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## **Minutes of a meeting of the Urban Development Subcommittee**

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

**On Tuesday 2 March 2021, commencing at 9.00a.m.**

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Present: Councillor J Edgar (Chairperson), Her Worship the Mayor R Reese, Councillors M Courtney, K Fulton, B McGurk and P Rainey

In Attendance: Councillors M Lawrey, G Noonan and R Sanson, Group Manager Environmental Management (C Barton), Group Manager Strategy and Communications (N McDonald), Governance Adviser (E-J Ruthven) and Governance Support (P Boutle)

Apologies : Nil

### **1. Apologies**

There were no apologies.

### **2. Confirmation of Order of Business**

The Chairperson advised there was one minor late item for the meeting, regarding the City Centre Spatial Plan Engagement Approach.

She added that item six of the agenda had been withdrawn, as Ms Campbell was unable to attend the meeting.

### **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. Chairperson's Report

Document number R22695, agenda pages 5 - 8 refer.

Councillor Edgar spoke to her report. She emphasised the importance of partnering with central government and community organisations to support housing, and commended the research of officers, particularly Group Manager Strategy and Communications, Nicky McDonald.

Councillor Edgar also highlighted Council's participation in the Affordable Housing for Generations research programme.

Resolved UD/2021/001

### ***That the Urban Development Subcommittee***

- 1. Receives the report Chairperson's Report (R22695) and its attachment (A2582100).***

Edgar/McGurk

Carried

## 6. Julia Campbell, new Regional Director, Kāinga Ora – Introduction

This item was withdrawn from the agenda.

## 7. Options for increasing housing supply

Document number R22552, agenda pages 9 - 23 refer.

Attendance: Councillor Fulton joined the meeting at 9.08a.m.

Team Leader City Development, Lisa Gibellini, presented the report.

Along with Group Manager Environmental Management, Clare Barton, and Senior City Development Adviser, Gabrielle Thorpe, Ms Gibellini answered questions regarding:

- Processes involved in setting up an Urban Development Authority;
- Assessment of Council's property portfolio for potential housing developments;
- Collaboration with Tasman District Council in preparing the Housing and Business Capacity Assessment;
- The development community's views regarding the National Policy Statement – Urban Development requirement to remove on-site parking requirements and the development feasibility tool;
- Kāinga Ora's strategic plan for Tasman/Nelson/Marlborough and the potential for collaboration in larger scale housing projects;

- Potential approaches from developers for housing projects, and how these could be advanced;
- Approaches from inner-city property owners to sell land to Council, noting that any such expressions of interest should be brought to the subcommittee for governance direction; and
- How climate impact assessments would be incorporated into the next steps to be undertaken in relation to housing supply matters.

The meeting was adjourned from 10.25a.m to 10.38a.m.

Her Worship the Mayor, seconded by Councillor McGurk, moved a motion:

*That the Urban Development Subcommittee*

1. *Receives the report Options for increasing housing supply (R22552); and*
2. *Engages with Kāinga Ora to support and inform the Nelson aspects of Kāinga Ora's Tasman/Nelson/Marlborough Strategic Plan including consideration of potential Specified Development Projects and reports back to the next Urban Development Subcommittee;*
3. *Requests officers to report back to the Urban Development Subcommittee on any land purchase opportunities with potential to leverage housing supply, as they arise;*
4. *Requests that officers undertake a further assessment of Council-owned properties to see which have potential to leverage housing supply, and report to the Strategic Development and Property Subcommittee and Urban Development Subcommittee, as appropriate.*

Councillor Fulton, seconded by Councillor Courtney, moved an amendment to include a fifth clause:

5. *Notes that in future officers will incorporate considerations of the impact of housing on delivering to climate change objectives.*

Following discussion, and with the agreement of the mover and seconder, the amendment was incorporated into the motion.

Resolved UD/2021/002

***That the Urban Development Subcommittee***

1. ***Receives the report Options for increasing housing supply (R22552); and***

2. ***Engages with Kāinga Ora to support and inform the Nelson aspects of Kāinga Ora's Tasman/Nelson/Marlborough Strategic Plan including consideration of potential Specified Development Projects and reports back to the next Urban Development Subcommittee;***
3. ***Requests officers to report back to the Urban Development Subcommittee on any land purchase opportunities with potential to leverage housing supply, as they arise;***
4. ***Requests that officers undertake a further assessment of Council-owned properties to see which have potential to leverage housing supply, and report to the Strategic Development and Property Subcommittee and Urban Development Subcommittee, as appropriate; and***
5. ***Notes that in future officers will incorporate considerations of the impact of housing on delivering to climate change objectives.***

Her Worship the Mayor/McGurk

Carried

**8. City Centre Spatial Plan Engagement Approach (minor late item)**

Due to timing constraints, this item was withdrawn from the agenda.

There being no further business the meeting ended at 10.45a.m.

Confirmed as a correct record of proceedings:

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