the building is limited.	The design specification for the new library will be five star, Greenstar, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.	The design specification for the new library will be five star, Greenstar, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.	The design specification for the new library will be five star, Greenstar, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.
rating - mitigation score - mitigation	Medium 3	Medium-High 4	Medium-High 4	Medium-High 4
Overall score - sustainability	2.7	3.7	4.0	4.7
Consistency with City Centre Programme Plan	How well does the option align with the City Centre Programme Plan, the six key moves and the proposed Spatial Plan?			
comments	The current location splits the Wakatū-owned land in two and may not lead to the best long-term development opportunity for the Precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves.	The current location splits the Wakatū-owned land in two and may not lead to the best long-term development opportunity for the Precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves.	This location allows Council to control and improve access to the Riverside Precinct and Maitai Walkway, consolidates Council ownership around the Trafalgar Street/Halifax Street intersection and allows Wakatū most flexibility to develop a cohesive Riverside Precinct. It would contribute to bringing more people into the Riverside Precinct area and, if the Climatorium is developed, is consistent with all of the key moves.	Building in a different location in the central city or adjacent may contribute to multiple long-term outcomes for the city, if the right location can be found. Council may lose the ability to control development of Riverside Precinct if it sold the current library land.
rating	Medium	Medium	High	Medium-High
Overall score - City Centre Programme Plan	3.0	3.0	5.0	4.0
Cost	What are the capital costs, operating cost and transitional cost implications of each option?			
comments - capital	Refurbishment has a lower capital cost than a new build. Some premium for installing sustainability features.	Construction of a new building in this location has been costed at \$42.4 million. This includes contingency for known risks, and a premium for delivering a highly sustainable, iconic building.	Construction of a new building in this location has been costed at \$44.4 million. This includes contingency for known risks, and a premium for delivering a highly sustainable, iconic building.	Construction of a new building elsewhere is subject to additional unknown risk and there will be a premium for delivering a highly sustainable building. The cost of design features relating to location is currently unknown.
rating - capital score - capital	Low-Medium 4	High 1	High 1	High 1
comments - operating	Operating costs for a refurbished building will be higher than for a comparable new build.	A new build will be built to high environmental standards. This comes at increased capital cost but will reduce energy and other operating costs. These savings may be offset from increases due to the increased size of the library.	A new build will be built to high environmental standards. This comes at increased capital cost but will reduce energy and other operating costs. These savings may be offset from increases due to the increased size of the library.	A new build will be built to high environmental standards. This is likely to come at increased capital cost but will reduce energy and other operating costs. These savings may be offset from increases due to the increased size of the library.
rating - operating score - operating	Medium 3	Low-Medium 4	Low-Medium 4	Low-Medium 4
comments - transitional	Alternative premises would need to be leased in order to continue to deliver a library service within the central city during redevelopment on the current location. The entire collection would need to be moved twice.	Alternative premises would need to be leased in order to continue to deliver a library service within the central city during deconstruction and rebuild on the current location. The entire collection would need to be moved twice.	A lease arrangement with Wakatū Incorporation would need to be secured as part of the land exchange deal. The collection would only have to be moved once.	The current library site would need to be retained until a new building was completed on a new location. This incurs holding costs. The collection would only have to be moved once.
rating - transitional score - transitional Overall score - Cost	Medium-High 2 3.0	Medium-High 2 2.3	Low-Medium 4 3.0	Medium 3 2.7
Risk	How likely is it that the project will not proceed as planned, or that the desired outcomes are not fully delivered?			
comments	There is no land purchase required, and work can commence as soon as Council decides to progress the project. It has a good understanding of costs. Community may think that Council has previously undertaken to build a new library, rather than refurbish the old one. Environmental risks are present and this option gives limited ability to adapt to those risks.	There is no land purchase required, and work can commence as soon as Council decides to progress the project. It has a good understanding of costs and risks associated with the development. Reputational risk is low.	Wakatū Incorporation has given indicative support for this option, although some residual risk remains in relation to the land exchange detail. Council has a good understanding of costs and risks, and the project should be able to progress reasonably quickly.	There is risk associated with finding a suitable location, associated community consultation, and negotiation with neighbouring landowners prior to design phase. There is a high degree of uncertainty over the construction costs and timelines. There is reputational risk from the community wanting to see the library constructed on its current site. Could have negative impacts on developer confidence and city development if Council signals a policy of retreat from areas prone to flooding/inundation in the central city.
rating	Medium	Low-Medium	Low-Medium	High
Overall score - Risk	3.0	4.0	4.0	1.0
Overall score	2.5	3.4	4.2	3.1

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