



**Minutes of a meeting of the
Urban Development Subcommittee
*Te Kōmiti Āpiti, Whakahou Taone***

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,
Nelson on Thursday 29 July 2021, commencing at 1.05p.m.**

Present: Cr J Edgar (Chairperson), Her Worship the Mayor R Reese (via Zoom), Councillors M Courtney, K Fulton and B McGurk

In Attendance: Councillor G Noonan, Chief Executive (P Dougherty), Group Manager Environmental Management (C Barton), Governance Advisers (E Stephenson and J Brandt) and Governance Support (P Boutle)

Apologies : Councillor P Rainey

Karakia and Mihi Timatanga

1. Apologies

Apologies

Resolved UD/2021/009

That the Urban Development Subcommittee

- 1. Receives and accepts the apology from Councillor Rainey.***

Edgar/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

4.1. Nelson Tasman Housing Trust - The Trust's Plans to Develop Affordable Rental Housing and Accessing the Housing Reserve

Document number R26051

Carrie Mozena, Director from Nelson Tasman Housing Trust, spoke about the Trust's plans to develop affordable rental housing, accessing the Housing Reserve and updated Elected Members on the Trust's progress so far. Ms Mozena urged Council to focus in terms of enduring impact by investing in housing now, rather than the Housing Fund enduring.

Attendance: Councillor Fulton entered the meeting at 1.22pm.

Ms Mozena answered questions regarding the number of houses the Trust had got on the market, the Trust's ability to leverage from and to multiply Council funding and projects to help the private sector to come forward with land and affordable housing. Ms Mozena asked Council to concentrate on using the fund for affordable housing for low-income people.

Following questions and discussion on defining low income, the timeline for the Housing Reserve, enduring outcomes and alternative models, it was noted that a direction setting workshop on the Housing Reserve to be held at the end of August.

5. Confirmation of Minutes

5.1 20 April 2021

Document number M16571, agenda pages 6 - 9 refer.

Resolved UD/2021/010

That the Urban Development Subcommittee

- 1. Confirms the minutes of the meeting of the Urban Development Subcommittee, held on 20 April 2021, as a true and correct record.***

McGurk/Courtney

Carried

6. Chairperson's Report

Document number R26064, agenda pages 10 - 11 refer.

The Chairperson spoke briefly to her report.

Resolved UD/2021/011

That the Urban Development Subcommittee

1. Receives the report Chairperson's Report (R26064).

Edgar/McGurk

Carried

7. Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment

Document number R24829, agenda pages 12 - 344 refer.

Senior City Development Adviser, Gabrielle Thorpe, and Strategy and Environment Senior Analyst, Chris Pawson, spoke to the report.

Attendance: The Chairperson vacated the Chair and left the meeting at 1.56pm. At the Chair's request, Councillor McGurk assumed the Chair.

Ms Thorpe and Mr Pawson answered questions regarding the difference between industrial and commercial land and the percentage margin added. Ms Thorpe noted that the assessment presented information as required under the current settings.

A concern was noted regarding the Spotlight on Campgrounds wording on agenda page 53.

The meeting was adjourned from 2.04pm until 2.15pm, at which time Councillor Edgar resumed the Chair.

It was agreed that the Campgrounds section on agenda page 53 be removed from the report and the recommendation was amended accordingly.

It was noted that information on agenda pages 102 and 103 was out of date and that this would be updated. The recommendation was amended accordingly.

Discussion took place regarding the growth model and greenfield/brownfield development. It was noted that the Infrastructure Acceleration Fund would be a significant lever in the market and that although Council was required to adopt the assessment, it may not reflect the dynamic environment Council was operating in; this would be a focus for the covering statement to the Minister.

Resolved UD/2021/012

That the Urban Development Subcommittee

1. ***Receives the report Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment (R24829) and its attachments (A2578160, A2688455); and***
2. ***Agrees to the removal of the Spotlight on Campgrounds section on agenda page 53; and updates the plan for Tasman Heights on agenda page 103 and associated wording on agenda page 102 from the Nelson Housing and Business Capacity Assessment (A2578160); and***
3. ***Notes that both the Housing and Business Capacity Assessments (A2578160, A2688455) will be published on Council's website.***

McGurk/Courtney

Carried

Recommendation to Council UD/2021/013

That the Council

1. ***Approves the housing bottom lines be adopted for inclusion into Nelson City Council's district plan/regional policy statement as set out in the report Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment (R24829); and***
2. ***Notes that the Minister of the Environment will be notified of the insufficiency of development capacity for housing for the Nelson part of the urban environment as set out in Report R24829; and***
3. ***Delegates to the Mayor and Chief Executive the authority to confer with the Tasman District Council regarding any minor editorial amendments to the Nelson-Tasman Housing and Business Capacity Assessment report (A2688455); and***
4. ***Notes the recommendations from the Housing and Business Capacity Assessments as set out in Report R24829.***

McGurk/Courtney

Carried

8. Exclusion of the Public

Resolved UD/2021/014

That the Urban Development 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:***

Courtney/McGurk

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	Urban Development Subcommittee Meeting - Confidential Minutes - 20 April 2021	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)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities

The meeting went into confidential session at 2.56pm and resumed in public session at 2.58pm.

The only business transacted in confidential session was to confirm the minutes. In accordance with the Local Government Official Information and Meetings Act, no reason for withholding this information from the public exists, therefore this business has been recorded in the open minutes.

9. Confirmation of Minutes

9.1 20 April 2021

Document number M16573, agenda pages 3 - 5 refer.

Resolved UD/2021/015

That the Urban Development Subcommittee

- 1. Confirms the minutes of part of the meeting of the Urban Development Subcommittee, held with the public excluded on 20 April 2021, as a true and correct record.***

Fulton/Courtney

Carried

10. Re-admittance of the Public

Resolved UD/2021/016

That the Council

- 2. Re-admits the public to the meeting.***

Fulton/McGurk

Carried

Karakia Whakamutunga

There being no further business the meeting ended at 2.58pm.

Confirmed as a correct record of proceedings by resolution on 9 November 2021:

Resolved UD/2021/017

That the Urban Development Subcommittee

- 1. Confirms the minutes of the meeting of the Urban Development Subcommittee, held on 29 July 2021, as a true and correct record.*

