



Minutes of a meeting of the
Strategic Development and Property Subcommittee
Te Kōmiti Āpiti, Rautaki / Rawa

Held via Zoom on Thursday 24 March 2022, commencing at 9.02a.m.

Present: Cr 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: Deputy Mayor (J Edgar), Chief Executive (P Dougherty), Group Manager Infrastructure (A Louverdis), Group Manager Community Services (A White), Group Manager Corporate Services (N Harrison), and Governance Advisers (K McLean and T Kruger)

Apologies : Nil

Karakia and Mihi Timatanga

1. Apologies

There were no apologies.

2. Confirmation of Order of Business

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 17 February 2022

Document number M19239, agenda pages 8 - 13 refer.

Resolved SDAP/2022/007

That the Strategic Development and Property Subcommittee

- 1. Confirms the minutes of the meeting of the Strategic Development and Property Subcommittee, held on 17 February 2022, as a true and correct record.***

Murray/Bowater

Carried

6. Nelson Marina Governance Review

Document number R26685, agenda pages 14 - 37 refer.

Manager Nelson Marina, Nigel Skeggs, presented the report and answered questions about the consultation process, community engagement and submissions.

The Subcommittee discussed the Marina Director, confirming that he would not be sitting as a Director on the board, an additional clause was added to the recommendation to reflect this.

Recommendation

That the Strategic Development and Property Subcommittee

- 1. Receives the report Nelson Marina Governance Review (R26685) and its attachment (A2852478).***

Recommendation to Council SDAP/2022/008

That the Council

- 1. Approves the formation of a Management Council Controlled Organisation (Management CCO) for Nelson Marina.***
- 2. Approves the development of a Statement of Expectation, Statement of Intent, a Management Agreement, and recommended board structure for***

Nelson Marina by the Strategic Development and Property Subcommittee for consideration by Council.

- 3. Confirms that the Manager of Nelson Marina will not be appointed to the Council Controlled Organisation, Marina Management Governance Board.***

Noonan/Bowater

Carried

7. Millers Acre Re-cladding Project

Document number R26657, agenda pages 38 - 45 refer.

Group Manager Corporate Services and Team Leader Capital Projects, Rebecca Van Orden, presented the report and answered questions about contingency funding, additional funding and strategic investments.

Resolved SDAP/2022/009

That the Strategic Development and Property Subcommittee

- 1. Receives the report Millers Acre Re-cladding Project (R26657).***

Brand/Noonan

Carried

Recommendation to Council SDAP/2022/010

That the Council

- 1. Approves the allocation of an additional unbudgeted amount of \$625,000 in 2022/23 to complete the remedial cladding system for Millers Acre and installation of a comprehensive height safety harness point system; and***
- 2. Notes that investigation into improvements to the northern end of the ground floor of Millers Acre (currently leased to the Department of Conservation) to provide additional window opening and external customer access is underway and will be presented to a future Subcommittee as a matter of urgent business.***

Noonan/Murray

Carried

8. Exclusion of the Public

Phil Stephenson, of Grant Hunt Building Consultants Limited, and Jennifer Rose, of BECA, will be in attendance for item 2 and item 4 of the Confidential agenda to answer questions and, accordingly, the following resolution is required to be passed:

Resolved SDAP/2022/011

That the Strategic Development and Property Subcommittee

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Phil Stephenson from Grant Hunt Building Consultants Limited remain after the public has been excluded, for Item 2 of the Confidential agenda Millers Acre – Cladding Inspection report, as he has knowledge that will assist the meeting.***
- 2. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Jennifer Rose from BECA remain after the public has been excluded, for Item 4 of the Confidential agenda Resource Consent for Brook Valley Holiday Park Long Term Residential Accommodation, as she has knowledge that will assist the meeting.***

Bowater/Her Worship the Mayor

Carried

Resolved SDAP/2022/012

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/Her Worship the Mayor

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	Section 48(1)(a)	The withholding of the information is necessary:

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
	Subcommittee Meeting - Confidential Minutes - 17 February 2022	The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7.	<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)(a) To protect the privacy of natural persons, including that of a deceased person • Section 7(2)(b)(ii) To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information
2	Millers Acre - Cladding Inspection Report	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	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(b)(ii) To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information
3	225 Akersten Street Commercial Tenancy	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	<p>The withholding of the information is necessary:</p> <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)

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
			To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
4	Resource Consent for Brook Valley Holiday Park Long Term Residential Accommodation	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

The meeting went into confidential session at 9.32a.m. and the meeting was subsequently adjourned 11.38a.m. The meeting reconvened in Confidential session via Zoom at 9.03a.m. on Wednesday 25 May 2022 and resumed in public session at 9.52a.m.

Karakia Whakamutanga

1. Restatements

It was resolved while the public was excluded:

1 Millers Acre - Cladding Inspection Report

2. *Agrees that report (R26675) and attachments (A2844027, A2852861 and A2334220) remain in confidential at this time.*

2 225 Akersten Street Commercial Tenancy

3. *Agrees that Report (R26713) and the decision remain confidential at this time.*

3 Resource Consent for Brook Valley Holiday Park Long Term Residential Accommodation

This matter has been left to lie to provide further information to the subsequent meeting on 9 June 2022.

There being no further business the meeting ended at 9.52a.m.

Confirmed as a correct record of proceedings by resolution on 28 July 2022.

Resolved SDAP/2022/013

That the Strategic Development and Property Subcommittee

- 1. Confirms the minutes of the meeting of the Strategic Development and Property Subcommittee, held on 24 March 2022, as a true and correct record.***

Bowater/Murray

Carried