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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, 8 December 2015 at 9:33am.

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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	Until 4.40 pm, item C5
	Cr Cameron Brewer	From 9.37 am, item 5.1 Until 4.32 pm, item C3 and C4
	Cr Dr Cathy Casey	
	Cr Bill Cashmore	
	Cr Ross Clow	Until 4.40 pm, item C5
	Cr Linda Cooper, JP	
	Cr Alf Filipaina	
	Cr Hon. Christine Fletcher, QSO	
	Cr Denise Krum	
	Cr Mike Lee	From 9.38 am, item 5.1 Until 12.19 pm item 13
	Member Liane Ngamane	
	Cr Calum Penrose	
	Cr Dick Quax	Until 4.35 pm, item C3 and C4
	Cr Sharon Stewart, QSM	
	Member David Taipari	
	Cr John Watson	From 9.36 am, item 5.1
	Cr Penny Webster	From 9.35 am, item 3 Until 10.55 am, item 12
	Cr George Wood, CNZM	

#### ABSENT

Mayor Brown, JP  
Cr John Walker  
Cr Wayne Walker

#### ALSO PRESENT

Troy Churton	Orakei Local Board member, item 6
David Collings	Howick Local Board Chair, item C2

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## 1 Apologies

Resolution number AUC/2015/218

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

**That the Auckland Development Committee:**

- a) **accept the apologies from Mayor Len Brown, Cr JG Walker and Cr WD Walker for absence, from Cr ME Lee for lateness and from Cr D Quax and Cr MP Webster for early departure.**

**CARRIED**

## 2 Declaration of Interest

There were no declarations of interest.

## 3 Confirmation of Minutes

*Cr MP Webster entered the meeting at 9.35 am.*

Resolution number AUC/2015/219

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

**That the Auckland Development Committee:**

- a) **confirm the ordinary minutes of its meeting, held on Thursday, 12 November 2015, including the confidential section, as a true and correct record.**

**CARRIED**

## 4 Petitions

There were no petitions.

## 5 Public Input

### 5.1 Panuku Development Auckland's Transform class (formally known as Type 1) urban renewal program - Ben Ross

*Cr J Watson entered the meeting at 9.36 am.*

*Cr C Brewer entered the meeting at 9.37 am.*

*Cr ME Lee entered the meeting at 9.38 am.*

*Cr ME Lee left the meeting at 9.47 am.*

Ben Ross addressed the committee and answered questions from the members.

Resolution number AUC/2015/220

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

**That the Auckland Development Committee:**

- a) **thank Ben Ross for his presentation regarding Panuku Development Auckland's Transform class (formally known as Type 1) urban renewal program.**

**CARRIED**

Note: Item 6.1, Local Board Input - Kings School - Hanna Block was taken prior to item 5.2, Public Input - Kings School - Hanna Block.

### 6.1 Local Board Input - Kings School - Hanna Block

*Cr ME Lee returned to the meeting at 9.49 am.*

Troy Churton, Orakei Local Board member addressed the committee in relation to the demolition of the Hanna Block at Kings school.

Resolution number AUC/2015/221

MOVED by Cr CE Fletcher, seconded by Cr AJ Anae:

**That the Auckland Development Committee:**

- a) **thank Troy Churton, Orakei Local Board planning spokesperson for his attendance and presentation.**

**CARRIED**

### 5.2 Public Input - Kings School - Hanna Block

The following speakers addressed the committee in support of notice of requirement for a heritage order for the Hanna Block at the King's School in Remuera:

- Rob Thomas – Campaign to Save the King's School Hanna Block
- Malcolm Brown – Kings School Architect,
- Dr Myles Gregory
- Sue Cooper – Remuera Heritage

Alan Matson – Auckland Civic Trust also addressed the committee in relation to the Kings School – Hanna Block.

Simon Oxner – longtime resident also speak in relation to the Kings School – Hanna Block and tabled a tea town design .

Resolution number AUC/2015/222

MOVED by Chairperson PA Hulse, seconded by Cr CE Fletcher:

**That the Auckland Development Committee:**

- a) **thank Rob Thomas – Campaign to Save the King's School, Malcom Brown – Kings School Architect, Dr Myles Gregory, Sue Cooper – Remuera Heritage, Alan Matson – Auckland Civic Trust and Simon Oxner for their attendance and presentation.**

**CARRIED**

#### **Attachments**

- A 8 December 2015, Auckland Development Committee, Item 5.2, Rob Thomas - Save the King's School Hanna Block presentation
- B 8 December 2015, Auckland Development Committee, Item 5.2, Malcolm Brown, Kings School Architect letter
- C 8 December 2015, Auckland Development Committee, Item 5.2, Wellington East Girls' College Rebuild, Newspaper Article.
- D 8 December 2015, Auckland Development Committee, Item 5.2, Simon Oxner - Hanna Block Tea Towel Design

**6 Local Board Input**

Item 6.1, Local Board Input - Kings School - Hanna Block occurred prior to item 5.2, Public Input - Kings School - Hanna Block.

**7 Extraordinary Business**

There was no extraordinary business.

**8 Notices of Motion**

There were no notices of motion.

**9 Reports Pending Status Update**

Resolution number AUC/2015/223

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

**That the Auckland Development Committee:**

- a) **receive the reports pending status update.**

**CARRIED**

**10 Summary of information memos and briefings - 8 December 2015**

Resolution number AUC/2015/224

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

**That the Auckland Development Committee:**

- a) **receive the summary of information memos and briefings – 12 November 2015.**

**CARRIED**

**11 Auckland Development Committee Work Programme 2015/2016 - December Update**

*Cr ME Lee left the meeting at 10.34 am.*

Resolution number AUC/2015/225

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

**That the Auckland Development Committee:**

- a) **note progress against the forward work programme from July – December 2015, and note the updated programme to September 2016.**

**CARRIED**

Notes:

- i) Pursuant to Standing Order 1.8.6, Cr C Casey requested her dissenting vote be recorded, in particular, the dissenting vote is against the plan change thread and Three Kings Land Exchange within the work programme.
- ii) Pursuant to Standing Order 1.8.6, Cr CE Fletcher requested her dissenting vote be recorded, in particular, the dissenting vote is against the strategic direction planning of Auckland Council.

- iii) Pursuant to Standing Order 1.8.6, Cr D Quax requested that his dissenting vote be recorded and that his endorsement of Cr CE Fletcher's statement be noted.
- iv) Pursuant to Standing Order 1.8.6, Cr SL Stewart requested her dissenting vote be recorded, in particular, the dissenting vote is against the council agreeing on a number of matters that are the subject of the Proposed Auckland Unitary Plan (PAUP) hearings.

*Cr ME Lee returned to the meeting at 10.35 am.*

## 12 Priority Development Locations and Panuku Development Auckland Work Programme

*Cr MP Webster left the meeting at 10.55 am.*

*Cr D Quax left the meeting at 11.02 am.*

Note: Changes to the original recommendation a) were made with the agreement of the meeting.

Resolution number AUC/2015/226

MOVED by Member DE Taipari, seconded by Cr GS Wood:

**That the Auckland Development Committee:**

- a) **note the material provided on the Priority Development Location Selection process and the emerging Development Work Programme including the unlocked locations at Takapuna, Northcote, Henderson, City Centre, Old Papatoetoe Town Centre, Hobsonville Point and Ormiston Town Centre/Flatbush.**
- b) **endorse the two "Transform" locations of Manukau (Town centre and surrounds) and Onehunga (Town centre and Port) as these locations best meet the criteria prioritised by Panuku Development Auckland given its agreed purpose.**

**CARRIED**

## Precedence of Business

Resolution number AUC/2015/227

MOVED by Chairperson PA Hulse, seconded by Cr LA Cooper:

**That the Auckland Development Committee:**

- a) **agree that Item 14: Heritage Advisory Panel Recommendation – Kings School be accorded precedence at this time.**

**CARRIED**

## 14 Heritage Advisory Panel Recommendation – Kings School

Resolution number AUC/2015/228

MOVED by Cr LA Cooper, seconded by Chairperson PA Hulse:

**That the Auckland Development Committee:**

- a) **inform the Heritage Advisory Panel that it has considered its recommendation and has decided not to issue a notice of requirement for a heritage order for the Hanna Block at the King's School in Remuera.**

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

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr C Brewer	Cr AJ Anae	
Cr W Cashmore	Cr C Casey	
Cr R Clow	Cr CE Fletcher	
Cr LA Cooper	Cr ME Lee	
Deputy Chairperson C Darby	Member L Ngamane	
Cr AM Filipaina	Member DE Taipari	
Chairperson PA Hulse	Cr J Watson	
Cr DA Krum		
Cr CM Penrose		
Cr SL Stewart		
Cr GS Wood		

The motion was declared CARRIED by 11 votes to 7.

CARRIED

### 13 Approach for making decisions on the Proposed Auckland Unitary Plan

*Cr ME Lee left the meeting at 12.19 pm.*

*Cr R Clow left the meeting at 12.19 pm.*

*Member DE Taipari left the meeting at 12.19 pm.*

*Deputy Chairperson C Darby left the meeting at 12.22 pm.*

*Member DE Taipari returned to the meeting at 12.28 pm.*

*Cr R Clow returned to the meeting at 12.38 pm.*

Resolution number AUC/2015/229

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

**That the Auckland Development Committee:**

- a) **endorse an approach of prioritising the council's response to the Auckland Unitary Plan Independent Hearings Panel's recommendations based on topics that will have a significant impact on the ability of the Proposed Auckland Unitary Plan to deliver on the priorities in the Auckland Plan. This approach will result in a focus on the entire Regional Policy Statement and the following hearing topics:**
  - i. **Business**
  - ii. **Coastal (including Port Precinct)**
  - iii. **Historic heritage**
  - iv. **Infrastructure**
  - v. **Landscapes**
  - vi. **Mana Whenua sites**
  - vii. **Māori land and treaty**
  - viii. **Natural hazards and flooding**
  - ix. **Residential**
  - x. **Rural**
  - xi. **Rural Urban Boundary**
  - xii. **Significant Ecological Areas**
  - xiii. **Special character and pre-1944**
  - xiv. **Sustainable design**
  - xv. **Transport**
  - xvi. **Viewshafts**
  - xvii. **Waitakere Ranges**
  - xviii. **Zoning.**

CARRIED

Pursuant to Standing Order 1.8.6, Cr C Casey, Cr CE Fletcher, Cr SL Stewart and Cr J Watson requested that their dissenting votes be recorded.

*Deputy Chairperson C Darby returned to the meeting at 12.45 pm.*

Resolution number AUC/2015/230

MOVED by Cr C Casey, seconded by Cr C Brewer:

**That the Auckland Development Committee:**

- a) **agree that the Local Board Chairs be invited to continue their involvement in the Unitary Plan process and that this be clarified as part of the Unitary Plan Committee.**

**CARRIED**

Note: Item 14, Heritage Advisory Panel Recommendation – Kings School was taken prior to item 13, Approach for making decisions on the Proposed Auckland Unitary Plan.

## **15 Unitary Plan Committee forward work programme**

Resolution number AUC/2015/231

MOVED by Cr AM Filipaina, seconded by Deputy Chairperson C Darby:

**That the Auckland Development Committee:**

- a) **approve the Unitary Plan Committees work programme set out in Attachment A to the agenda report.**

**CARRIED**

## **16 Consideration of Extraordinary Items**

There were no extraordinary items.

## **17 Procedural motion to exclude the public**

Resolution number AUC/2015/232

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

**That the Auckland Development Committee:**

- a) **exclude the public from the following part(s) of the proceedings of this meeting.**
- b) **agree that Patrick Dougherty – Acting GM Asset Development Group, Garry Looker – Acting Manager Development Strategy, Gez Johns – Manager Communications and Stakeholder Relationships-Northern and Brendon Liggett – Development Planning Manager of Housing New Zealand be permitted to remain for Confidential Item C3:Special Housing Areas Tranche 9 Recommendations after the public has been excluded, because of their knowledge of 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>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 Pakuranga Town Centre Delegation of Authority Approval**

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>s7(2)(c)(ii) - 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 damage the public interest.</p> <p>s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial</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>

	<p>activities.</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p> <p>In particular, the report contains commercially sensitive information regarding development proposals.</p>	
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### C3 Special Housing Areas Tranche 9 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
<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>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>

### C4 Special Housing Areas: Tranche 9 Further 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
<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>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>

	<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>	
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**C5 Housing for Older Persons: Procurement of a Preferred Community Housing Provider Partner**

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>s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p> <p>In particular, the report contains commercial sensitive information.</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 was made available to the public who were present at the meeting and formed part of the minutes of the meeting.

**CARRIED**

12.52 pm The public was excluded.

The meeting adjourned at 12.52 pm and reconvened at 1.33 pm.

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

4.43 pm The public was re-admitted.

## **RESTATEMENTS**

It was resolved while the public was excluded:

### **C1 Confidential Reports Pending Status Update**

Resolution number AUC/2015/233

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

That the Auckland Development Committee:

- a) receive the reports pending status update.
- b) agree that the resolution only be restated in the open minutes.

### **C2 Pakuranga Town Centre Delegation of Authority Approval**

There was no restatement of the resolutions.

Items C3 and C4 were taken together

### **C3 Special Housing Areas Tranche 9 Recommendations**

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

That the Auckland Development Committee:

- n) approve that the decisions, report and attachments regarding the Special Housing Areas Tranche 9 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.

### **C4 Special Housing Areas: Tranche 9 Further Recommendations**

This item was considered together with Item C3 above.

### **C5 Housing for Older Persons: Procurement of a Preferred Community Housing Provider Partner**

Resolution number AUC/2015/234

MOVED by Deputy Chairperson C Darby, seconded by Cr CE Fletcher:

That the Auckland Development Committee:

- e) delegate the Chair and Deputy Chair of the Committee, in conjunction with Panuku Development Auckland, to issue an appropriate explanatory public statement concerning progress on the project without identifying the preferred partner.

4.43 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:**.....