

Minutes of a meeting of the Nelson City Council

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

On Thursday 26 February 2015, commencing at 10.12am

Present: Her Worship the Mayor R Reese, Councillors R Copeland, E Davy, K Fulton, B McGurk, P Matheson, G Noonan, P Rainey, T Skinner, and M Ward

In Attendance: Chief Executive (C Hadley), Group Manager Corporate Services (N Harrison), Group Manager Infrastructure (A Louverdis), Group Manager Community Services (C Ward), Senior Strategic Advisor (N McDonald), Manager Communications (P Shattock), and Administration Adviser (G Brown)

Apologies: Councillors Acland, Barker, Lawrey for attendance, and Noonan for early departure.

Opening Prayer

Councillor Skinner gave the opening prayer.

1. Apologies

Resolved

THAT apologies be received and accepted from Councillors Acland, Barker, Lawrey, and Noonan for early departure.

Her Worship the Mayor/Davy

Carried

2. Confirmation of Order of Business

There were no changes to the order of business.

3. Interests

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

4. Public Forum

4.1 Temporary Road Closure Condition for Trolley Derby

Tim Bayley of the Nelson Trolley Derby Club spoke about the traffic management plan condition in relation to reserved parking for the Trolley Derby which was resolved at the Extraordinary Council meeting on 19 January 2015. He advised that the condition could not be complied with as Bronte Street was used for emergency services under the Traffic Management Plan. He added that in future Council needed to consult with the organisers of these events.

In response to a question, Mr Bayley said the Trolley Derby had never before had a condition placed on it as there had never been any issues.

Attendance: Councillor Fulton joined the meeting at 10.17am.

In response to a further question Mr Bayley said commercial space was available for parking on Collingwood Street near Nelson Marlborough Institute of Technology.

Mr Bayley added that he had recently been advised that a resource consent was required for the Trolley Derby. Chief Executive, Clare Hadley clarified that it was a non residential activity in a residential zone, therefore a resource consent was required.

4.2 Trafalgar Centre

Ken Beckett spoke about item 6 on the agenda mainly regarding the design concepts and the reference to 'rough order costs'. He raised his concerns in relation to this term and said that he suspected that there was a significant chance that the actual costs of the project would exceed these 'rough order costs'.

5. Mayor's Report

Document number A1319045, agenda pages 5-6 refer.

Her Worship the Mayor advised councillors that the resolution passed at the Extraordinary Council meeting on 19 January 2015 in relation to reserved parking needed to be revoked. This was due to there being a low number of individuals utilising these spaces and the reserved parking areas on Bronte Street were used by emergency services in the Traffic Management Plan.

There was confusion around the temporary road closure in relation to the effected streets. Chief Executive, Clare Hadley advised that the Extraordinary Council meeting agenda from 19 January 2015 illustrated the map utilised for the Trolley Derby application. It was suggested that this be clarified within the Officers recommendation.

Resolved

THAT the Mayor's Report (A1319045) be received;

AND THAT Council clarify the approval of the application for the Mike Pero Trolley Derby temporary road closure of Collingwood Street from Nile Street East to Brougham Street on 14 March 2015, in accordance with the map in document (A1300874);

AND THAT the second clause of the resolution made by Council on 19 January 2015 in relation to the Trolley Derby to be held on 14 March 2015:

AND THAT as part of the traffic management plan, reserved parking is provided in Bronte St West and East to meet the need of Collingwood Street residents.

be revoked.

Davy/Her Worship the Mayor

Carried

Attendance: The meeting adjourned for morning tea at 10.47am until 10.56am

6. One Hour Free Parking Extension

Document number A1318821, agenda pages 7-8 refer.

Resolved

THAT the report One Hour Free Parking Extension (A1318821) be received;

AND THAT approval is given for the extension of the One Hour Free Parking from 6 April to 31 July 2015 pending a decision on this matter by Council as part of the LTP;

AND THAT this extension of One Hour Free Parking be notified accordingly.

Davy/Rainey

Carried

7. Trafalgar Centre – Evaluation of Options to Date and Approval of Early Contractor Involvement

Document number A1317937, agenda pages 9-115 refer.

Acting Manager Capital Projects, Richard Kirby presented the report and was joined by Mr Hans Peter Froeling from Opus International Consultants.

In response to a question Mr Kirby advised that not all geotech experts had experience in using new technologies, however the contractor he would be utilising from Christchurch had worldwide experience using a 3D type analysis.

In response to a question, Mr Kirby said the tests would take a period of approximately two days, costing about \$50,000 to \$60,000. The findings from this test could potentially save Council between \$3 million to \$5 million. He added that costs would be clearer in late May.

Mr Kirby clarified that 'rough order costs' was a term used at this stage in the project as costs could not be established until the detailed design stage was finalised.

Attendance: Councillor Rainey left the meeting at 11.20am and returned at 11.22am.

There were concerns raised about the completion of the project by February 2016. Mr Kirby confirmed that contractors would be able to start the project when required and that building consents would be processed so that when Council made the decision the project could start immediately.

In response to a question, Mr Kirby advised that the term 'risk sharing' referred to having a quantity surveyor review the costs to confirm the price of the project was reasonable. In addition, he highlighted that contractors would be including preliminary and general costs in the tender documents which would be evaluated. He said that equipment from overseas and exchange rates also needed to be considered in the costs.

Her Worship the Mayor clarified that the options were based on a conservative scenario and that the investigative work would bring clarity to the situation as there was a risk that it could be over engineered and more expensive.

There were discussions that with the ability to obtain cutting edge technology, this would mean the community could be assured and confident of the outcome.

There were concerns raised that other aspects of the building needed to be considered in relation to its functionality and that this would take time.

Resolved

THAT the report Trafalgar Centre – Evaluation of Options to Date and Approval of Early Contractor Involvement (A1317937) and its attachments (A1314722, A1319283, A1319301, A1319308, A1319163, and A345448) be received;

AND THAT Council implement its health and safety obligations by focusing the structural strengthening on minimising collapse of the building structure and thereby essentially taking all reasonably practical steps to ensure that no harm should befall persons at, or in the vicinity of the Trafalgar Centre during the event of an earthquake;

AND THAT Council progress with the detailed design and construction phases utilising an Early Contractor Involvement procurement option to engage a contractor to provide practical and innovative input;

AND THAT Council receive a further update report and approve the selection of the preferred contractor at its meeting on 30 April 2015.

Her Worship the Mayor/Noonan

Carried

8. Housing Accord

Document number A1303852, agenda pages 116-130 refer.

Chief Executive, Clare Hadley presented the report and advised that under section 5.18 of the report the latest population projection was now an increase of 3,600 residents by 2025.

It was discussed that the Housing Accord and Special Housing Areas Act 2013 had a repeal date to encourage deliverables. It was mentioned that by entering into a Housing Accord it would signal to the community that affordable housing was a Council priority.

It was highlighted that the democratic processes would still be followed and that one benefit would be reduced timelines within the resource consent process.

Group Manager Strategy and Environment, Clare Barton, clarified to councillors that the Nelson Resource Management Plan principles still applied so there was still a requirement to deal with design and amenity.

Attendance: Councillor Lawrey joined the meeting at 11.55am.

In response to a question, Ms Barton said there were no details of costings other than staff time through normal work programmes. She added that both Nelson City Council and Tasman District Council Housing Accords would be aligned.

There was a concern raised that consultation should occur with landlords and developers before signing a Housing Accord.

Attendance: Councillor Ward left the meeting at 12pm.

In response to a question, Ms Barton clarified that a special housing area did not need to be an area of greenspace and that areas would be discussed through workshops.

Attendance: Councillor Ward returned to the meeting at 12.04pm.

In response to a question, Mrs Hadley advised that Council may own land which would be suitable for a special housing area and this could be considered in conjunction with the property asset review.

Attendance: Councillor Noonan left the meeting at 12.09pm.

In response to a question, Ms Barton said that plan changes could not be accelerated through a Housing Accord.

Councillor Rainey, seconded by Councillor Matheson moved the following motion:

THAT the report Housing Accord (A1303852) and its attachments (A1314678 and A1314265) be received;

AND THAT the Housing Accord be discussed further at a Workshop.

Attendance: Councillor Copeland left the meeting at 12.16pm.

The importance of housing affordability was discussed along with the benefits for Council to enter into a Housing Accord as it would facilitate discussions with the Minister of Building and Housing along with the Nelson community.

Attendance: The meeting adjourned for lunch from 12.19pm until 1.03pm. During this time Councillor Fulton left the meeting and Councillor Copeland returned to the meeting.

Councillors Rainey and Matheson withdrew the motion.

Her Worship the Mayor emphasised that there were real opportunities within Nelson City to do something quite creative and the chance to look at one and two bedroom houses in Nelson. She added that a

Housing Accord could be brought back to Council for ratification before signing.

There was a concern around community consultation and the lack of details of a Housing Accord in relation to the social, environmental and economic impacts.

There was general agreement that this was the first step in a process and that negotiations would commence once a Housing Accord was signed. It was stated as beneficial for Council to have the support of Central Government and the Minister of Building and Housing.

It was discussed that a Housing Accord was a useful tool which would allow collaboration and partnerships with landowners, central and local government along with developers. It was stated that people coming to Nelson were discouraged due to house prices and the types of houses available.

Resolved

THAT the report Housing Accord (A1303852) and its attachments (A1314678 and A1314265) be received;

AND THAT the Nelson City Council agrees to enter into a Housing Accord with the Minister of Building and Housing;

AND THAT the Nelson City Council, through the Chief Executive and Mayor, enter into negotiations with the Minister of Building and Housing over the final form of the Housing Accord, in collaboration with Tasman District Council;

AND THAT the proposed Housing Accord between Nelson City Council and the Minister of Building and Housing is brought back to Council for ratification prior to signing;

AND THAT the Group Manager Strategy and Environment will report back to Council on the Accord's proposed actions once it is signed with the Minister of Building and Housing.

McGurk/Her Worship the Mayor

Carried

There being no further business the meeting ended at 1.19pm.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date