

## Komiti Whakarite Mahere / Planning Committee

### OPEN MINUTES

Minutes of a meeting of the Planning Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Tuesday, 6 March 2018 at 9.40am.

#### PRESENT

<b>Chairperson</b>	Cr Chris Darby	
<b>Members</b>	Cr Josephine Bartley	
	Cr Dr Cathy Casey	
	Deputy Mayor Bill Cashmore	
	Cr Ross Clow	Until 1.53pm
	Cr Fa'anana Efeso Collins	From 10.07am, Item 5.3
	Cr Linda Cooper, JP	
	Cr Alf Filipaina	Until 1.53pm
	Cr Hon Christine Fletcher, QSO	From 2.30pm, Item 11
	Mayor Hon Phil Goff, CNZM, JP	
	IMSB Member Hon Tau Henare	Until 1.53pm
	Cr Penny Hulse	From 9.45am, Item 5
	Cr Mike Lee	From 9.42am, Item 3 until 1.53pm
	Cr Daniel Newman	
	Cr Dick Quax	From 12.10pm, Item 10 until 1.53pm
	Cr Greg Sayers	
	Cr Desley Simpson, JP	
	Cr Sharon Stewart, QSM	
	IMSB Chair David Taipari (alternate)	From 9.44am, Item 5
	Cr Sir John Walker, KNZM, CBE	From 9.55am, Item 5.2, until 1.53pm
	Cr Wayne Walker	
	Cr John Watson	

#### ABSENT

<b>Deputy Chair</b>	Cr Richard Hills
	IMSB Member Liane Ngamane

## ALSO PRESENT

Mike Cohen	Devonport-Takapuna Local Board
Grant Gillon, Chair	Devonport-Takapuna Local Board
Nerissa Henry	Maungakiekie-Tāmaki Local Board
Chris Makoare, Deputy Chair	Maungakiekie-Tāmaki Local Board
Jennifer McKenzie	Devonport-Takapuna Local Board
Jan O'Connor	Devonport-Takapuna Local Board
Michael Sheehy	Devonport-Takapuna Local Board
George Wood, Deputy Chair	Devonport-Takapuna Local Board

## IN ATTENDANCE

Denise Lee	Member of Parliament for Maungakiekie Electorate
David Rankin	Chief Operating Officer, Panuku
Allan Young	Director Development, Panuku

## 1 Apologies

Resolution number PLA/2018/15

MOVED by Chairperson C Darby, seconded by Cr G Sayers:

**That the Planning Committee:**

- a) **accept the apologies from Deputy Chairperson Cr R Hills and IMSB Member L Ngamane for absence, Cr E Collins, Cr C Fletcher, Cr P Hulse and Cr D Quax for lateness, and Cr A Filipaina for early departure on council business.**

**CARRIED**

## 2 Declaration of Interest

There were no declarations of interest.

## 3 Confirmation of Minutes

*Cr M Lee joined the meeting at 9.42 am.*

Resolution number PLA/2018/16

MOVED by Chairperson C Darby, seconded by Cr D Simpson:

**That the Planning Committee:**

- a) **confirm the ordinary minutes of its meeting, held on Tuesday, 13 February 2018, including the confidential section, as a true and correct record.**

**CARRIED**

## 4 Petitions

There were no petitions.

## 5 Public Input

*IMSB Chair D Taipari joined the meeting at 9.44 am.*

*Cr P Hulse joined the meeting at 9.45 am.*

Note: the presenter for Item 5.1 - Public Input - Public Transport Users Association - Trains to Huapai campaign had not arrived, so the Chairperson moved to the next public input item.

## 5.2 Public Input - Nicolas Reid - Albert Park Tunnels development proposal update

A PowerPoint presentation was shown which was circulated in the meeting agenda.

Note: clause b) was added with the agreement of the meeting.

*Cr J Walker joined the meeting at 9.55 am.*

Resolution number PLA/2018/17

MOVED by Mayor P Goff, seconded by Cr D Simpson:

**That the Planning Committee:**

- a) receive the public input from Nicolas Reid, Bill Reid, Nick Andreef, Joe Edwards regarding the progress of the Albert Park Tunnels development proposal and thank them for attending.
- b) request that staff report back to the Planning Committee on the council requirements for implementing the Albert Park tunnels development proposal and the key matters to be addressed.

**CARRIED**

## 5.3 Public Input - Denise Lee, MP - Unlock Panmure High Level Project Plan

*Cr E Collins joined the meeting at 10.07 am.*

Resolution number PLA/2018/18

MOVED by Cr D Simpson, seconded by Cr J Bartley:

**That the Planning Committee:**

- a) receive the public input from Denise Lee, Member of Parliament for Maungakiekie electorate, regarding the Unlock Panmure High Level Project Plan and thank her for attending.

**CARRIED**

## 5.1 Public Input - Public Transport Users Association - Trains to Huapai campaign

This public input item was deferred to the 3 April 2018 Planning Committee meeting.

## 5.4 Public Input - John Wood - proposed development of a multi-storey carpark on the Gasometer site

The request for public input had been withdrawn.

## 6 Local Board Input

### 6.1 Local Board Input - Maungakiekie-Tamaki Local Board - Unlock Panmure High Level Project Plan

Resolution number PLA/2018/19

MOVED by Cr J Bartley, seconded by Cr A Filipaina:

**That the Planning Committee:**

- a) receive the local board input from Maungakiekie-Tāmaki Local Board Deputy Chair Chris Makoare and Member Nerissa Henry regarding the Unlock Panmure High Level Project Plan, and thank them for attending.

**CARRIED**

### 6.2 Local Board Input - Devonport-Takapuna Local Board - Proposed change of use of 40 Anzac Street

*IMSB Chair D Taipari left the meeting at 10.37 am.*

*IMSB Chair D Taipari returned to the meeting at 10.52 am.*

Resolution number PLA/2018/20

MOVED by Chairperson C Darby, seconded by Cr W Walker:

**That the Planning Committee:**

- a) receive the local board input from Local Board Chair Grant Gillon and members of the Devonport-Takapuna Local Board regarding the proposed change of use of 40 Anzac Street, Takapuna and thank him for his attendance.

**CARRIED**

## 7 Extraordinary Business

There was no extraordinary business.

## 8 Notices of Motion

There were no notices of motion.

## 9 Unlock Panmure High Level Project Plan

A PowerPoint presentation was provided and a document tabled. Copies have been placed on the official minutes and are available on the Auckland Council website as minutes attachments.

Note: changes to the original motion, adding new clause d), h) and i), were made with the agreement of the meeting.

Resolution number PLA/2018/21

MOVED by Cr J Bartley, seconded by Deputy Mayor BC Cashmore:

**That the Planning Committee:**

- a) **endorse the Unlock Panmure High Level Project Plan as shown in Attachment B of the agenda report.**
- b) **endorse Panuku as Auckland Council's lead delivery agency for Panmure.**
- c) **endorse Panuku to dispose of the Auckland Council owned properties listed below, with the objective of contributing strategically and financially to the outcomes of the Unlock Panmure High Level Project Plan objectives of urban regeneration, urban renewal and housing, subject to the conclusion of any required statutory processes and agreement with Auckland Transport that properties listed vi)-xxviii) are not required for transport purposes.**
  - i) **59 Mountain Road, Mount Wellington (Lots 67 DP 35427, NA914/60)**
  - ii) **59a Mountain Road, Mount Wellington (Section 1 SO 500055, CFR 797578)**
  - iii) **3 Mountwell Crescent, Mount Wellington (Section 3 SO 471986, CFR 672276)**
  - iv) **7 Mountwell Crescent, Mount Wellington (Section 6 SO 471986, CFR 672277)**
  - v) **3 Kings Road, Panmure (Lots 1 & 2 DP 120243, NA69C/662, NA69C/663)**
  - vi) **Auckland Manukau Eastern Transport Initiative (AMETI) – Stage 1 and Transit-Oriented Development Properties**
  - vii) **15 Forge Way, Mount Wellington (Lot 5 DP 189494, NA119A/744)**
  - viii) **7 and 9 Jellicoe Road, Mount Wellington (Section1-2 SO 458625, CFR 618285)**
  - ix) **30-34 Potaka Lane, Panmure (Lot 1 DP 33816, NA881/95)**
  - x) **486-492 Ellerslie-Panmure Highway, Mt Wellington (Lot 8 DP 12992 and Lot 4 DP 39291 and Lot 2 DP 61745, NA18A/739(part-cancelled))**
  - xi) **516 Ellerslie-Panmure Highway, Mount Wellington (Lot 48 DP 20306, NA616/17(part-cancelled))**
  - xii) **Former 528 Ellerslie-Panmure Highway, Mount Wellington (legal road status, currently vacant and partially sealed)**
  - xiii) **530 Ellerslie-Panmure Highway, Mount Wellington (Section 17 SO 471986, CFR 672278)**
  - xiv) **532-534 Ellerslie-Panmure Highway, Mount Wellington (Section 19 SO 471986, CFR 672280)**
  - xv) **535 Ellerslie-Panmure Highway, Mount Wellington (Section 29 SO 471986, CFR 672282)**
  - xvi) **536 Ellerslie-Panmure Highway, Mount Wellington (Section 21 SO 471986, CFR 672281)**
  - xvii) **Auckland Manukau Eastern Transport Initiative (AMETI) – Stage 2 Properties**
  - xviii) **7-11 Queens Road, Panmure (Part Lot 2, Lot 3 & Lot 4 DP 36382, NA968/241(part-cancelled), NA957/203)**
  - xix) **39-41 Queens Road, Panmure (Lot 18 DP 36382, Lot 19 DP 36382, Lot 21 DP 36382, NA1159/22, NA943/294, NA952/269)**

**Following page amended at the meeting of the Planning Committee held on 27 November 2018 under Item 8: Panuku programme update**

Resolution number PLA/2018/120

MOVED by Cr J Bartley, seconded by Cr D Simpson:

**That the Planning Committee:**

- c) **revoke clause e) of the following decision carried at its 6 March 2018 meeting:**

**Resolution number PLA/2018/21**

**That the Planning Committee:**

- e) **authorise the redevelopment of 7-13 Pilkington Road, Panmure as a mixed-use development with proceed of sale being ring-fenced to be reinvested into a new community facility in Panmure, subject to agreement with Auckland Council Community Facilities department and Maungakiekie-Tāmaki Local Board (Lot 1 DP 176192, Lots 457-460 DP 42010, Lots 1-3 DP 52083, NA33A/884, NA8B/972, NA33A/840, NA13C/818, NA4C/115, NA100C/965).**

**and replace with**

- e) **authorise the investigation into the redevelopment of 7-13 Pilkington Road, Panmure as a mixed-use development, subject to agreement with Auckland Council Community Facilities department and Maungakiekie-Tāmaki Local Board (Lot 1 DP 176192, Lots 457-460 DP 42010, Lots 1-3 DP 52083, NA33A/884, NA8B/972, NA33A/840, NA13C/818, NA4C/115, NA100C/965). This investigation will also look at options to deliver new or improved community facilities that best serve the current and future community.**

**CARRIED**

- xx) 11-13 Lagoon Drive, Panmure (Lot 3-4 DP 20487, NA2C/740)
  - xxi) 16 Lagoon Drive, Panmure (Lot 20 DP 36382, NA1054/224)
  - xxii) 20 Lagoon Drive, Panmure (Lot 22 DP 36382, NA951/277)
  - xxiii) 22 Lagoon Drive, Panmure (Lot 15-17 DP 57965 and Part Lot 23 DP 36382, NA13D/444)
  - xxiv) 26 Lagoon Drive, Panmure (Lot 1 DP 38838, NA1025/92)
  - xxv) 28 Lagoon Drive, Panmure (Lot 2 DP 38838, NA1186/83)
  - xxvi) 30 Lagoon Drive, Panmure (Lot 2 DP 66584, NA24A/425)
  - xxvii) 32-34 Lagoon Drive, Panmure (Lot 1 DP 75845, Part Lot 11 DP 54283, NA32B/817, NA8A/911)
  - xxviii) 1-19/10 Basin View Lane, Panmure (LOT 2 DP 92844)
  - xxix) 23 Domain Road, Panmure (Lot 1 DP 92844, NA49B/888)
  - xxx) 28-30 Pilkington Road, Mount Wellington (Lots 30 and 31 DP 52157, NA7A/1476, NA7A/1477(cancelled)), parking reserve, subject to the Reserves Act 1977.
- d) note Panuku's existing policy to give early notification to mana whenua of intent to divest council property in this area.
  - e) authorise the redevelopment of 7-13 Pilkington Road, Panmure as a mixed-use development with proceed of sale being ring-fenced to be reinvested into a new community facility in Panmure, subject to agreement with Auckland Council Community Facilities department and Maungakiekie-Tāmaki Local Board (Lot 1 DP 176192, Lots 457-460 DP 42010, Lots 1-3 DP 52083, NA33A/884, NA8B/972, NA33A/840, NA13C/818, NA4C/115, NA100C/965).
  - f) authorise Panuku initiating the process of revoking the reserve status registered against the eastern section of 28-30 Pilkington Road, Mount Wellington (LOTS 30 31 DP 52157 NZ GAZ 1982 P3119, NA7A/1476) to enable better development outcomes, subject to statutory processes.
  - g) note that the Finance and Performance Committee will need to approve the disposal of the properties in clause c) above and as referenced in the High Level Project Plan.
  - h) request that information relating to cultural impacts for properties listed in clauses c), e) and f) be provided as part of the report to the Finance and Performance Committee.
  - i) note that the confidential agenda report contains indicative delivery programme, commercial arrangements, and strategic acquisitions that are commercially sensitive.

#### **Attachments**

- A 6 March 2018, Planning Committee: Item 9 - Unlock Panmure High Level Project Plan, presentation
- B 6 March 2018, Planning Committee: Item 9 - Unlock Panmure High Level Project Plan, Maungakiekie-Tamaki Local Board minute

The meeting adjourned at 11.42am and reconvened at 11.48am.

Cr Cr E Collins, IMSB Member T Henare, IMSB Chair D Taipari, Cr G Sayers and Cr J Walker were not present.



## 10 Change of use of 40 Anzac Street, Takapuna

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 E Collins returned to the meeting at 11.51 am.*

*Cr G Sayers returned to the meeting at 11.51 am.*

*IMSB Member T Henare returned to the meeting at 11.54 am.*

*IMSB Chair D Taipari returned to the meeting at 11.54 am.*

*Cr J Walker returned to the meeting at 11.56 am.*

*Cr D Quax joined the meeting at 12.10 pm.*

*Cr R Clow left the meeting at 1.01 pm.*

MOVED by Mayor P Goff, seconded by Deputy Mayor BC Cashmore:

That the Planning Committee:

- a) acknowledge the engagement between Panuku and the Devonport-Takapuna Local Board between December 2017 and February 2018 and the further consideration of matters by each party.
- b) approve the recommendation of the hearing panel to change the use of 40 Anzac Street, Takapuna from a car park to mixed use with the following conditions:
  - i) includes a town square
  - ii) investigate short-stay public parking in the surrounding streets
  - iii) complete the Gasometer car park before the Anzac car park is closed
  - iv) undertake further community engagement on the design of public space at 40 Anzac Street.
- c) agree that the Devonport-Takapuna Local Board, North Shore ward councillors and Panuku Development Auckland will work together to develop and undertake community engagement for site planning of the public realm component on 40 Anzac Street, fully complying with the Hearing Panel and Planning Committee decision.
- d) agree that Panuku Development Auckland will bring the draft design solutions to a Planning Committee workshop after the work identified in clause c) above.
- e) agree that the town square created will follow Auckland Council's Open Space Provision Policy 2016 guidelines for a Civic Space.
- f) note that Panuku will work with Auckland Transport to ensure that the design of any future development integrates an upgraded Takapuna Transport Centre.
- g) note that Panuku, through development agreements, will ensure an outcome that is people-friendly, creates public amenity, retains and enhances the existing Potters Park and creates connections to Hurstmere Road.

*Cr R Clow returned to the meeting at 1.10 pm.*

MOVED by Cr J Watson, seconded by Cr G Sayers an amendment by way of replacement:

That the Planning Committee:

- a) defer its decisions on the change of use of 40 Anzac Street, Takapuna from a carpark to mixed use until after legal proceedings are concluded.

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

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr C Casey	Cr J Bartley	
Cr M Lee	Deputy Mayor BC Cashmore	
Cr D Quax	Cr R Clow	
Cr G Sayers	Cr E Collins	
Cr S Stewart	Cr L Cooper	
Cr W Walker	Chairperson C Darby	
Cr J Watson	Cr A Filipaina	
	Mayor P Goff	
	IMSB Member T Henare	
	Cr P Hulse	
	Cr D Newman	
	IMSB Chair D Taipari	
	Cr D Simpson	
	Cr J Walker	

The motion was declared LOST by 7 votes to 14.

The meeting continued debate on the substantive motion.

Note: Clause a) was taken separately.

Resolution number PLA/2018/22

MOVED by Mayor P Goff, seconded by Deputy Mayor BC Cashmore:

**That the Planning Committee:**

- a) **acknowledge the engagement between Panuku and the Devonport-Takapuna Local Board between December 2017 and February 2018 and the further consideration of matters by each party.**

**CARRIED**

Resolution number PLA/2018/23

MOVED by Mayor P Goff, seconded by Deputy Mayor BC Cashmore:

**That the Planning Committee:**

- b) **approve the recommendation of the hearing panel to change the use of 40 Anzac Street, Takapuna from a car park to mixed use with the following conditions:**
- i) **includes a town square**
  - ii) **investigate short-stay public parking in the surrounding streets**
  - iii) **complete the Gasometer car park before the Anzac car park is closed**
  - iv) **undertake further community engagement on the design of public space at 40 Anzac Street.**
- c) **agree that the Devonport-Takapuna Local Board, North Shore ward councillors and Panuku Development Auckland will work together to develop and undertake community engagement for site planning of the public realm component on 40 Anzac Street, fully complying with the Hearing Panel and Planning Committee decision.**
- d) **agree that Panuku Development Auckland will bring the draft design solutions to a Planning Committee workshop after the work identified in clause c) above.**
- e) **agree that the town square created will follow Auckland Council's Open Space Provision Policy 2016 guidelines for a Civic Space.**

- f) note that Panuku will work with Auckland Transport to ensure that the design of any future development integrates an upgraded Takapuna Transport Centre.
- g) note that Panuku, through development agreements, will ensure an outcome that is people-friendly, creates public amenity, retains and enhances the existing Potters Park and creates connections to Hurstmere Road.

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

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr J Bartley	Cr C Casey	
Deputy Mayor BC Cashmore	Cr M Lee	
Cr R Clow	Cr D Newman	
Cr E Collins	Cr D Quax	
Cr L Cooper	Cr G Sayers	
Chairperson C Darby	Cr S Stewart	
Cr A Filipaina	Cr W Walker	
Mayor P Goff	Cr J Watson	
IMSB Member T Henare		
Cr P Hulse		
IMSB Chair D Taipari		
Cr D Simpson		
Cr J Walker		

The motion was declared CARRIED by 13 votes to 8.

**CARRIED**

#### **Attachments**

- A 6 March 2018, Planning Committee: Item 10 - Change of use of 40 Anzac Street, Takapuna, presentation

*Cr A Filipaina retired from the meeting at 1.53pm.*

*Cr D Quax retired from the meeting at 1.53pm.*

*Cr R Clow retired from the meeting at 1.53pm.*

*Cr M Lee retired from the meeting at 1.53pm.*

*Cr J Walker retired from the meeting at 1.53pm.*

*IMSB Member T Henare retired from the meeting at 1.53pm.*

The meeting adjourned at 1.53pm and reconvened at 2.30pm.

Cr G Sayers was not present.

*Cr C Fletcher joined the meeting at 2.30 pm.*

**11 Political reference group to consider the new draft Government Policy Statement on Land Transport 2018**

*Cr G Sayers returned to the meeting at 2.35 pm.*

Note: clause b) was amended with the agreement of the meeting.

Resolution number PLA/2018/24

MOVED by Chairperson C Darby, seconded by Mayor P Goff:

**That the Planning Committee:**

- a) **agree to consider making a submission in respect to the draft Government Policy Statement on Land Transport.**
- b) **establish a political reference group comprising the Planning Committee Chair and Deputy Chair, Mayor, Deputy Mayor, Cr C Fletcher and Independent Maori Statutory Board member L Ngamane to guide and work with staff on a submission, if considered necessary, on the new draft Government Policy Statement on Land Transport dated March 2018.**
- c) **agree to consider and approve (if required) Auckland Council's draft submission to the draft Government Policy Statement on Land Transport at its meeting on 3 April 2018.**

**CARRIED**

**12 Summary of Planning Committee information memos and briefings – 6 March 2018**

Resolution number PLA/2018/25

MOVED by Cr L Cooper, seconded by IMSB Member L Ngamane:

**That the Planning Committee:**

- a) **receive the Summary of Planning Committee information memos and briefings – 6 March 2018.**

**CARRIED**

**13 Consideration of Extraordinary Items**

There was no consideration of extraordinary items.

**14 Procedural motion to exclude the public**

Resolution number PLA/2018/26

MOVED by Cr D Simpson, seconded by Deputy Mayor BC Cashmore:

**That the Planning Committee:**

- a) **exclude the public from the following part(s) of the proceedings of this meeting.**

**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 Unlock Panmure High Level Project Plan - Confidential Item**

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 indicative delivery programme, commercial arrangements, and strategic acquisitions that are commercially sensitive.	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**

2.38pm 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.

2.43pm The public was re-admitted.

**RESTATEMENTS**

It was resolved while the public was excluded:

**C1 Unlock Panmure High Level Project Plan - Confidential Item**

Resolution number PLA/2018/27

MOVED by Cr J Bartley, seconded by Cr D Simpson:

That the Planning Committee:

- b) confirm that the agenda report remains confidential until all contractual negotiations have been completed.

2.43 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 PLANNING COMMITTEE  
HELD ON

**DATE:**.....

**CHAIRPERSON:**.....