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# Auckland Development Committee

## OPEN MINUTES

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Minutes of a meeting of the Auckland Development Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Tuesday, 7 July 2015 at 9.37am.

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### PRESENT

<b>Chairperson</b>	Deputy Mayor Penny Hulse	
<b>Deputy Chairperson</b>	Cr Chris Darby	
<b>Members</b>	Cr Anae Arthur Anae	
	Cr Cameron Brewer	Until 3.32pm, Item C3
	Cr Dr Cathy Casey	
	Cr Bill Cashmore	
	Cr Ross Clow	Until 2.46 pm, Item 17
	Cr Alf Filipaina	Until 3.24 pm, Item C3
	Cr Denise Krum	
	Cr Mike Lee	From 10.29am, Item 12
	Member Liane Ngamane	Until 3.00 pm, Item C2
	Cr Calum Penrose	Until 3.05 pm, Item C3
	Cr Dick Quax	Until 2.46 pm, Item 17
	Cr Sharon Stewart, QSM	
	Member David Taipari	From 9.57 am, Item 5.2
	Cr Sir John Walker, KNZM, CBE	From 9.48 am, Item 5.1
	Cr Wayne Walker	
	Cr John Watson	Until 3.38pm, Item C3
	Cr Penny Webster	
	Cr George Wood, CNZM	

### ABSENT

Mayor Len Brown  
Cr Linda Cooper  
Cr Hon Christine Fletcher, QSO

### ALSO PRESENT

Lisa Whyte, Chair Upper Harbour Local Board Chair

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## 1 Apologies

Resolution number AUC/2015/138

MOVED by Chairperson PA Hulse, seconded by Member L Ngamane:

**That the Auckland Development Committee:**

- a) **accept the apologies from Mayor LCM Brown, Cr LA Cooper and Cr CE Fletcher for absence and apologies from Member DE Taipari, Cr ME Lee and Cr JG Walker for lateness.**

**CARRIED**

## 2 Declaration of Interest

There were no declarations of interest.

## 3 Confirmation of Minutes

Resolution number AUC/2015/139

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

**That the Auckland Development Committee:**

- a) **confirm the ordinary minutes of its meeting, held on Thursday, 11 June 2015, including the confidential section, as a true and correct record.**

**CARRIED**

## 4 Petitions

There were no petitions.

## 5 Public Input

### 5.1 Public Input - Gavin Gunston, Hobsonville Point Residents and Hobsonville Community Trust

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

*Cr JG Walker entered the meeting at 9.48 am.*

Resolution number AUC/2015/140

MOVED by Chairperson PA Hulse, seconded by Cr J Watson:

**That the Auckland Development Committee:**

- a) **thank Gavin Gunston for his public input regarding Hobsonville Point on behalf of Hobsonville Community Trust and Hobsonville Point Residents.**

**CARRIED**

#### Attachments

- A 7 July 2015 - Auckland Development Committee - Item 5.1 - Public Input - Gavin Gunston, Hobsonville Point Resident and Hobsonville Community Trust - Tabled Letter

**5.2 Public Input - Penny Bright, Special Housing Areas**

*Cr WD Walker left the meeting at 9.56 am.  
Member DE Taipari entered the meeting at 9.57 am.  
Cr WD Walker returned to the meeting at 10.06 am.*

Resolution number AUC/2015/141

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

**That the Auckland Development Committee:**

- a) **thank Penny Bright for her public input regarding concerns about how the 'Special Housing Areas' have been generated.**

**CARRIED**

**6 Local Board Input**

Lisa Whyte, Upper-Harbour Local Board Chair was in attendance and spoke at Item 15 – Hobsonville Point 20 hectare Block: Future land use.

**7 Extraordinary Business**

There was no extraordinary business.

**8 Notices of Motion**

There were no notices of motion.

**9 Reports Pending Status Update**

*Cr J Watson left the meeting at 10.07 am.*

Resolution number AUC/2015/142

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

**That the Auckland Development Committee:**

- a) **note the status of Auckland Development Committee resolutions requiring follow up reports as at 7 July 2015.**

**CARRIED**

**10 Summary of information memos and briefings - 7 July 2015**

Resolution number AUC/2015/143

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

**That the Auckland Development Committee:**

- a) **receive the summary of information memos and briefings – 7 July 2015.**

**CARRIED**

**11 Plan Change 123 - Special 25, 26 and 35 Hibiscus Coast Gateway Zones to the Auckland Council District Plan (Rodney Section) 2011 and associated changes to the Auckland Council Regional Policy Statement and the Auckland Council Regional Plan: Air, Land and Water – to be made Operative**

Resolution number AUC/2015/144

MOVED by Deputy Chairperson C Darby, seconded by Cr MP Webster:

**That the Auckland Development Committee:**

- a) **approve pursuant to Clause 17 of the First Schedule of the Resource Management Act 1991:**
  - i) **Plan Change 123 - Special 25 (Hibiscus Coast Gateway Specialist Retail) Zone, Special 26 (Hibiscus Coast Gateway Recreation and Entertainment) Zone and Special 35 (Hibiscus Coast Gateway) Zone to the Auckland Council District Plan (Rodney Section) 2011 (Attachment A to D of the agenda report);**
  - ii) **Proposed Private Change 15 to the Auckland Council Regional Policy Statement (Attachment E of the agenda report);**
  - iii) **Proposed Plan Change 5 to the Proposed Auckland Council Regional Plan: Air, Land and Water (Attachment E of the agenda report).**
- b) **authorise the Manager Planning North/West to complete the statutory processes under Clause 20 of the First Schedule of the Resource Management Act 1991 to make the changes operative.**

**CARRIED**

**12 Auckland's industrial south: integrated business precinct plan**

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

*Cr J Watson returned to the meeting at 10.14 am.*

*Cr ME Lee entered the meeting at 10.29 am.*

Resolution number AUC/2015/145

MOVED by Cr AM Filipaina, seconded by Cr RI Clow:

**That the Auckland Development Committee:**

- a) **adopt the Integrated Business Precinct Plan (Attachment A of the agenda report).**

**CARRIED**

**Attachments**

- A 7 July 2015 - Auckland Development Committee - Item 12 - Auckland's industrial south: Integrated business precinct plan - PowerPoint Presentation

**13 Future Urban Land Supply Strategy**

*Cr CM Casey left the meeting at 10.43 am.*

*Member DE Taipari left the meeting at 10.45 am.*

*Cr RI Clow left the meeting at 10.47 am.*

*Cr CM Casey returned to the meeting at 10.49 am.*

*Member DE Taipari returned to the meeting at 10.56 am.*

*Cr RI Clow returned to the meeting at 10.57 am.*

Resolution number AUC/2015/146

MOVED by Chairperson PA Hulse, seconded by Cr AM Filipaina:

**That the Auckland Development Committee:**

- a) **approve the draft Future Urban Land Supply Strategy for public consultation in accordance with the Special Consultative Procedure set out in s83 of the Local Government Act (2002).**
- b) **approve the statement of proposal for the Future Urban Land Supply Strategy for consultation.**
- c) **appoint Cr WB Cashmore, Deputy Chairperson C Darby, Cr D Quax and Cr MP Webster of the Auckland Development Committee and one member of the Independent Māori Statutory Board to form a hearing panel, and delegate authority to this panel to attend public consultation events and consider the consultation feedback received, and make recommendations to the Auckland Development Committee.**
- d) **delegate to the chairperson of the Auckland Development Committee the power to make additional or replacement appointments to the hearings panel if required.**
- e) **delegate to the General Manager Auckland Plan Strategy and Research the ability to make any minor edits or amendments to the Statement of Proposal, to correct any identified errors or typographical edits or to reflect decisions made by the Auckland Development Committee.**

**CARRIED**

Resolution number AUC/2015/147

MOVED by Chairperson PA Hulse, seconded by Cr AM Filipaina:

**That the Auckland Development Committee:**

- a) **agree to adjourn the meeting for fifteen minutes.**

**CARRIED**

The meeting adjourned at 11.14am and reconvened at 11.33am. Member DE Taipari was not present when the meeting reconvened.

## **14 Civic Administration Building - Council's Requirements**

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

*Member DE Taipari entered the meeting at 11.53 am.*

Secretarial note: Changes to the original motion were made to clauses a) v) and a) vii) with the agreement of the meeting.

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

That the Auckland Development Committee:

- a) confirm that, as part of the Expressions of Interest process to seek private sector investment to refurbish the Civic Administration Building, 1 Greys Avenue, Auckland Central, that:
  - i) submitters need to demonstrate proposals that restore the heritage values of the existing building, as far as practicable, and subject to a detailed heritage restoration plan that would be developed with council's heritage team.
  - ii) submitters can propose any uses for the building that are compatible and complimentary with the wider objectives of the Aotea Quarter Framework.

- iii) the site area to be made available is approximately 5,000 square meters as shown on the plan below (Image 1 of the agenda report).
  - iv) submitters are encouraged to submit a proposal that intensifies the use of the site and creates a frontage to Mayoral Drive.
  - v) the council will consider the sale of the Civic Administration Building and its surrounding land to the selected development party on a freehold or long term leasehold basis, if the heritage values of the building are restored as far as practicable.
  - vi) proposals will need to make provision for vehicle access to the Regional Facilities Auckland Aotea Centre performing arts centre.
  - vii) submitters need to recognise the importance of the location and submit proposals of exemplary design quality, responding specifically to Te Aranga Māori design, sustainability and urban design best practice.
- b) agree that Auckland Council Property Limited (ACPL), will manage the Expressions of Interest (EOI) process, and the Boards of ACPL and Regional Facilities Auckland (RFA) will make recommendations to the Auckland Development Committee on the parties considered most suitable to advance to the Request for Proposal (RFP) phase.

MOVED by Cr CM Casey, seconded by Cr AJ Anae, an amendment to the original motion:

That the Auckland Development Committee:

- a) confirm that, as part of the Expressions of Interest process to seek private sector investment to refurbish the Civic Administration Building, 1 Greys Avenue, Auckland Central, that:
  - v) the council will consider the sale of the Civic Administration Building and its surrounding land to the selected development party on a ~~freehold or~~ long term leasehold basis if the heritage values of the building are restored as far as practicable.

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

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

The motion was declared LOST by 7 votes to 13.

The substantive motion was put.

Resolution number AUC/2015/148

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

**That the Auckland Development Committee:**

- a) **confirm that, as part of the Expressions of Interest process to seek private sector investment to refurbish the Civic Administration Building, 1 Greys Avenue, Auckland Central, that:**
  - i) **submitters need to demonstrate proposals that restore the heritage values of the existing building, as far as practicable, and subject to a detailed heritage restoration plan that would be developed with council's heritage team.**
  - ii) **submitters can propose any uses for the building that are compatible and complementary with the wider objectives of the Aotea Quarter Framework.**
  - iii) **the site area to be made available is approximately 5,000 square meters as shown on the plan below (Image 1 of the agenda report).**
  - iv) **submitters are encouraged to submit a proposal that intensifies the use of the site and creates a frontage to Mayoral Drive.**
  - v) **the council will consider the sale of the Civic Administration Building and its surrounding land to the selected development party on a freehold or long term leasehold basis if the heritage values of the building are restored as far as practicable.**
  - vi) **proposals will need to make provision for vehicle access to the Regional Facilities Auckland Aotea Centre performing arts centre.**
  - vii) **submitters need to recognise the importance of the location and submit proposals of exemplary design quality, responding specifically to Te Aranga Māori design, sustainability and urban design best practice.**
- b) **agree that Auckland Council Property Limited (ACPL), will manage the Expressions of Interest (EOI) process, and the Boards of ACPL and Regional Facilities Auckland (RFA) will make recommendations to the Auckland Development Committee on the parties considered most suitable to advance to the Request for Proposal (RFP) phase.**
- c) **note the intention of Auckland Council to complete the selection process and have a signed Heads of Agreement in place by 31 March 2016.**

**CARRIED**

Secretarial note: Pursuant to Standing Order 1.8.6, Cr CM Casey requested her dissenting vote be recorded.

#### **Attachments**

- A 7 July 2015 - Auckland Development Committee - Item 14 - Civic Administration Building - Council's requirements - PowerPoint Presentation

The meeting was adjourned at 12.51 pm and reconvened at 1.18 pm. Members L Ngamane and Member DE Taipari were not present when the meeting reconvened.



**15 Hobsonville Point 20 hectare Block: Future Land Use**

The Upper-Harbour Local Board Chair, Lisa Whyte, was in attendance and made a PowerPoint presentation to the item. A copy of the presentation has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

*Member L Ngamane entered the meeting at 1.21 pm.*

*Member DE Taipari entered the meeting at 1.21 pm.*

The motion was put in parts.

Resolution number AUC/2015/149

MOVED by Cr RI Clow, seconded by Cr WB Cashmore:

**That the Auckland Development Committee:**

- a) **agree that Auckland Council will not proceed with a Marine Industry Precinct at Hobsonville Point and that no further work be undertaken on the Marine Industry Precinct apart from existing contractual obligations.**
- b) **request that Auckland Council Property Limited do the following:**
  - i) **advise the marine industry of the decision under clause a) and the reasons for it;**
  - ii) **thank the marine industry for its attempts to activate this precinct over the last five years; and**
  - iii) **encourage the marine industry to continue working with Waterfront Auckland and Auckland Tourism, Events and Economic Development Ltd on refit options.**

**CARRIED**

*Deputy Chairperson C Darby left the meeting at 2.04 pm.*

*Cr GS Wood left the meeting at 2.08 pm.*

*Deputy Chairperson C Darby returned to the meeting at 2.10 pm.*

*Cr GS Wood returned to the meeting at 2.29 pm.*

*Member DE Taipari left the meeting at 2.29 pm.*

*Member DE Taipari returned to the meeting at 2.45 pm.*

Secretarial note: The additional clause n) was incorporated with the agreement of the mover.

Resolution number AUC/2015/150

MOVED by Cr D Quax, seconded by Cr GS Wood:

**That the Auckland Development Committee:**

- a) **agree that, pursuant to Standing Order 1.6.1(b), the motion under debate now be put to a vote.**

**CARRIED**

Resolution number AUC/2015/151

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

**That the Auckland Development Committee:**

- j) **agree that council adopt an appropriate procurement process to identify the best potential outcomes for a screen precinct at Hobsonville, including the leasehold or freehold sale of council-owned land.**
- k) **request that Auckland Council (Auckland Investment Office) reports back to the Auckland Development Committee on the market validation exercise and its procurement process to seek the committee's decision on the detailed commercial proposals arising from the process.**

- l) require ATEED to complete the procurement process as per clauses j) and k) by 31 October 2015 and report back to the Auckland Development Committee at its November 2015 meeting.
- m) agree that, in the event that a definitive and commercially viable proposal (or conditional agreement) for developing a screen precinct at Hobsonville Point has not been secured by 31 October 2015, and approved at the November 2015 Auckland Development Committee meeting, the 14/6 Masterplan for the 20ha Hobsonville Point block (as outlined in the agenda report) be adopted by council.
- n) consult directly with the Upper Harbour Local Board and local community organisations as to how community needs might best be addressed under the Hobsonville screen precinct option.

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

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

The motion was declared CARRIED by 18 votes to 2.

**CARRIED**

Secretarial note: Pursuant to Standing Order 1.8.6, Cr CE Brewer requested that his dissenting vote be recorded against clauses j) to l).

#### **Attachments**

- A 7 July 2015 - Auckland Development Committee - Item 15 - Hobsonville Point 20 hectare Block: Future Land Use - Upper Harbour Local Board PowerPoint Presentation

## **16 Consideration of Extraordinary Items**

There was no consideration of extraordinary items.

**17 Procedural motion to exclude the public**

Resolution number AUC/2015/152

MOVED by Cr MP Webster, 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 Don Munro, Auckland Transport, be permitted to remain for Confidential Item C3: Special Housing Area Tranche 7 deferred recommendations, after the public has been excluded, because of their knowledge of the Special Housing Areas, which will help the Auckland Development Committee in its decision-making.**

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 Confidential Reports Pending Status Update**

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 regarding development proposals.</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 regarding development proposals.</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>

**C2 Ararimu Development Agreements**

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)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.  In particular, the report contains information which may impact property values.	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.

**C3 Special Housing Area Tranche 7 deferred recommendations**

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.  In particular, the report contains commercially sensitive information and information that could potentially give certain parties a commercial advantage if released..  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.  In particular, the report contains commercially sensitive information and information that could potentially give certain parties a commercial advantage if released.	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.

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**

2.46 pm      The public was excluded.

The meeting was adjourned at 2.46 pm and reconvened at 2.57 pm.

4.08 pm      The public was re-admitted.

**RESTATEMENTS**

It was resolved while the public was excluded:

**C1      Confidential Reports Pending Status Update**

Resolution number AUC/2015/153

MOVED by Cr MP Webster, seconded by Cr CE Brewer:

That the Auckland Development Committee:

- a)      note the status of Auckland Development Committee confidential resolutions requiring follow-up confidential reports as at 7 July 2015.

**C2      Ararimu Development Agreements**

Resolution number AUC/2015/154

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

That the Auckland Development Committee:

- c)      note that the decisions, report and attachments regarding the Ararimu Development Agreements will remain confidential until all due processes have been concluded, and agree that the Mayor or Deputy Mayor be delegated responsibility to release information as may be required.

**C3      Special Housing Area Tranche 7 deferred recommendations**

Resolution number AUC/2015/156

MOVED by Deputy Chairperson C Darby, seconded by Cr GS Wood:

That the Auckland Development Committee:

- f)      agree that the decisions, report and attachments regarding the Special Housing Areas Tranche 7 proposals remain confidential until all due processes have been concluded, and that the Mayor and Deputy Mayor be delegated responsibility to release information on these SHA proposals as may be required.

4.08 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:**.....