



Notice of the Ordinary meeting of

Strategic Development and Property Subcommittee

Te Kōmiti Āpiti, Rautaki / Rawa

Date:	Tuesday 3 August 2021
Time:	9.00a.m.
Location:	Council Chamber Civic House 110 Trafalgar Street, Nelson

Agenda

Rārangi take

Chairperson

Cr Gaile Noonan

Members

Her Worship the Mayor Rachel Reese

Cr Yvonne Bowater

Cr Trudie Brand

Cr Tim Skinner

Mr John Murray

Mr John Peters

Quorum: 4

**Pat Dougherty
Chief Executive**

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.

***Excerpt from Nelson City Council Delegations Register
(A11833061)***

Strategic Development and Property Subcommittee

Areas of Responsibility

- Haven Precinct
- Marina Precinct
- Campgrounds
- Strategic properties, as identified in the Property and Facilities Activity Management Plan, excluding
 - Civic House (a matter for Council); and
 - Properties within the Riverside Precinct (a matter for Council)
- Commercial development proposals

Powers to Decide

- Appointment of a deputy Chair
- Developing, monitoring and reviewing strategies, policies and plans, with final versions to be recommended to Council for approval
- Undertaking informal community engagement on matters within the areas of responsibility

Powers to Recommend to Council

- Approval of final versions of strategies, policies and plans
- All other matters within the areas of responsibility or any other matters referred to it by Council

For the Terms of Reference for the Strategic Development and Property Subcommittee, please refer to document A2505915.

Karakia and Mihi 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 1 June 2021

6 - 11

Document number M18673

Recommendation

That the Strategic Development and Property Subcommittee

1. Confirms the minutes of the meeting of the Strategic Development and Property Subcommittee, held on 1 June 2021, as a true and correct record.

6. Chairperson's Report

7. Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility

12 - 14

Document number R26090

Recommendation

That the Strategic Development and Property Subcommittee

- 1. Receives the report Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility (R26090) and its attachment (A2714355).***

8. Verbal Updates

- 8.1 Marina
- 8.2 Campground

CONFIDENTIAL BUSINESS

9. Exclusion of the Public

Recommendation

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:***

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1.1	Strategic Development and Property Subcommittee Meeting - Confidential Minutes - 1 June 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)(g) To maintain legal professional privilege • Section 7(2)(h) To enable the local authority to carry out,

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
			without prejudice or disadvantage, commercial activities <ul style="list-style-type: none"> • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
1.2	Strategic Development and Property Subcommittee Meeting - Confidential Minutes - 1 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)(g) To maintain legal professional privilege • Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities
2	Tahuna Beach Camp - Community Engagement on the Proposed Lease of the Campground	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)

Karakia Whakamutunga



Minutes of a meeting of the Strategic Development and Property Subcommittee

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

On Tuesday 1 June 2021, commencing at 9.08a.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: Chief Executive (P Dougherty), Group Manager Infrastructure (A Louverdis), Group Manager Environmental Management (C Barton), Group Manager Community Services (A White), Group Manager Corporate Services (N Harrison), Group Manager Strategy and Communications (N McDonald), Governance Advisers (E Stephenson and K McLean)

Apologies : Mr John Peters (for lateness)

Karakia and Mihi Timatanga

1. Apologies

Apologies

Resolved SDAP/2021/027

That the Strategic Development and Property Subcommittee

- 1. Receives and accepts the apologies from Mr John Peters for lateness.***

Noonan/Bowater

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. Confirmation of Minutes

5.1 1 April 2021

Document number M16528, agenda pages 7 - 13 refer.

Resolved SDAP/2021/028

That the Strategic Development and Property Subcommittee

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

Skinner/Brand

Carried

6. Chairperson's Report

Document number R25897, agenda pages 14 - 15 refer.

The Chairperson spoke to her report, and it was confirmed that in future, a report from the Marina Manager would be provided to the Subcommittee.

Resolved SDAP/2021/029

That the Strategic Development and Property Subcommittee

- 1. Receives the report Chairperson's Report (R25897).***

Skinner/Noonan

Carried

7. Strategic Development and Property Quarterly Report to 31 March 2021 - Marina and Campgrounds Update

Document number R25899, agenda pages 16 - 25 refer.

Group Manager Community Services, Andrew White and Manager Parks and Facilities, Rosie Bartlett, spoke to the report and answered questions regarding campsites and the Marina and more regular reporting was requested for both. Marina Manager Nigel Skeggs answered questions (via Zoom.)

Resolved SDAP/2021/030

That the Strategic Development and Property Subcommittee

- 1. Receives the report Strategic Development and Property Quarterly Report to 31 March 2021 - Marina and Campgrounds Update (R25899) and its attachments (A2660062 and A2660102).***

Noonan/Skinner

Carried

8. Exclusion of the Public

Resolved SDAP/2021/031

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:***

Skinner/Bowater

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	Section 48(1)(a) The public conduct of this matter would be	The withholding of the information is necessary: <ul style="list-style-type: none"> • Section 7(2)(a)

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
	Meeting - Public Excluded Minutes - 1 April 2021	likely to result in disclosure of information for which good reason exists under section 7.	To protect the privacy of natural persons, including that of a deceased person <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 • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
2	Chairperson's Report - Confidential	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 • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
3	Marina Transition Project - Project Costs	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"> • Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage,

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
		good reason exists under section 7	negotiations (including commercial and industrial negotiations)
4	Kinzett Terrace 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

The meeting went into confidential session at 9.25am and resumed in public session at 11.01a.m.

Karakia Whakamutunga

RESTATEMENTS

It was resolved while the public was excluded:

1	CONFIDENTIAL: Chairperson's Report - Confidential
	<p><i>That the Strategic Development and Property Subcommittee</i></p> <p>2. <u>Agrees</u> that the report (R25898) remain confidential at this time.</p>

2	CONFIDENTIAL: Marina Transition Project - Project Costs
	<p><i>That the Strategic Development and Property Subcommittee</i></p> <p>3. <u>Agrees</u> that report R25912 be made publicly available once contract termination negotiations are concluded.</p>

3	CONFIDENTIAL: Kinzett Terrace Lease
	<i>That the Strategic Development and Property Subcommittee</i>

	3. Agrees that Report (R25913), Attachments (A2618949, A2014640, A2499267 and A2499267) and the decision remain confidential at this time.
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There being no further business the meeting ended at 11.01a.m.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date

Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility

1. Purpose of Report

- 1.1 To provide the Long Term Plan 2021 – 31 decisions relating to the Strategic Development and Property Subcommittee’s Areas of Responsibility.

2. Recommendation

That the Strategic Development and Property Subcommittee

- 1. Receives the report Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility (R26090) and its attachment (A2714355).**

Author: Elaine Stephenson, Governance Adviser

Attachments

Attachment 1: A2714355 - Long Term Plan Decisions 2021- 31 - Strategic Development and Property Subcommittee decisions [↓](#)

Item 7: Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility: Attachment 1

LTP Strategic Development and Property Subcommittee Decisions	
Subject	Decision
Sea Sports Building	<p>43. <u>Agrees</u> that Council will make provision to fund 80% of the cost of the Sea Sports building with the expectation that users will raise a minimum of 20% of the total construction costs, subject to site identification upon approval of the Marina Master Plan.</p>
Campgrounds	<p>56. <u>Approves</u> an additional \$84,000 operational expenditure in Year 2 of the Long Term Plan 2021-31 to cover costs related to allowing more time for completion of the compliance project before leasing of the Brook Valley Holiday Park commences; and</p> <p>57. <u>Allocates</u> up to an additional \$510,000 capital expenditure (being \$410,000 in Year 1 of the Long Term Plan 2021-31 and \$50,000 in each of Years 2 and 3) for an improved toilet block at the Brook Valley Holiday Park, and to connect long-term occupants to water and wastewater services as well as undertake other work related to achieving compliance and requests a report to the Strategic Development and Property Subcommittee prior to works being undertaken; and</p> <p>58. <u>Requests</u> officers to review the future uses of the Maitai Valley Motor Camp and report back to the Strategic Development and Property Subcommittee; and</p> <p>59. <u>Requests</u> officers to reduce the cap on the number of Maitai Valley Motor Camp users.</p>

Item 7: Long Term Plan 2021 - 31 Decisions relating to Strategic Development and Property Subcommittee Areas of Responsibility: Attachment 1

LTP Strategic Development and Property Subcommittee Decisions	
Subject	Decision
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Campgrounds	<p>56. <u>Approves</u> an additional \$84,000 operational expenditure in Year 2 of the Long Term Plan 2021-31 to cover costs related to allowing more time for completion of the compliance project before leasing of the Brook Valley Holiday Park commences; and</p> <p>57. <u>Allocates</u> up to an additional \$510,000 capital expenditure (being \$410,000 in Year 1 of the Long Term Plan 2021-31 and \$50,000 in each of Years 2 and 3) for an improved toilet block at the Brook Valley Holiday Park, and to connect long-term occupants to water and wastewater services as well as undertake other work related to achieving compliance and requests a report to the Strategic Development and Property Subcommittee prior to works being undertaken; and</p> <p>58. <u>Requests</u> officers to review the future uses of the Maitai Valley Motor Camp and report back to the Strategic Development and Property Subcommittee; and</p> <p>59. <u>Requests</u> officers to reduce the cap on the number of Maitai Valley Motor Camp users.</p>