



Minutes of a meeting of the Strategic Development and Property Subcommittee

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

On Thursday 1 April 2021, commencing at 9.04a.m.

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: Group Manager Infrastructure (A Louverdis), Group Manager Community Services (A White), Group Manager Corporate Services (N Harrison), Group Manager Strategy and Communications (N McDonald), Governance Adviser (E Stephenson) and Governance Support (P Boutle)

Apologies : Nil

1. Apologies

There were no apologies.

2. Confirmation of Order of Business

The meeting went into confidential session during Item 7 – Setting marina fees and charges for 2021/22 to discuss confidential supplementary advice regarding that item (Item 2 of the Confidential Agenda).

3. Interests

Mr John Murray declared an interest in Item 3 of the Confidential Agenda – Brook Valley Holiday Park Compliance Update, if management of the park was discussed, and in Item 4 of the Confidential Agenda – Updates on current matters – Tahuna Beach Camp lease.

4. **Public Forum**

There was no public forum.

5. **Confirmation of Minutes**

5.1 11 February 2021

Document number M15400, agenda pages 7 - 12 refer.

A minor amendment was noted to the minutes of the previous meeting, in that there was a duplication of the words 'confirmation of minutes' in Item 3 – Interests.

Resolved SDAP/2021/016

That the Strategic Development and Property Subcommittee

- 1. Confirms the amended minutes of the meeting of the Strategic Development and Property Subcommittee, held on 11 February 2021, as a true and correct record.***

Peters/Murray

Carried

6. **Chairperson's Report**

Document number R23749, agenda pages 13 - 19 refer.

The Chairperson spoke to her report. Discussion took place on the process for up-to-date information being provided to the Subcommittee and on governance oversight of the marina.

Resolved SDAP/2021/017

That the Strategic Development and Property Subcommittee

- 1. Receives the report Chairperson's Report (R23749) and its attachment (Page from A2558791).***

Noonan/Peters

Carried

7. **Setting marina fees and charges for 2021/22**

Document number R22618, agenda pages 20 - 50 refer.

Principal Parks and Facilities Activity Planner, Andrew Petheram, and Parks and Facilities Activity Planner, Jane Loughnan, spoke to the report. It was noted that the feedback received was broader than fees and

charges, and that valuable points would be addressed in the transition to the new management model. Questions were answered regarding the proposed fees and charges, hardstand usage, fee setting and enforcement and marina operational management.

The meeting was adjourned from 9.52a.m. until 10.03.a.m.

It was agreed that the advice in the confidential report – Supplementary advice on marina fees and charges 2021/22 be discussed.

Exclusion of the Public

Resolved SDAP/2021/018

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

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
2	Supplementary advice on marina fees and charges 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)(g) To maintain legal professional privilege

The meeting went into confidential session at 10.04a.m. and resumed in public session at 10.38a.m.

In response to a question, Ms Loughnan confirmed that any marina surplus funds were used to pay for debt in the closed account and that no profit was returned to ratepayers.

Resolved SDAP/2021/019

That the Strategic Development and Property Subcommittee

- 1. Receives the report Setting marina fees and charges for 2021/22 (R22618) and its attachments (A2593065 and A2595033 and A2593335); and***
- 2. Requests that a detailed review of marina financials be undertaken prior to setting the 2022/23 fees for the marina.***

Brand/Her Worship the Mayor

Carried

Recommendation to Council SDAP/2021/020

That the Council

- 1. Sets the marina fees and charges for 2021/22 as outlined in Attachment 2 (A2541155) to report R22618;***

Brand/Her Worship the Mayor

Carried

8. Exclusion of the Public

Resolved SDAP/2021/021

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:***

Brand/Skinner

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 Development and Property Subcommittee Meeting - Public Excluded Minutes - 11 February 2021	<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 • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
2	Supplementary advice on marina fees and charges 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)(g) To maintain legal professional privilege
3	Brook Valley Holiday Park Compliance Update	<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)(h) To enable the local authority to carry out, without prejudice or

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
			disadvantage, commercial activities
4	Updates on current matters <ul style="list-style-type: none"> • Strawbridge Square • Haven Precinct • Kinzett Terrace • Tahuna Beach Camp Lease 	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)

The meeting went into confidential session at 10.42a.m. and resumed in public session at 12.57p.m.

RESTATEMENTS

It was resolved while the public was excluded:

1	CONFIDENTIAL: Supplementary advice on marina fees and charges 2021/22
	<p><i>That the Strategic Development and Property Subcommittee</i></p> <p>2. <u>Agrees</u> that Report (R22711) remains confidential at this time.</p>

2	CONFIDENTIAL: Brook Valley Holiday Park Compliance Update
	<p><i>That the Strategic Development and Property Subcommittee</i></p> <p>2. <u>Agrees</u> that Report (R23750) remain confidential at this time.</p>

There being no further business the meeting ended at 12.57p.m.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date