

# AGENDA

**Ordinary meeting of the**

## **Joint Committee of Tasman District and Nelson City Councils**

**Tuesday 12 March 2024  
Commencing at 9.30a.m.  
Council Chamber  
Civic House  
110 Trafalgar Street, Nelson**

**Chairperson**

His Worship the Mayor of Tasman Tim King

**Alternating Chairperson**

His Worship the Mayor of Nelson Hon Dr Nick Smith

**Members**

**Tasman District Council:**

Deputy Mayor of Tasman Stuart Bryant, Councillors Celia Butler, Glen Daikee, Barry Dowler, Jo Ellis, Mark Greening, Chris Hill, Mike Kininmonth, Christeen Mackenzie, Kit Maling, Brent Maru, Dan Shallcrass and Trindi Walker

**Nelson City Council:**

Deputy Mayor of Nelson Rohan O'Neill-Stevens, Councillors Matty Anderson, Matthew Benge, Trudie Brand, Mel Courtney, James Hodgson, Kahu Paki Paki, Pete Rainey, Campbell Rollo, Rachel Sanson, Tim Skinner and Aaron Stallard

**Quorum: 14** – At least five must be from each local authority

**Karakia and Mihi Timatanga**

**1. Apologies**

An apology has been received from Councillor B Maru

**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 14 November 2023 Error! Bookmark not defined. - Error! Bookmark not defined.

Document number M20357

Recommendation

*That the Joint Committee of Tasman District and Nelson City Councils*

- 1. Confirms the minutes of the meeting of the Joint Committee of Tasman District and Nelson City Councils, held on 14 November 2023, as a true and correct record.*

**6. Nelson Airport Limited, Port Nelson Limited and Infrastructure Holdings Limited six-month strategic presentation**

6.1 Mark Thompson, Chief Executive Officer and Adrian Ferris, Chief Financial Officer from Nelson Airport Limited will provide a six-month strategic presentation.

6.2 Hugh Morrison, Chief Executive Officer from Port Nelson Limited will provide a six-month strategic presentation.

6.3 Hugh Morrison and Sue Sheldon, Chair of Infrastructure Holdings Limited will provide a six-month strategic presentation.

**7. Urban Development Entity Investigation** Error! Bookmark not defined. - Error! Bookmark not defined.

Document number R28361

Recommendation

*That the Joint Committee of Tasman District and Nelson City Councils*

1. **Receives the report Urban Development Entity Investigation (R28361) and its attachments (336940202-10816 and 336940202-10815).**

## **CONFIDENTIAL BUSINESS**

### **8. Exclusion of the Public**

Recommendation

*That the Joint Committee*

1. **Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Stephen Broad-Paul, Chair of the Tasman Bays Heritage Trust and Belinda Wheatley, Project Manager for the Nelson Provincial Museum remain after the public has been excluded, for Item 8 of the Confidential agenda (Strategice Presentation – Tasman Bays Heritage Trust), as they have knowledge relating to this item that will assist the meeting.**

Recommendation

*That the Joint Committee*

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	<b>Joint Committee Meeting - Confidential Minutes - 14 November 2023</b>	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"> <li>• Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> <li>• Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>
2	<b>Strategic Presentation - Tasman Bays Heritage Trust</b>	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"> <li>• 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</li> </ul>

**Karakia Whakamutanga**

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**Minutes of a meeting of the  
Joint Committee of Tasman District and Nelson City Councils  
*Te Kōmiti Mahi Tahī***

**Held in the Council Chamber, Floor 2A, Civic House, 110 Trafalgar Street, Nelson on Tuesday 14 November 2023, commencing at 10.39a.m.**

Present: Nelson City Council: His Worship the Mayor Hon Dr N Smith (Chairperson), Councillors M Anderson, T Brand, M Courtney, J Hodgson, K Paki Paki, P Rainey, C Rollo, R Sanson, T Skinner and A Stallard

Tasman District Council: Deputy Mayor S Bryant, Councillors C Butler, G Daikee, B Dowler, J Ellis, C MacKenzie, K Maling, B Maru, D Shallcrass and T Walker

In Attendance: Nelson City Council: Chief Executive (N Philpott), Deputy Chief Executive/Group Manager Infrastructure (A Louverdis), Group Manager Environmental Management (M Bishop), Group Manager Community Services (A White), Group Manager Corporate Services (N Harrison), Group Manager Strategy and Communications (N McDonald), Team Leader Governance (R Byrne) and Senior Governance Adviser (H Wagener)

Tasman District Council: Chief Executive Officer (J Dowding), Group Manager, Community Infrastructure (R Kirby) and Group Manager Service and Strategy (J Ridd)

Apologies: Apologies have been received from His Worship the Mayor of Tasman T King and Councillors C Hill and M Benge

**1. Apologies**

Resolved JC/2023/003

***That the Joint Committee***

**1. Receives and accepts the apologies from His Worship the Mayor of Tasman T King and Councillors C Hill and M Benge.**

Rainey/Paki Paki

Carried

**2. Confirmation of Order of Business**

His Worship the Mayor Hon Dr Smith advised that Item 1 - Tasman Bays Heritage Trust - Six Monthly Strategic Presentation on the Confidential Agenda would be considered first.

**3 Exclusion of the Public**

Chief Executive of the Nelson Provincial Museum, Lucinda Jimson, Project Manager, Belinda Wheatley, Chair of the Tasman Bays Heritage Trust, Stephen Broad-Paul, Deputy Chair, Emma Thompson, Trustees Darren Mark, Derek Shaw and Kimiora McGregor, Andrew Irving of Irving Smith Architects, and Vanessa Anderson of CGW Consulting were in attendance for Item 1 - Tasman Bays Heritage Trust - Six Monthly Strategic Presentation of the Confidential agenda to answer question. Accordingly, the following resolution was required to be passed.

Resolved JC/2023/004

*That the Joint Committee*

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Chief Executive of the Nelson Provincial Museum, Lucinda Jimson, Project Manager for the Nelson Provincial Museum, Belinda Wheatley, Chair of the Tasman Bays Heritage Trust, Stephen Broad-Paul, Deputy Chair, Emma Thompson, Trustees Darren Mark, Derek Shaw and Kimiora McGregor, Irving Smith Architects representative, Andrew Irving, and CGW Consulting representative Vanessa Anderson remain after the public has been excluded, for Item 1 of the Confidential agenda (Tasman Bays Heritage Trust - Six Monthly Strategic Presentation), as they have knowledge relating to Tasman Bays Heritage Trust that will assist the meeting.**

Rainey/Paki Paki

Carried

**Exclusion of the Public**

Resolved JC/2023/005

*That the Joint Committee*

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:***

Rainey/Paki Paki

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	<b>Tasman Bays Heritage Trust - Six Monthly Strategic Presentation</b>	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"> <li>• Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> <li>• Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>

The meeting went into confidential session at 10.42a.m. and resumed in public session at 10.57a.m.

#### **4. Interests**

There were no updates to the Interests Register, and no interests with items on the agenda were declared.

#### **5. Public Forum**

There was no public forum.

#### **6. Confirmation of Minutes**

##### **6.1 28 March 2023**

Document number M20069, agenda pages 7 - 11 refer.

Resolved JC/2023/006

***That the Joint Committee of Tasman District and Nelson City Councils***

1. ***Confirms the minutes of the meeting of the Joint Committee of Tasman District and Nelson City Councils, held on 28 March 2023, as a true and correct record.***

Bryant/Butler

Carried

## **7. Chairperson's Report**

Document number R28139, agenda pages 12 - 15 refer.

His Worship the Mayor of Nelson City Council, the Hon Dr Smith, took the report as read and moved amended recommendation to request the Regional Transport Committee to extend the consultation period to 29 February 2024 and include information in the consultation documents on the costs of implementation to Councils and the potential impacts on road user costs and productivity.

Mayor Smith answered questions on liaison with the transport spokesperson of the incoming government, risks to the Tasman District and Nelson City Councils during the regional consultation process due to possible amendments of the current policy of setting speed limits, current process of approval by government of speed limits recommended by local authorities, economic impact of the reduction of speed limits, a delay in commencing consultation due to the proposed change, a delay in responding to community requests for the reduction of speed limits in rural areas and at schools, and the next steps in the process.

Attendance: Councillor Anderson left the meeting at 11.00a.m.

The motion was put, and a division was called.

Resolved JC/2023/007

***That the Joint Committee of Tasman District and Nelson City Councils***

1. ***Receives the report Chairperson's Report (R28139); and***
2. ***Requests the Co-Chairs of the Joint Committee of Nelson and Tasman Councils write to the Joint Nelson Tasman Regional Transport Committee to extend the closure of submissions to the 29th February 2024 and to add to the consultation document commentary on the uncertainty of potential policy changes by the new Government and include information on the direct costs of implementation to Councils and the potential impacts on road user costs and productivity; and***
3. ***Requests that the Mayors of Nelson and Tasman urgently write to the Minister of Transport as soon as possible after appointment seeking clarity on government policy with respect to road speed***



***limits so the Nelson Tasman Speed Management Plan can occur with a greater degree of certainty.***

The motion was put, and a division was called:

<u>For</u>	<u>Against</u>	<u>Apologies</u>
Cr Bryant	Cr Courtney	His Worship the Mayor of Tasman T King
Cr Butler	Cr Rollo	Cr Bengé
Cr Daikee	Cr Sanson	Cr Hill
Cr Dowler	Cr Skinner	
Cr Ellis	Cr Stallard	
Cr Kininmonth		
Cr MacKenzie		
Cr Maling		
Cr Maru		
Cr Shallcrass		
Cr Walker		
Cr Smith		
Cr O'Neill-Stevens		
Cr Anderson		
Cr Brand		
Cr Hodgson		
Cr Paki Paki		
Cr Rainey		

The motion was carried 18 - 5.

His Worship the Mayor/Bryant

Carried

The meeting was adjourned from 12.30p.m. until 2.45p.m. at which time Councillors Hodgson, Kininmonth and Mackenzie left the meeting.

## **8. Referral Report from the Joint Nelson Tasman Regional Transport Committee - Variation to the Te Tau Ihu Regional Land Transport Plan Proposed Changes**

Document number R28120, agenda pages 16 - 26 refer.

TDC Transportation Planning Advisor, Jane Murray and Waka Kotahi representative, Anthony Cameron took the report as read and answered questions on projects relating to State Highway 60 Median Barrier and the proposed speed limit on State Highway 60 from Mapua Drive to Maisey Road.

Resolved JC/2023/008

***That the Joint Committee of Tasman District and Nelson City Councils***

1. ***Receives the report Referral Report from the Joint Nelson Tasman Regional Transport Committee - Variation to the Te Tau Ihu Regional Land Transport Plan Proposed Changes (R28120) and its attachment (1982984479-6734); and***
2. ***Approve variations to the Te Tau Ihu Regional Land Transport Plan to include the following projects, starting in 2023/24:***
  - a. ***State Highway 60 Harley Road to Mapua Drive Median Barrier \$3m; and***
  - b. ***State Highway 60 Mapua Drive to Maisey Road Widening and Safety \$3m; and***
  - c. ***Nelson City Centre Bus Interchange as a significant project, \$5m (increase of \$3m).***

Bryant/Maru

Carried

## **9. Future Development Strategy - Implementation Plan**

Document number R28088, agenda pages 27 - 75 refer.

TDC Group Manager Service and Strategy, John Ridd, TDC Urban Growth Co-ordinator Jacqui Deans, TDC Policy Planner - Urban & Rural Development, Myaan Bengosi and NCC Senior City Development Adviser, Martin Kozinsky, took the report as read and answered questions on a design guide for residential construction, Māori urban design framework, inclusionary zoning, rates remission for community housing, establishment of an urban development authority and the operational implementation of the Future Development Strategy.

Resolved JC/2023/009

***That the Joint Committee of Tasman District and Nelson City Councils***

1. ***Receives the Future Development Strategy - Implementation Plan report (R28088), and its attachments (336940202-7815 and 336940202-7726); and***
2. ***Adopts the Nelson Tasman Future Development Strategy Annual Implementation Plan 2023 (336940202-7815); and***
3. ***Notes that the Nelson Tasman Future Development Strategy Annual Implementation Plan 2023 will be made publicly available on the Councils' websites; and***

4. ***Notes that the adoption of the Nelson Tasman Future Development Strategy Annual Implementation Plan 2023 (336940202-7815) has the effect of repealing and replacing the August 2020 Tasman District Council Intensification Action Plan and the September 2020 Nelson City Council Intensification Action Plan.***

## **10. Port Nelson Limited six month strategic presentation**

Document number R27966

Chair, Paul Zealand and Chief Executive, Hugh Morrison of Port Nelson Limited gave a PowerPoint presentation (1982984479-6806) and answered questions about container availability, reduction in the number of logs being exported from the port, noise monitoring, climate related disclosure reporting, conversion to hybrid cranes and planning for light industrial capacity for moana based industries.

### **Attachments**

- 1 1982984479-6806 - Port Nelson Presentation

## **11. Nelson Airport Limited six month strategic presentation**

Document number R27967

Chair, Quinton Hall and Chief Executive, Mark Thompson of Nelson Airport Limited gave a PowerPoint presentation (1982984479-6808) and answered questions about uptake of airport e-bus service, climate related disclosure reporting, the restrictions on cargo transportation due to the length of the runway and a resource consent application to provide for additional parking space.

### **Attachments**

- 1 1982984479-6808 - Nelson Airport Presentation

## **12. Infrastructure Holdings Limited six month strategic presentation**

Document number R27968

Chair, Sue Sheldon and Chief Financial Officer, Daryl Wehner of Infrastructure Holdings Limited gave a PowerPoint presentation (1982984479-6784) and answered questions about foreign exchange hedging undertaken by Infrastructure Holdings Limited and the relationship with the Nelson Airport and Port Nelson, climate change related reporting and refinancing.

#### Attachments

1 1982984479-6784 - IHL Presentation

### 13. Exclusion of the Public

Fiona Wilson, Chief Executive and Gareth Power Gordon, Regional Strategy and Investment Manager of Nelson Regional Development Agency, were in attendance for Item 3 of the Confidential agenda to answer questions. Accordingly, the following resolution was required to be passed:

Resolved JC/2023/010

*That the Joint Committee*

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Fiona Wilson, Chief Executive and Gareth Power Gordon, Regional Strategy and Investment Manager of Nelson Regional Development Agency remain after the public has been excluded, for Item 3 of the Confidential agenda (Draft Nelson and Tasman City and Regional Deal), as they have knowledge relating to the Draft Nelson and Tasman City and Regional Deal that will assist the meeting.***

Rollo/Courtney

Carried

Resolved JC/2023/011

*That the Joint Committee*

- 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:**

<u>Rollo/Courtney</u>		<u>Carried</u>	
<b>Item</b>	<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Particular interests protected (where applicable)</b>
<b>2</b>	<b>Joint Council Controlled Organisations - Matters for Statements of Expectations (Tasman Bays Heritage Trust and Infrastructure Holdings Limited) 2024/25</b>	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"> <li>Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>
<b>3</b>	<b>Draft Nelson and Tasman City and Regional Deal</b>	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"> <li>Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>

## 14. Restatements

It was resolved while the public was excluded:

- 2** **Joint Council Controlled Organisations - Matters for Statements of Expectations (Tasman Bays Heritage Trust and Infrastructure Holdings Limited) 2024/25**
3. *Instructs* officers to make the completed Statements of Expectation available on the Tasman District Council and Nelson City Council websites within 30 days after they are received by the respective CCO/CCTO; and

4. *Agrees that Report and the decision be made publicly available once the completed Statements of Expectation are made available on the Tasman District Council and Nelson City Council websites.*

**3 Draft Nelson and Tasman City and Regional Deal**

4. *Agrees that the decision, report and attachment (839498445-17920) remain confidential at this time.*

The meeting went into confidential session at 1.57p.m. and resumed in public session at 3.44p.m.

There being no further business the meeting ended at 3.45p.m.

Confirmed as a correct record of proceedings by resolution on (date)

Resolved

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## Joint Committee of Tasman District and Nelson City Councils

12 March 2024

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**Report Title:** Urban Development Entity Investigation  
**Report Author:** Lisa Gibellini - Strategic Housing Adviser  
**Report Authoriser:** Mandy Bishop - Group Manager Environmental Management  
**Report Number:** R28361

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### 1. Purpose of Report

- 1.1 To consider the results of an investigation study for a joint urban development entity for Nelson-Tasman. The study was funded by the Three Waters Reform - Better Off Funding Package (Tranche One) that Nelson City Council and Tasman District Council jointly received funding from the for in December 2022.
- 1.2 The study has concluded that the best model for a joint urban development entity would be a combination of a regional planning committee and a property-trading Council Controlled Trading Organisation (CCTO). However, further analysis indicated that such an entity was unlikely to be feasible.

### 2. Recommendation

*That the Joint Committee of Tasman District and Nelson City Councils*

- 1. Receives the report *Urban Development Entity Investigation (R28361)* and its attachments (336940202-10816 and 336940202-10815).**

### **3. Background**

3.1 In December 2022, Nelson City Council and Tasman District Council jointly received funding of \$150,000 from the Three Waters Reform –

Better Off Funding Package (Tranche One) for an investigation study of a joint urban development entity for Nelson-Tasman.

3.2 The investigation study was completed in two stages by Stellar Projects Ltd who partnered with Morrison Low and Martin Udale.

3.3 The Stage 1 Strategic Assessment and Options Analysis (Attachment 1) concluded that the best model for a joint urban development entity would be a combination of a regional planning committee and a property-trading Council Controlled Trading Organisation (CCTO).

3.4 Stage 2 was originally going to be the development of a business case. However, initial analysis and modelling indicated a joint Nelson-Tasman UDE wouldn't be feasible so no further analysis was required. The initial findings of this Stage (Attachment 2) are:

3.4.1 The business case for a CCTO to purchase and amalgamate land into medium density housing lots is risky and unlikely to recover its costs directly, as there is not enough value lift in land value to cover costs.

3.4.2 Land subdivision does uplift value – if matched with appropriate quality housing development.

3.4.3 Only some land is suitable for redevelopment meaning it would be difficult to maintain a steady supply of adjacent sites (criteria was provided for finding suitable lots).

3.4.4 There may be a viable case for intervention, if wider economic benefits are counted.

3.4.5 Higher density housing in the right locations, creates demand for local amenities, supports local businesses, and can complement economic and social activity – these “wider economic benefits” are worth exploring.

3.4.6 Council would need to be confident that there is developer capability for the size and scale of sites.

3.4.7 Location and complementary Council placemaking investment are critical success factors.

3.5 As a full business case wasn't completed, the final cost of the project was \$74,000.

3.6 The reports have been shared with Ministry for Housing and Urban Development.



#### **4. Conclusion**

- 4.1 Given the findings of the investigation, no further work is planned by either Council to establish a joint urban development entity.
- 4.2 It is worth noting Kāinga Ora have Urban Development powers that could achieve some of the same outcomes we were seeking (Urban Development Act 2020).
- 4.3 Kāinga Ora staff have been meeting with NCC and TDC Council staff, exploring possible uses of those powers in Tasman.

#### **Attachments**

- Attachment 1: 336940202-10816 - Stage 1 Investigation Summary
- Attachment 2: 336940202-10815 - Stage 2 Initial Findings of Business Case



































