Komiti Whakarite Mahere / Planning Committee

OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Auckland Unitary Plan - Plan Change 3: Stockade Hill Viewshaft (to be made operative)

A. 4 June 2019 Planning Committee: Item 14 - Auckland Unitary Plan - Plan Change 3: Stockade Hill Viewshaft (to be made operative), presentation
PwC Cities Institute

Competitive Cities: A Decade of Shifting Fortunes

Presentation by Geoff Cooper
Chief Economist & Director, PwC Cities Institute

Auckland Council
Key findings

01. New Zealand’s smaller cities have closed the gap with Auckland.

02. Auckland is the only city of 11 to experience falling discretionary income.

03. The largest cities in Australia and New Zealand have fared worst.

04. New Zealand’s cities have become relatively less competitive against Australian cities.
1

Introduction

Competitiveness in the epoch of cities
The urban juggernaut

87%

Of New Zealand's population currently live in urban areas. A figure which is growing.

No signs of slowing

Concentration intensifies

72%

Of New Zealand’s population growth is in six cities.

Population growth by category (2012-2018)

Competitive Cities: A Decade of Changing Fortunes
PaCO Cities Institute
Urbanisation is driven by higher productivity

**Business wants to co locate**

- For every new business established in the rest of New Zealand over the last six years, five were established in six Growth Cities
- Population growth is linked to ever concentrating employment and business.
- Until about 2010, the number of businesses was approximately equal between six New Zealand cities and the rest of New Zealand. Since this time, concentration has accelerated.

[Diagram showing business and employment concentration in growth cities over time.

Source: Statistics New Zealand, PwC]
Why Compete

Highly skilled workers lift the wages over all workers

Auckland skilled labour shortages are at record levels

"The rise of cities has led to a fresh and fierce competition for the smartest minds"
2 Methodology

Measuring the concept of urban competitiveness
Discretionary income is a window into the urban competitiveness of labour

Calculate discretionary income by deducting tax and basic expenditure from household income.

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**Source:** Competitive Cities: A Decade of Changing Fortunes
PaC Cities Institute
Income varies across New Zealand cities

Ratio of median earnings relative to Auckland in 2000 and 2017

Median household income, 2000-2018
(Index, 2000=1000)
Basic expenditure has grown faster in regions with large cities

Real changes in estimated expenditure (2008-2018)

Change in weekly expenditure

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Source: Statistics New Zealand (Household Expenditure Survey), PwC

Competitive Cities: A Decade of Changing Fortunes
PwC Cities Institute
The housing divergence

96%

Increase in Auckland's median house price since 2008.

The difference between Auckland and Tauranga increased 3-fold, from $65,000 in 2008 to $209,000.

Nominal median house prices, 2008-2018

Source: Real Estate Institute of New Zealand (REINZ)
Discretionary income: The bottom line
Auckland discretionary income has fallen dramatically.
The benefits of Auckland growth are uneven; Aucklanders are leaving

Who is benefiting from economic growth?

International and internal migration by city, 2012-2016

(Index, 2000=1000)

Source: Statistics New Zealand, PwC

Source: New Zealand Treasury (Insights)
If Auckland is not New Zealand's internationally competitive city, there won't be one.
Section C

Comparison with Australia
Australian house prices in Sydney and Melbourne follow a similar trend to Auckland.
New Zealand faces strong competition across the ditch
Recommendations

“Managing urban areas has become one of the most important development challenges of the 21st century”

John Wimoth, United Nations
Recommendations

01 Appointment of a Minister for Cities

02 Urban Statistics Rollout

03 An Economic Competitiveness Agenda for Auckland
Christopher Pairama
Te Taou/Ngati Whaataua
Cultural value of Awhi Awhi

- Kauri are spiritually significant to all Maori.
- Each individual Kauri is unique.
- If a Kauri is cut down the supporting ecosystem of around 150 creatures (flora and fauna) is removed.
- Each year Awhi Awhi produces thousands of seeds which are unique to this ecosystem and the surrounding bioregion. These seeds are imperative to the survival of Kauri.
- In March 2015 I visited Paturoa road as Mana Whenua.
- Kaumatua from Ngatiwai joined me in the karakia and a tapu was placed over Awhi Awhi.
Ringbarking and Rongoa

- A number of trees including Awhi Awhi sustained extreme trauma after being ringbarked on 23 December 2015.
- We were involved in applying rongoa (Maori medicine) to Awhi Awhi.
- A cold pressed balm of Kawakawa poultice was applied to the wound.
- Awhi Awhi has regenerated and looks healthy to both Mana Whenua and Scientists, whom are still seeking to conduct contemporary research imperative to kauri survival.
- This tree is a living example of the healing nature of our Rongoa and must be preserved.
Tangata Whenua Roopu

• I formally hold the role as the representative for Whiti Te Ra o Reweti Marae and Te Taou hapu. Our marae is the closest ancestral marae to the Waitakere Ranges.

• Tangata Whenua Roopu is included in the National Response Management Programme for Kauri Dieback via the Ministry of Primary Industries which is acknowledging the value of Maatauranga Maori.

• This knowledge is forming an effective response to Kauri Dieback research and is currently at the forefront of the Science Community.
The resilience of Awhi Awhi combined with her ability to withstand ringbarking, along with the healing that has occurred affirms the value of Awhi Awhi to Whiti Te Ra o Reweti Marae, Te Taou and Maatua Maturanga Maori.
Three Mature Kauri grow together as whanau.
All three Kauri are of significant cultural, ecological and scientific value.
TRAIN DELAYS
at LEVEL CROSSINGS
and STATIONS

Presentation to Planning Committee
Graeme Easte – Albert-Eden Local Board
4th June, 2019
MORNINGSIDE DRIVE LEVEL CROSSING
BETWEEN TRAINS ~ HALF-ARM BARRIERS RAISED

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Barriers Up
MORNINGSIDE DRIVE LEVEL CROSSING

OUTBOUND TRAIN (Heading South West)

Warning Signals On (61s)  Train on Crossing (16s)  Barriers Down (42s)

Barriers Up  Train Stopped at Station (49s)  Doors Open

INBOUND TRAIN (Heading North East)

Warning Signals On (95s)  Train on Crossing (20s)  Barriers Down (74s)

Train Stopped at Station (47s)  Doors Open
MORNINGSIDE STATION DWELL TIMES

Four Potential Dwell Time Savings

1 - Entering Station  3 - After Doors Close
2 - Before Doors Open  4 - Leaving Station

0 10 20 30 40 50 60 70

Doors Open

80 kmph
15 kmph
80 kmph
up to 18 secs

Item 6.1

Attachment A
Kia Puāwai/ Unlock Pukekohe
Planning Committee

04 June 2019
1.0 Pukekohe – Our 12th Priority Location

What is an HLPP?

1. The HLPP first step in the Project Management Framework.

2. It is the central strategic scoping document that initiates the disposal and redevelopment of sites.

3. The implementation of the HLPP ‘key moves’ can only begin once ‘subject to’ and conditions from governance is met.
2.0 Why Pukekohe – Proactive Future-proofing

- A high proportion of current residents that are forced to travel outside Pukekohe for employment, healthcare services and learning.

This is only likely to increase as the population/area grows.
2.0 Unlock Project Area – Investment Approach

All Auckland Council Property

- Land Area: 5.5 ha
- CV Value: $27,000,000
  - $25,000,000 within the boundary excluding AC Offices
- Properties: 27

Reasons for Area Boundary:

1. Sites outside this boundary are ‘Support projects’ and revenue goes back to council directly.

2. Sites within the boundary contribute to the Transform/Unlock reinvestment budget.

3. The boundary includes 21 ($25mil) of 27 ($27mil) properties. This is only a $2million difference.
3.0 Working with others

Key Challenge - The Car Parking Story

AT Management

- Land Area: 2.5149 ha
- CV Value: $14,085,000

Outcomes from AT:

1. Leadership in a car parking study for the parking sites identified in this HLPP.

2. AT board approval to transfer AT managed property (or part of a site) deemed surplus to transport requirement to Panuku's portfolio.

IMPORTANT

1. We do not have a Unlock Pukekohe Programme without the redevelopment/disposal of AT managed properties.

Parking Supply in Pukekohe Town Centre

- Private: commuter parking 33%
- Private: visitor parking 17%
- AT parking: on-street 24%
- AT parking: off-street 26%

1. Pukekohe Town Centre contains approximately 4000 car parks.

2. 600 car parks (AT controlled) are available even at peak times of the day.
3.0 Working with others

Opportunity - working with ATEED & MW

Best Outcomes – ATEED:

1. Support Panuku in attracting local economic development (healthcare and education sector, research and development facilities and high skill employment) opportunities.

2. Their leadership in any significant events and potential repositioning and value proposition work for the town centre.

Best Outcomes – Mana Whenua:

1. Co-design a “partnership” framework (or equivalent) with mana whenua in part by using a wānanga engagement methodology. Several strong themes that resonate with mana whenua include:

   - Whenua - unique relationship iwi have with the whenua
   - Economy - how whānau can spend more time in Pukekohe?
   - Culture - celebrating MW identity and history
   - Kaitiakitangi - care for and steward the future of our environment and live off the land.
   - Mokopuna - Meeting the needs of our mokopuna to grow and thrive in Pukekohe
4.0 HLPP Process After Approval

First 12 Months

3.1 Pukekohe Farmers Market

3.2 Car park activations

Hawkes Bay Farmers Market, 2016

Connie’s Bounty of fresh local produce from Franklin Farmers Market
Next Steps

1. **Today**
   Planning Committee

2. **18th of June**
   Finance & Performance Committee

3. **1st of July**
   Programme initiates
   Programme business case
   Parking strategy document
   Maori responsiveness plan
   Initiate placemaking
Warkworth Structure Plan

1. Study area and purpose
2. Process
3. Overview of structure plan
4. Next steps
1. Study area and purpose
Attachment A

Structure Plan

A high level plan that shows the arrangement of land uses and supporting infrastructure.
2. Process
3. Overview of the structure plan
Protection areas
Open space
Walking/cycling network
PT and roading network
4 new small centres
65ha industrial land
7,500 dwellings
Lower density
Higher density
4. Next steps...
Item 9

Sequencing aligns with the Future Urban Land Supply Strategy

Warkworth North
2,200 dwellings
25ha industrial

Attachment A

Planning Committee
04 June 2019
Questions...?
Plan Change 3: Protection of Views from Stockade Hill – request to make operative

Report to Planning Committee
Katrina David, Principal Planner | Plans and Places
4 June 2019
Proposed Plan Change 3: Planning Committee resolution 28 March 2017

C1 Auckland Unitary Plan (Operative in Part): Proposed local viewshaft plan change

Note: Changes were made to the original recommendations with the agreement of the meeting.

Cr S Stewart had declared an interest in this item and took no part in the discussion nor voting on the matter.

Resolution number PLA/2017/44
MOVED by Mayor P Goff, seconded by Cr D Newman:

That the Planning Committee:

a) endorse the preparation of a plan change to the Auckland Unitary Plan (Operative in Part) to include new viewshaft(s) to protect public views seaward of Stockade Hill (Option D in the agenda report) as this particular view meets the local viewshaft criteria in the Auckland Unitary Plan (Operative in Part).

b) request staff to prepare, if necessary, an application to the Environment Court under Section 86D of the Resource Management Act 1991 for the rules within the proposed plan change to have legal effect.

c) authorise the Planning Committee chairperson and deputy chairperson to endorse the plan change provisions and the Section 32 statutory assessment report for the purposes of public notification.

d) note that the report and resolutions will remain confidential until the plan change is publicly notified.

CARRIED

4 June Planning Committee
Proposed Plan Change 3

- Plan Change 3 notified August 2017 and proposed to:
  - delete an existing local public viewshaft that originates from the base of Stockade Hill
  - introduce a new viewshaft and a building height restriction area that originates from the top of Stockade Hill into the Local Public Views Overlay.
- Panel of independent commissioners issued a Decision on the plan change in August 2018.
- Decision was appealed by two parties; Housing New Zealand Corporation and Ms Janet Dickson.
Plan Change 3: Consent order

- Following discussions all parties agreed to settle the appeals by a Consent Order and a Consent Order was issued by Environment Court 18 April 2019. This includes all s274 parties (Howick Ratepayers and Residents Association Incorporated, Auckland Transport, Housing New Zealand Corporation and Janet Dickson).

- Council now has a legal requirement to amend the Auckland Unitary Plan (Operative in Part) as per the Consent Order and make that part of the Auckland Unitary Plan operative.
Plan Change 3: Implications of consent order

- New overlay is created in the Auckland Unitary Plan: **Stockade Hill Viewshaft Overlay**. This sits in a new standalone chapter: Chapter D20A.
  
  "This overlay is used to restrict building heights to ensure that new development is of a height that does not intrude into or obstruct views to the coastal environment".

- Permitted building height is 8m for sites within ‘8m height area’. If standard is infringed normal tests for notification apply.

- Overlay provisions exclude buildings for network utilities, electricity generation facilities, broadcasting facilities and road networks.