
Auckland Development Committee

OPEN MINUTES

Minutes of a meeting of the Auckland Development Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Wednesday, 3 December 2014 at 1.34pm.

PRESENT

Chairperson	Deputy Mayor Penny Hulse	
Deputy Chairperson	Cr Chris Darby	
Members	Cr Cameron Brewer	From 1.55pm, Item 12
	Mayor Len Brown, JP	
	Cr Dr Cathy Casey	
	Cr Bill Cashmore	
	Cr Ross Clow	
	Cr Linda Cooper, JP	
	Cr Alf Filipaina	From 1.44pm, Item 5.1
	Cr Hon Christine Fletcher, QSO	
	Cr Mike Lee	From 1.40pm, Item 5.1
	Member Liane Ngamane	
	Cr Calum Penrose	
	Cr Dick Quax	
	Cr Sharon Stewart, QSM	
	Member David Taipari	
	Cr Sir John Walker, KNZM, CBE	
	Cr Wayne Walker	
	Cr John Watson	
	Cr George Wood, CNZM	

APOLOGIES

Cr Anae Arthur Anae	absence
Cr Denise Krum	absence
Cr Penny Webster	absence
Cr Alf Filipaina	lateness

ALSO PRESENT

Mike Cohen, Devonport-Takapuna Local Board Chair
David Collings, Howick Local Board Chair
Harry Doig, Puketāpapa Local Board Deputy Chair

1 Apologies

Resolution number AUC/2014/170

MOVED by Cr WD Walker, seconded by Cr JG Walker:

That the Auckland Development Committee:

- a) **accept the apology from Cr AJ Anae, Cr DA Krum and Cr MP Webster for absence, and from Cr AM Filipaina for lateness.**

CARRIED

2 Declaration of Interest

There were no declarations of interest.

3 Confirmation of Minutes

Resolution number AUC/2014/171

MOVED by Chairperson PA Hulse, seconded by Cr WB Cashmore:

That the Auckland Development Committee:

- a) **confirm the ordinary minutes of its meeting, held on Thursday, 13 November 2014, as a true and correct record.**

CARRIED

4 Petitions

There were no petitions.

5 Public Input

5.1 Public Input - Mr David Price, Chairman of Redoubt Road Environmental Action Group

Cr ME Lee entered the meeting at 1.40 pm.

Cr GS Wood left the meeting at 1.41 pm.

Cr AM Filipaina entered the meeting at 1.44 pm.

Resolution number AUC/2014/172

MOVED by Cr CM Penrose, seconded by Deputy Chairperson C Darby:

That the Auckland Development Committee:

- a) **thank Mr David Price, Chairman of Redoubt Road Environmental Action Group, for his presentation to the Auckland Development Committee regarding the Mill Road corridor development**
- b) **refer the public input regarding the Mill Road corridor development to the Infrastructure Committee for further discussion.**

CARRIED

5.2 Public Input - Alistair White and Duncan Ecob - Special Housing Areas Tranche 4

5.3 Public Input - Robert Reese and John Dare - Special Housing Areas Tranche 4

Secretarial note: Public Input Items 5.2 and 5.3 were heard in the confidential section of the meeting, prior to Item C2 – Confidential: Special Housing Areas tranche 4 deferrals and recommendations, which they related to. The public input presenters left the confidential section of the meeting prior to any discussion on the item.

6 Local Board Input

6.1 Local Board Input - Howick Local Board Chair - Special Housing Areas Tranche 4

6.2 Local Board Input - Puketāpapa Local Board Chair - Special Housing Areas Tranche 4

Secretarial note: Local Board Input Items 6.1 and 6.2 were heard in the confidential section of the meeting, prior to Item C2 – Confidential: Special Housing Areas tranche 4 deferrals and recommendations, which they related to.

7 Extraordinary Business

There was no extraordinary business.

8 Notices of Motion

There were no notices of motion.

9 Auckland Council District Plan (Isthmus Section) - Notification of Proposed Private Plan Change 375- Rezoning of 231 and 261 Morrin Road, St Johns.

Resolution number AUC/2014/173

MOVED by Deputy Chairperson C Darby, seconded by Cr RI Clow:

That the Auckland Development Committee:

- a) agree, pursuant to Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991, to accept the private plan change request by the University of Auckland to amend the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999) to rezone approximately 12.5 hectares of land at 231-261 Morrin Road, St Johns from the Special Purpose 2 zone (Education) to Mixed Use along with site specific provisions (PA375) and that the request proceed to public notification in accordance with Clause 26 of the First Schedule of the RMA for the following reasons:

- i) the proposal does not meet the statutory tests 25(4)(a) to (e) for rejecting a private plan change request in that it is not frivolous or vexatious, the matter has not been dealt with within the previous two years, is not contrary to sound resource management practice and will not make the District Plan inconsistent with Part 5 of the RMA
 - ii) the applicant has not requested the council adopt the plan change request and the primary beneficiary is the applicant
 - iii) the level of detail contained in the request and unknown time frame for development is such that the request is not able to be treated as a resource consent
 - iv) the council, in its capacity as regulatory authority, is able to consider all the details of the proposed private plan change request and submissions prior to making a decision on the merits of the rezoning.
- b) authorise the Manager, Planning: Central and Islands to notify PA375 in accordance with Clause 26 of the First Schedule of the Resource Management Act 1991.

CARRIED

10 Final Devonport-Takapuna Area Plan

Cr GS Wood returned to the meeting at 1.53 pm.

Resolution number AUC/2014/174

MOVED by Deputy Chairperson C Darby, seconded by Chairperson PA Hulse:

That the Auckland Development Committee:

- a) adopt the final Devonport-Takapuna Area Plan (Attachment A and B of the agenda report).
- b) congratulate the Devonport-Takapuna Local Board, Local Board Services staff and Area Planning staff on receipt of a highly commended award at the Auckland Council Consultation and Engagement Awards 2014, for engagement on the Devonport-Takapuna Area Plan.

CARRIED

11 Takapuna Centre Plan

Resolution number AUC/2014/175

MOVED by Deputy Chairperson C Darby, seconded by Cr LA Cooper:

That the Auckland Development Committee:

- a) approve the 'Takapuna Centre Plan: Implementing the Takapuna Strategic Framework' for publication.

CARRIED

12 Endorsement of the draft Ōtara-Papatoetoe Area Plan for final release

*Cr CE Brewer entered the meeting at 1.55 pm.
Cr CE Fletcher left the meeting at 1.56 pm.*

Resolution number AUC/2014/176

MOVED by Cr AM Filipaina, seconded by Cr CM Penrose:

That the Auckland Development Committee:

- a) **approve the Ōtara-Papatoetoe Area Plan and five thematic maps as set out in Attachments A and B of the agenda report**
- b) **congratulate the Ōtara-Papatoetoe Local Board, Local Board Services staff and Area Planning staff on receipt of a highly commended award at the Auckland Council Consultation and Engagement Awards 2014, for engagement on the Ōtara-Papatoetoe Area Plan.**

CARRIED

13 Auckland Housing Accord 4th Quarter Monitoring (Year-End) Report

The report was tabled at the meeting and a Powerpoint presentation was provided. Copies have been placed on the official minutes and are available at the Auckland Council website as a minutes attachment.

*Cr CE Fletcher returned to the meeting at 2.14 pm.
Member DE Taipari left the meeting at 2.35 pm.*

Resolution number AUC/2014/177

MOVED by Chairperson PA Hulse, seconded by Cr RI Clow:

That the Auckland Development Committee:

- a) **receive the Auckland Housing Accord 4th quarterly monitoring (year-end) report**

CARRIED

Attachments

- A 3 December 2014 - Auckland Development Committee - Item 13 - Auckland Housing Accord Final Report for the First Year - October 2013 to September 2014
- B 3 December 2014 - Auckland Development Committee - Item 13 - Auckland Housing Accord Final Report for the First Year - October 2013 to September 2014 - Powerpoint

14 Cost of Servicing Residential Growth Study

Member DE Taipari returned to the meeting at 2.48 pm.

This item was withdrawn.

15 Proposed Auckland Housing Bond Guarantee

A Powerpoint presentation was provided. A copy of this presentation has been placed on the official minutes and is available at the Auckland Council website as a minutes attachment.

Secretarial note: Changes to the original motion were incorporated with agreement of the meeting under recommendation b).

Cr WD Walker left the meeting at 3.10 pm.

Cr WD Walker returned to the meeting at 3.17 pm.

Cr CM Penrose left the meeting at 3.23 pm.

Cr CM Penrose returned to the meeting at 3.27 pm.

Resolution number AUC/2014/178

MOVED by Cr RI Clow, seconded by Cr CM Casey:

That the Auckland Development Committee:

- a) **receive the presentation on the option of establishing an Auckland Housing Bond Guarantee**
- b) **endorse the provision of an Auckland Housing Bond Guarantee (pilot scheme) subject to e) below.**
- c) **approve a maximum of \$6m (sourced from the existing Strategic Development Fund held by Auckland Council Property Ltd.) in respect of the provision of a guarantee, for the period 1 July 2015 to 30 June 2018**
- d) **approve a further sum of \$200,000 as an initial loss pool allocation by way of a payment to a Community Housing Fund and Agency (CHF) prior to the 30 June 2015, such sum to be repaid by the 30 June 2018 subject to the terms of recommendation e) below.**
- e) **delegate authority to the Chief Executive and Chief Finance Officer of the council and Chief Executive of Auckland Council Property Limited (ACPL) to conclude all the necessary arrangements in respect of the provision of the guarantee and initial loss pool subject to acceptable business terms, risks, governance etc. being concluded to council satisfaction.**

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr CM Casey	Cr CE Brewer	
Cr WB Cashmore	Cr CE Fletcher	
Cr RI Clow	Cr ME Lee	
Cr LA Cooper	Cr D Quax	
Deputy Chairperson C Darby	Cr SL Stewart	
Cr AM Filipaina		
Chairperson PA Hulse		
Member Ngamane		
Cr CM Penrose		
Member DE Taipari		
Cr JG Walker		
Cr WD Walker		
Cr J Watson		
Cr GS Wood		

The motion was declared **CARRIED** by 14 votes to 5.

CARRIED

Attachments

- A 3 December 2014 - Auckland Development Committee - Item 15 - Proposed Auckland Housing Bond Guarantee - Powerpoint

16 Productivity Commission Inquiry: Using Land for Housing

Cr JG Walker returned to the meeting at 3.42 pm.

Resolution number AUC/2014/179

MOVED by Chairperson PA Hulse, seconded by Deputy Chairperson C Darby:

That the Auckland Development Committee:

- a) receive the ongoing Productivity Commission *Using Land for Housing* issues paper. The issues paper is available as Attachment B to the report.
- b) appoint a political working party comprised of members Cr LA Cooper, Deputy Chairperson C Darby, Chairperson PA Hulse, Member L Ngamane and Cr D Quax to work with staff on developing Auckland Council's submission to the Productivity Commission Inquiry Issues Paper (to meet on Friday, 19 December 2014, at 2.30pm).
- c) note that the council committee will be invited to input into subsequent stages of the inquiry including the draft report.
- d) note that staff will report back to the Committee as the inquiry progresses and that the final submission to the issues paper will be circulated to all committee members once finalised.
- e) request that this report be circulated to all local boards and the Independent Māori Statutory Board for their information.
- f) authorise the Committee Chair and Deputy Chair to approve the final council submission on the issues paper.

CARRIED

17 Draft Auckland 30 Year Infrastructure Strategy 2015-2025 Long-term Plan

Additional information was tabled at the meeting. A copy has been placed on the official minutes and are available at the Auckland Council website as a minutes attachment.

Cr RI Clow left the meeting at 3.47 pm.

Cr CE Fletcher left the meeting at 3.47 pm.

Cr ME Lee left the meeting at 3.48 pm.

Member DE Taipari left the meeting at 3.57 pm.

Member DE Taipari returned to the meeting at 4.14 pm.

Resolution number AUC/2014/180

MOVED by Chairperson PA Hulse, seconded by Deputy Chairperson C Darby:

That the Auckland Development Committee:

- a) note that the material provided will form the basis of the Auckland 30 Year Infrastructure Strategy 2015-2025.

CARRIED

Attachments

- A 3 December 2014 - Auckland Development Committee - Item 17 - Draft Auckland 30 Year Infrastructure Strategy 2015-2025 Long-term Plan - Tabled Information

18 Auckland Council Feedback on the LGNZ 3 Waters Issues Paper & National Survey Results

Resolution number AUC/2014/181

MOVED by Deputy Chairperson C Darby, seconded by Cr CM Casey:

That the Auckland Development Committee:

- a) retrospectively approve the Auckland Council feedback on the Local Government New Zealand (LGNZ) 3 Waters Issues Paper and New Zealand Institute of Economic Research (NZIER) 3 Waters Services Survey Results Report dated 21 November 2014.

CARRIED

19 Consideration of Extraordinary Items

There was no consideration of extraordinary items.

20 Procedural motion to exclude the public

Resolution number AUC/2014/182

MOVED by Chairperson PA Hulse, seconded by Cr GS Wood:

That the Auckland Development Committee:

- a) exclude the public from the following part(s) of the proceedings of this meeting.
- b) agree that Alistair White, Duncan Ecob, Clayton Reid, Robert Reese and John Dare be permitted to be present at the beginning of Confidential Item C2 – Special Housing Areas, Tranche 4 deferrals and new proposals – after the public has been excluded, to provide public input that relates to this confidential item, but leave before the item is discussed.

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 follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Special Housing Areas on Māori Land, Treaty Settlement Land and Māori Special Purpose Zoned Land

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(b)(ii) - The withholding of the information is necessary 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.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

	In particular, the report contains commercially sensitive information.	
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C2 Special Housing Areas Tranche 4 deferrals and new proposals

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
<p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>	<p>s7(2)(b)(ii) - The withholding of the information is necessary 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.</p> <p>In particular, the report contains commercially sensitive information and information that could potentially give certain parties a commercial advantage if released.</p> <p>s7(2)(c)(i) - The withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information or information from the same source and it is in the public interest that such information should continue to be supplied.</p> <p>In particular, the report contains commercially sensitive information and information that could potentially give certain parties a commercial advantage if released.</p>	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>

The text of these resolutions is made available to the public who are present at the meeting and form part of the minutes of the meeting.

CARRIED

4.20pm The public was excluded.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not publicly available.

The confidential section of the meeting was adjourned at 5.04 pm.

The confidential section of the meeting was reconvened at 12.34 pm on Thursday, 4 December 2014.

PRESENT

Chairperson	Deputy Mayor Penny Hulse	
Deputy Chairperson	Cr Chris Darby	
Members	Cr Cameron Brewer	From 1.05pm, Item C2
	Mayor Len Brown, JP	Until 12.51pm, Item C2
	Cr Dr Cathy Casey	Until 1.06pm, Item C2
	Cr Bill Cashmore	
	Cr Ross Clow	
	Cr Linda Cooper, JP	
	Cr Alf Filipaina	
	Cr Hon Christine Fletcher, QSO	
	Cr Mike Lee	
	Member Glenn Wilcox	
	Cr Calum Penrose	
	Cr Dick Quax	
	Cr Sharon Stewart, QSM	
	Member Kris MacDonald	
	Cr Sir John Walker, KNZM, CBE	
	Cr Wayne Walker	
	Cr John Watson	
	Cr George Wood, CNZM	

APOLOGIES

Cr Anae Arthur Anae	absence
Cr Denise Krum	absence
Cr Penny Webster	absence

ALSO PRESENT

David Collings, Howick Local Board Chair
Harry Doig, Puketāpapa Local Board Deputy Chair

1.35pm The public was re-admitted.

RESTATEMENTS

It was resolved while the public was excluded:

C1 Special Housing Areas on Māori Land, Treaty Settlement Land and Māori Special Purpose Zoned Land

Resolution number AUC/2014/183

MOVED by Chairperson PA Hulse, seconded by Member DE Taipari:

That the Auckland Development Committee:

- b) agree that the report and attachments remain confidential but decision a) be made publicly available once it has been communicated to the parties involved.

C2 Special Housing Areas Tranche 4 deferrals and new proposals

Resolution number AUC/2014/195

MOVED by Chairperson PA Hulse, seconded by Cr CM Penrose:

That the Auckland Development Committee:

- j) agree that the decisions, report and attachments regarding Special Housing Areas Tranche 4 deferrals and new proposals remain confidential until all due processes have been concluded.

1.35 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE AUCKLAND
DEVELOPMENT COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....