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## Minutes of a meeting of the Strategic Development and Property Subcommittee

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

On Thursday 11 February 2021, commencing at 9.01a.m.

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Present: Councillor G Noonan (Chairperson), Her Worship the Mayor R Reese, Councillors Y Bowater, T Brand, T Skinner, Mr J Murray and Mr J Peters

In Attendance: Councillor J Edgar, Chief Executive (P Dougherty), Group Manager Strategy and Communications (N McDonald), Group Manager Community Services (A White), Group Manager Corporate Services (N Harrison), Governance Adviser (E-J Ruthven) and Governance Support (P Boutle)

Apologies : Her Worship the Mayor (for lateness)

### 1. Apologies

Resolved SDAP/2021/001

***That the Strategic Development and Property Subcommittee***

***1. Receives and accepts the apology from Her Worship the Mayor R Reese for lateness.***

Noonan/Brand

Carried

### 2. Confirmation of Order of Business

The Chairperson advised there was one late item for the confidential part of the meeting, and that the following resolution needed to be passed for the item to be considered:

2.1 Brook Valley Holiday park Long-Term Occupancy Compliance

Resolved SDAP/2021/002

***That the Strategic Development and Property Subcommittee***

- 1. Considers the confidential item regarding Brook Valley Holiday Park Long-Term Occupancy Compliance 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.***

Bowater/Brand

Carried

**3. Interests**

There were no updates to the Interests Register.

Mr Murray subsequently declared an interest in the confirmation of the minutes of the Strategic Development and Property Subcommittee meeting of 26 November 2020 (confidential agenda item 1), as well as during the confidential item Brook Valley Holiday Park Long-Term Occupancy Compliance (confidential late agenda item 1).

**4. Public Forum**

There was no public forum.

**5. Confirmation of Minutes**

5.1 26 November 2020

Document number M15293, agenda pages 7 - 9 refer.

Resolved SDAP/2021/003

***That the Strategic Development and Property Subcommittee***

- 1. Confirms the minutes of the meeting of the Strategic Development and Property Subcommittee, held on 26 November 2020, as a true and correct record.***

Bowater/Skinner

Carried

**6. Chairperson's Report**

Councillor Noonan gave a verbal Chairperson's Report. She outlined issues that had been raised with her in relation to the Marina, and

requested an update from officers on the governance model for the marina.

Attendance: Her Worship the Mayor R Reese joined the meeting at 9.07a.m.

The meeting was adjourned from 9.09a.m. to 9.12a.m.

At the Chair's invitation, Manager Parks and Facilities, Rosie Bartlett, outlined work underway on the transition plan to bring management of the Marina back in-house. Parks and Facilities Activity Planner, Jane Loughnan, gave an update regarding work underway on the Marina Master Plan.

Councillor Noonan also noted the subcommittee's responsibility for the Haven precinct, and requested a report to a future subcommittee meeting outlining the strategic purpose for which the Haven properties were purchased, and whether it was possible to move forward with expressions of interest in these buildings.

Resolved SDAP/2021/004

***That the Strategic Development and Property Subcommittee***

***1. Receives the verbal Chairperson's Report.***

Noonan/Bowater

Carried

**6. Nelson Marina - Setting fees for 2021/22**

Document number R22544, agenda pages 10 - 20 refer.

Manager Parks and Facilities, Rosie Bartlett and Parks and Facilities Activity Planner, Jane Loughnan, presented the report. They answered questions regarding the frequency of fee increases, proposed engagement regarding fees and charges increases, and communications with marina users.

Questions were raised regarding the legal context for increasing Marina fees and charges, and the Chief Executive, Pat Dougherty, advised that the meeting would move into confidential session in order for questions to be answered.

The meeting was adjourned from 9.33a.m. to 9.38a.m.

**7. Exclusion of the Public**

Resolved SDAP/2021/005

***That the Strategic Development and Property Subcommittee***

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/Brand

Carried

<b>Item</b>	<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Particular interests protected (where applicable)</b>
<b>1</b>	<b>Nelson Marina – Setting fees for 2021/22</b>	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"> <li>• Section 7(2)(g) To maintain legal professional privilege</li> </ul>

The meeting went into confidential session at 9.38a.m. and resumed in public session at 10.06a.m.

#### **8. Nelson Marina - Setting fees for 2021/22 (item 7 cont.)**

Along with the Chief Executive, Pat Dougherty, Ms Bartlett and Ms Loughnan answered further questions regarding increasing fees and charges by the Consumer Price Index rather than the Local Government Cost Index, inclusion of the proposed increases in Council’s draft Long Term Plan, and the future Marina financial review.

Resolved SDAP/2021/007

***That the Strategic Development and Property Subcommittee***

1. ***Receives the report Nelson Marina - Setting fees for 2021/22 (R22544) and its attachment (A2541155); and***
2. ***Notes the proposed increase in marina fees and charges set out in section 5 of the report Nelson Marina - Setting fees for 2021/22 (R22544) and its attachment (A2541155); and***

3. ***Agrees to the consultation approach identified in section 6 of report R22544 for marina fees and charges for 2021/22; and***
4. ***Notes that following consultation a further report will recommend marina fees and charges for 2021/22 to be set by Council by resolution.***

Skinner/Brand

Carried

## 9. Exclusion of the Public

Resolved SDAP/2021/008

### ***That the Strategic Development and Property Subcommittee***

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/Skinner

Carried

<b>Item</b>	<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Particular interests protected (where applicable)</b>
<b>1</b>	<b>Strategic Development and Property Subcommittee Meeting – Confidential Minutes - 26 November 2020</b>	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"> <li>• Section 7(2)(a)  To protect the privacy of natural persons, including that of a deceased person</li> </ul>
<b>2</b>	<b>Status Report - Confidential</b>	Section 48(1)(a)  The public conduct of this matter would be likely to result in disclosure of information for which	The withholding of the information is necessary: <ul style="list-style-type: none"> <li>• Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person</li> <li>• Section 7(2)(h)</li> </ul>

<b>Item</b>	<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Particular interests protected (where applicable)</b>
		good reason exists under section 7	To enable the local authority to carry out, without prejudice or disadvantage, commercial activities <ul style="list-style-type: none"> <li>• Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>
<b>3</b>	<b>Strawbridge Square Improvements</b>	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"> <li>• Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> </ul>
<b>4</b>	<b>Brook Valley Holiday Park Long-Term Occupancy Compliance</b>	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"> <li>• Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person</li> <li>• Section 7(2)(g) To maintain legal professional privilege</li> </ul>

The meeting went into confidential session at 10.16a.m. and resumed in public session at 12.47p.m.

There being no further business the meeting ended at 12.47p.m.

Confirmed as a correct record of proceedings:

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date