I hereby give notice that an ordinary meeting of the Planning Committee will be held on:

**Date:** Thursday, 5 December 2019  
**Time:** 11.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

**Kōmiti Whakarite Mahere / Planning Committee**  
**OPEN AGENDA**

**MEMBERSHIP**

<table>
<thead>
<tr>
<th>Chairperson</th>
<th>Cr Chris Darby</th>
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<tr>
<td>Deputy Chairperson</td>
<td>Cr Josephine Bartley</td>
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<tr>
<td>Members</td>
<td>Cr Dr Cathy Casey</td>
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<td>Cr Richard Hills</td>
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<tr>
<td>Deputy Mayor Cr Bill Cashmore</td>
<td>Cr Tracy Mulholland</td>
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<tr>
<td>Cr Fa’anana Efeso Collins</td>
<td>Cr Daniel Newman, JP</td>
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<tr>
<td>Cr Pippa Coom</td>
<td>IMSB Member Liane Ngamane</td>
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<td>Cr Linda Cooper, JP</td>
<td>Cr Greg Sayers</td>
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<td>Cr Angela Dalton</td>
<td>Cr Desley Simpson, JP</td>
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<td>Cr Alf Filipaina</td>
<td>Cr Sharon Stewart, QSM</td>
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<td>Cr Hon Christine Fletcher, QSO</td>
<td>Cr Wayne Walker</td>
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<td>Mayor Hon Phil Goff, CNZM, JP</td>
<td>Cr John Watson</td>
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<tr>
<td>IMSB Member Hon Tau Henare</td>
<td>Cr Paul Young</td>
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<td>Cr Shane Henderson</td>
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(Quorum 11 members)

**Kalinda Gopal**  
Kaitohutohu Mana Whakahaere Matua / Senior Governance Advisor  
29 November 2019

Contact Telephone: (09) 367 2442  
Email: kalinda.gopal@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Terms of Reference

Responsibilities

This committee guides the physical development and growth of Auckland through a focus on land use, transport and infrastructure strategies and policies relating to planning, growth, housing and the appropriate provision of enabling infrastructure, as well as programmes and strategic projects associated with these activities. The committee will establish an annual work programme outlining key focus areas in line with its key responsibilities, which include:

- relevant regional strategy and policy
- transportation
- infrastructure strategy and policy
- Unitary Plan, including plan changes (but not any wholesale review of the Plan)
- Resource Management Act and relevant urban planning legislation framework
- oversight of Council’s involvement in central government strategies, plans or initiatives that impact on Auckland’s future land use and infrastructure
- Auckland Plan implementation reporting on priorities and performance measures
- structure plans and spatial plans
- housing policy and projects
- city centre and waterfront development
- regeneration and redevelopment programmes
- built and cultural heritage, including public art
- urban design
- acquisition of property relating to the committee’s responsibilities and in accordance with the Long-term Plan
- working with and receiving advice from the Heritage Advisory Panel, the Rural Advisory Panel and the Auckland City Centre Advisory Board to give visibility to the issues important to the communities they represent and to help effect change.

Powers

(i) All powers necessary to perform the committee’s responsibilities, including:
   (a) approval of a submission to an external body
   (b) establishment of working parties or steering groups.

(ii) The committee has the powers to perform the responsibilities of another committee, where it is necessary to make a decision prior to the next meeting of that other committee.

(iii) If a policy or project relates primarily to the responsibilities of the Planning Committee, but aspects require additional decisions by the Environment and Climate Change Committee and/or the Parks, Arts, Community and Events Committee, then the Planning Committee has the powers to make associated decisions on behalf of those other committee(s). For the avoidance of doubt, this means that matters do not need to be taken to more than one of those committees for decisions.

(iii) The committee does not have:
   (a) the power to establish subcommittees
   (b) powers that the Governing Body cannot delegate or has retained to itself (section 2).
Auckland Plan Values

The Auckland Plan 2050 outlines a future that all Aucklanders can aspire to. The values of the Auckland Plan 2050 help us to understand what is important in that future:

**Atawhai**
- kindness, generosity

**Kotahi**
- strength in diversity

**Auaha**
- creativity, innovation

**Pono**
- integrity

**Taonga tuku iho**
- future generations
Exclusion of the public – who needs to leave the meeting

Members of the public

All members of the public must leave the meeting when the public are excluded unless a resolution is passed permitting a person to remain because their knowledge will assist the meeting.

Those who are not members of the public

General principles

- Access to confidential information is managed on a “need to know” basis where access to the information is required in order for a person to perform their role.
- Those who are not members of the meeting (see list below) must leave unless it is necessary for them to remain and hear the debate in order to perform their role.
- Those who need to be present for one confidential item can remain only for that item and must leave the room for any other confidential items.
- In any case of doubt, the ruling of the chairperson is final.

Members of the meeting

- The members of the meeting remain (all Governing Body members if the meeting is a Governing Body meeting; all members of the committee if the meeting is a committee meeting).
- However, standing orders require that a councillor who has a pecuniary conflict of interest leave the room.
- All councillors have the right to attend any meeting of a committee and councillors who are not members of a committee may remain, subject to any limitations in standing orders.

Independent Māori Statutory Board

- Members of the Independent Māori Statutory Board who are appointed members of the committee remain.
- Independent Māori Statutory Board members and staff remain if this is necessary in order for them to perform their role.

Staff

- All staff supporting the meeting (administrative, senior management) remain.
- Other staff who need to because of their role may remain.

Local Board members

- Local Board members who need to hear the matter being discussed in order to perform their role may remain. This will usually be if the matter affects, or is relevant to, a particular Local Board area.

Council Controlled Organisations

- Representatives of a Council Controlled Organisation can remain only if required to for discussion of a matter relevant to the Council Controlled Organisation.
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1 **Apologies**

An apology from Cr P Coom has been received.

2 **Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 **Confirmation of Minutes**

That the Planning Committee:

a) confirm the ordinary minutes of its meeting, held on Tuesday, 6 August 2019, including the confidential section, as a true and correct record.

4 **Petitions**

At the close of the agenda no requests to present petitions had been received.

5 **Public Input**

Standing Order 7.7 provides for Public Input. Applications to speak must be made to the Governance Advisor, in writing, no later than **one (1) clear working day** prior to the meeting and must include the subject matter. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders. A maximum of **thirty (30) minutes** is allocated to the period for public input with **five (5) minutes** speaking time for each speaker.

At the close of the agenda no requests for public input had been received.

6 **Local Board Input**

Standing Order 6.2 provides for Local Board Input. The Chairperson (or nominee of that Chairperson) is entitled to speak for up to **five (5) minutes** during this time. The Chairperson of the Local Board (or nominee of that Chairperson) shall wherever practical, give **one (1) day's notice of their wish to speak**. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders.

This right is in addition to the right under Standing Order 6.1 to speak to matters on the agenda.
6.1 Local Board Input - Ōrākei Local Board - restricting integrated residential development in single house zones in Ōrākei Local Board area

Te take mō te pūrongo

Purpose of the report

1. Troy Churton, Ōrākei Local Board member will speak to the committee seeking support for Plans and Places staff to restrict integrated residential development in single house zones in Ōrākei through a plan change.

Ngā tūtohunga

Recommendation/s

That the Planning Committee:

a) receive the Ōrākei Local Board input requesting staff restrict integrated residential development in single house zones in Ōrākei through a plan change, and thank Troy Churton for attending.

7 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"An item that is not on the agenda for a meeting may be dealt with at that meeting if-

(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

(i) The reason why the item is not on the agenda; and

(ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting."

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

(i) That item is a minor matter relating to the general business of the local authority; and

(ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion."
Resource management system reform: submission development

Te take mō te pūrongo
Purpose of the report
1. To receive an update on the Resource Management Review Panel’s Issues and Options paper (November 2019), and to establish a political working group to provide direction for staff for submission development and to approve the final submission.

Whakarāpopototanga matua
Executive summary
2. The Government is undertaking a comprehensive review of the resource management system, with a particular focus on the Resource Management Act 1991.
3. The Resource Management Review Panel is leading the review and has just released its Issues and Options paper. Submissions on the paper close on 3 February 2020.
4. In mid-2020, the panel will report back to the Environment Minister with its recommendations on reforming the Resource Management Act.
5. Given the nature and extent of Auckland Council’s roles and responsibilities under the existing Resource Management Act, reform of the system is likely to have impacts on a number of Council’s decisions, activities and operations.

Ngā tūtohunga
Recommendation/s
That the Planning Committee:

a) appoint a political working group comprised of the Chair and Deputy Chair of the Planning Committee, a member of the Planning Committee, three Local Board members, and one member of the Independent Māori Statutory Board to work with staff on developing and finalising council’s submission on the Resource Management Review Panel’s Issues and Options paper.

b) delegate authority to the Chair and Deputy Chair of the Planning Committee and an Independent Māori Statutory Board member of the political working group to approve council’s submission on the Resource Management Review Panel’s Issues and Options paper.

c) note there will be a further opportunity for council to submit on resource management reform in June 2020 following Cabinet decisions on the Resource Management Review Panel’s final report to government.

Horopaki
Context
7. Key drivers of the review are the inability of the current system to respond quickly to urban development pressures, the need to respond to climate change and poor environmental outcomes, particularly in relation to deteriorating freshwater quality and diminishing biodiversity.
8. The aim of the review is to “improve environmental outcomes and better enable urban and other development within environmental limits.” The desired outcomes for the review are reduced complexity and costs, better enabling of urban development and improving the protection of the environment.

9. An appointed Resource Management Review Panel is leading the review. The panel has just released its issues and options paper, "Transforming the resource management system: opportunities for change". Submissions on the paper close on 3 February 2020.

10. In June 2020 the panel will report back to the Minister for the Environment with its recommendations on reforming the Resource Management Act. The report will include detailed policy proposals and indicative drafting of legislation for key provisions. The Government will then consult with iwi/Māori, key stakeholders and the public on its preferred option.

Tātaritanga me ngā tohutohu
Analysis and advice

11. Given the nature and extent of Auckland Council’s roles and responsibilities under the existing Resource Management Act, reform of the system is likely to have impacts on a number of council’s decisions, activities and operations.

12. The potential scope of the reform is broad and there will be an opportunity in June 2020 to submit on more operational elements, following Cabinet’s decisions about its preferred policy options and responses.

13. This first submission on the issues and options paper allows us to provide feedback on the reform from a more strategic perspective so we can ensure the overarching architecture of the system is fit for purpose in delivering outcomes Auckland needs.

14. The scope of the review includes:

- looking at how the Resource Management Act interfaces with the Local Government Act 2002, Land Transport Management Act 2003 and Climate Change Response Act 2002 (including amendments from the recently passed Zero Carbon Amendment Bill)
- a fit for purpose check of the objectives and alignment of the Resource Management Act and system more generally
- how Te Tiriti o Waitangi and te ao Māori are recognised in the resource management system
- review of the effectiveness of Resource Management Act functions and processes
- fit for purpose check in relation to the allocating of roles in the system to various institutions and bodies
- the role of spatial planning
- considering the intersections and impacts of related Government work programmes and projects on the resource management system. Examples include the Climate Change Response (Zero Carbon) Bill, Urban Growth Agenda, Three Waters Regulation, Productivity Commission Inquiry into Local Government Funding and Financing, and national directions (both existing and those under development).

15. There are a number of matters that are currently out of scope and can only be brought into scope with the specific approval of the Minister for the Environment. These matters include:

- broader issues with other Acts, such as the Local Government Act and Land Transport Management Act (beyond spatial planning or the interface of these Acts with the Resource Management Act)
- issues relating to Māori rights and interests in freshwater, including current work looking at how Māori can access freshwater resources
• existing Treaty of Waitangi settlements (except in relation to how a new resource management system will provide for them)
• parts of the marine environment (i.e. beyond the 12 nautical mile territorial sea outer limit).

Formation of a political working party
16. The scale of the review being undertaken means that staff will require political direction during the development of the submission following a proposed elected member workshop on 11 December 2019. The 3 February 2020 deadline means that further direction will be required over December and January. A political working party is seen as the most workable model to provide direction over this period.

17. It is suggested that, given the interest in and impact from this reform, the working party be comprised of representatives from the Planning Committee, Independent Māori Statutory Board, and Local Boards. Given time constraints and the broad and quite technical nature of the RMA, it would be particularly valuable if representatives had familiarity in resource management matters e.g. were able to act as decision-makers on RMA hearing panels. Members of the working party would also need to be available over December 2019 and January 2020.

18. Staff recommend membership of the political working party comprise of the Chair and Deputy Chair of the Planning Committee, a member of the Planning Committee, three local board chairs or members, and one member of the Independent Māori Statutory Board.

19. The Local Board Chairs forum on Monday 9 December 2019 will consider the approach to deciding membership of political working parties. It is suggested that the local board members of the political working party be decided by the approach agreed to at the Chairs Forum.

Tauākī whakaaweawe āhuarangi
Climate impact statement
20. The proposed decisions this report seeks are procedural and do not have any direct impacts on greenhouse gas emissions. Likewise, climate change will not have impacts over the life of this specific decision.

21. The Review Panel’s Issues and Options paper acknowledges addressing climate change challenges as being a key consideration in future-proofing our resource management system.

22. The scope of the review includes consideration of how addressing climate change could be given greater emphasis in the resource management system. It also specifically examines the interface of the Resource Management Act with the Climate Change Response Act 2002. The review is expected to align with existing Government work programmes, including those relating to addressing climate change.

23. A reformed resource management system could provide for greater tools which Auckland Council could utilise to reduce emissions and could also ensure that Auckland prepares for and is more adapted to the effects of climate change.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views
24. Relevant council departments and council controlled organisations have been identified and contributions will be sought from them in developing the council group’s response to the Resource Management Review Panel consultation.

25. As Cabinet makes decisions in mid-June 2020 on its preferred approach to reform, the potential impacts on the council group and activities will become clearer and updates provided at that stage.
Local impacts and local board views

26. Local board views will be sought during the development of council’s submission and reported back to the Planning Committee. Local board members will also participate as part of the political working party. Local board resolutions will be included verbatim as part of council’s submission.

Māori impact statement

27. The decisions this report seeks do not directly impact on Māori, however both the resource management system review and specific issues covered in the Review Panel’s *Issues and Options paper* are likely to be of significant interest and potential impact. For example, reform options canvassed include:

- consideration of the purpose of the Resource Management Act
- opportunities for enhanced Māori participation in strategic decision-making about resource management issues through spatial planning processes
- greater status being given to iwi management plans
- use of mātauranga Māori in system monitoring and oversight and involvement of Māori in monitoring
- ensuring the principles of the Treaty and relationship between the Crown and Māori is given due recognition
- as part of an independent oversight of the resource management system, establishing a National Māori Advisory Board on Planning and the Treaty.

28. The review also specifically canvasses what changes are required to better reflect te ao Māori and to address Māori interests, and Māori engagement when decisions are made under the Resource Management Act.

29. In the longer term, reform of the resource management system could potentially create options to improve environmental outcomes from the system, improve outcomes for Māori, and better support mana whenua’s delivery of its functions within the system.

Financial implications

30. The submission can be developed within existing budget provision and as part of business as usual central government advocacy activity.

Risks and mitigations

31. There is little risk in making a submission on the resource management review. The *Issues and Options paper* focuses largely on high level issues, which will be developed into more tangible policy responses and legislative changes, with a further opportunity in June-July 2020 to provide feedback on the specific impacts and effects of those policy and legislative proposals.

32. As the reform decisions are made and the work programme progresses, staff will provide further information about the potential impacts on council’s activities.
Ngā koringa ā-muri

Next steps

33. The consultation closes on 3 February 2020.

34. The Resource Management Review Panel will continue to engage with stakeholders, iwi/Māori and expert reference groups between now and mid-late March 2020 and continue developing its policy responses until approximately May 2020.

35. The panel’s final report will be delivered to the Minister for the Environment by the end of May 2020. Public consultation on the preferred options is planned from June-July 2020.

Ngā tāpirihanga

Attachments

There are no attachments for this report.

Ngā kaihaina

Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Simon Randall - Team Leader Strategic Scanning</th>
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<tr>
<td>Authorisers</td>
<td>Jacques Victor – General Manager Auckland Plan Strategy and Research</td>
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<td>Megan Tyler - Chief of Strategy</td>
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</table>
Te take mō te pūrongo

Purpose of the report

1. To establish a political working group and approval process for Auckland Council’s submission to the second Kāinga Ora – Homes and Communities Bill.

Whakarāpopototanga matua

Executive summary

2. The Kāinga Ora – Homes and Communities Bill (the first Bill) was introduced to Parliament on 31 May 2019. The Bill established Kāinga Ora – Homes and Communities as a new Crown entity on 1 October 2019. The entity has two key functions, being a public landlord and leading and coordinating urban development.

3. On 2 July 2019 the Planning Committee approved Auckland Council’s submission to the first Bill (PLA/2019/63). A copy of the submission is attached to this report in Attachment A. Council’s submission supported a number of aspects of the Bill but sought greater recognition of the significant overlaps between the functions of local government and those of the new entity.

4. The second Kāinga Ora – Homes and Communities Bill is proposed to be introduced to Parliament in December 2019. This second Bill will set out the powers that Kāinga Ora – Homes and Communities can assume to enable it to undertake urban development in specified development areas.

5. At this point in time there is no clarity over timing or duration of the submission period for the second Bill.

6. The report recommends that the committee establishes a political working group and delegates authority to the Chair, Deputy Chair and an Independent Māori Statutory Board (IMSB) member to approve the final submission in the event the submissions have to be lodged in January / early February 2020.

Ngā tūtohunga

Recommendation/s

That the Planning Committee:

a) appoint a political working group comprised of the Chair and Deputy Chair of the Planning Committee, a member of the Planning Committee, three Local Board members, and one member of the Independent Māori Statutory Board to work with staff on developing and finalising council’s submission on the second Kāinga Ora – Homes and Communities Bill.

b) delegate authority to the Chair and Deputy Chair of the Planning Committee and an Independent Māori Statutory Board member of the political working group to approve council’s submission on the second Kāinga Ora – Homes and Communities Bill.
Horopaki
Context
7. The Kāinga Ora – Homes and Communities Bill was introduced to Parliament on 31 May 2019. The Bill established Kāinga Ora – Homes and Communities as a new Crown entity on 1 October 2019 by:
   • disestablishing Housing New Zealand Corporation (HNZC) and Homes Land Community (HLC)
   • putting HNZC and HLC’s assets into Kāinga Ora - Homes and Communities
   • repealing the Housing Corporation Act 1974
   • putting some of the functions and assets related to KiwiBuild that currently sit in the Ministry for Housing and Urban Development into Kāinga Ora - Homes and Communities.
8. The objective of the new entity is to “contribute to sustainable, inclusive and thriving communities that:
   a) provide people with good quality, affordable housing choices that meet diverse needs; and
   b) support good access to jobs, amenities and services; and
   c) otherwise sustain or enhance the overall economic, social, environmental and cultural wellbeing of current and future generations.”
9. The entity has two key functions; being a public housing landlord and leading and coordinating urban development.
10. On 2 July 2019 the Planning Committee approved Auckland Council’s submission to the first Bill (PLA/2019/63). A copy of the submission is attached to this report in Attachment A. The submission supported a number of aspects of the Bill but sought much greater recognition of the significant overlaps between the functions of local government and those of the new entity.
11. Incorporated within the Auckland Council submission was feedback from the following local boards: Albert-Eden, Ōrākei, Puketāpapa, Manurewa, Waiheke, Papakura, Maungakiekie-Tāmaki, Waitakoropakei, and Māngere Ōtāhuhu.

Tātaritanga me ngā tohutohu
Analysis and advice
12. It is understood that a further Bill will be introduced to Parliament in December 2019. This Bill (the second Bill) will set out the powers that Kāinga Ora-Homes and Communities can assume to enable it to undertake urban development in specified development areas.
13. There is no clarity yet over the timing and duration of the submission period, however it is likely to occur between December 2019 and the first quarter of 2020.
14. This Bill has the potential to impact across the council group’s policy, planning, finance and operational areas.
15. Significant interest in the contents of this second Bill has already been signalled by elected members, the Independent Māori Statutory Board, local boards and from across the council and Council Controlled Organisations.
16. This report seeks the establishment of a political working group to ensure there is appropriate political oversight and decision making on the submission over the coming months. Staff will provide an overview of the provisions of the second Bill once it is introduced to Parliament.
Tauākī whakaaweawe āhuarangi  
Climate impact statement
17. The matters raised in this report do not have any impact on climate change as they address procedural matters relating to the approval process for the Auckland Council submission on the second Kāinga Ora – Homes and Communities Bill. The submission itself will consider the impact of the second Bill on climate change.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera  
Council group impacts and views
18. Staff worked with Watercare, Auckland Transport, and Panuku in preparing the Auckland Council Submission on the first Bill and will be involved again on the second Bill.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe  
Local impacts and local board views
19. Incorporated within the Auckland Council submission to the first Bill was feedback from the following local boards: Albert-Eden, Ōrākei, Pukeatapa, Manurewa, Waiheke, Papakura, Maungakiekie-Tāmaki, Waitemata and Māngere Ōtāhuhu.

20. While the activities of Kāinga Ora-Homes and Communities will have significant local benefits and impacts, the main areas of interest for local communities will be the process by which the entity selects development projects and the specific powers it utilises in different locations. Provisions relating to these matters will be part of the second Bill.

21. Feedback will be sought from all local boards on the second Bill and incorporated into the Auckland Council submission. A memo is being prepared for local boards once the second Bill is presented to Parliament.

Tauākī whakaaweawe Māori  
Māori impact statement
22. The activities of the new entity have the potential to provide significant benefits to Māori through provision of public housing, affordable housing and opportunities for Māori to participate in urban development. There is also the risk of impacts, for example on wāhi tapu, sites of significance and wider environmental interests. It will be important to carefully consider provisions of the second Bill to ensure the appropriate protections are in place.

23. Staff have worked with Independent Māori Statutory Board staff in preparing the submission to the first Bill and this process will continue for the second Bill. As recommended by this report, representation from the Independent Māori Statutory Board is sought on the political working group.

Ngā ritenga ā-pūtea  
Financial implications
24. The Auckland Council submission to the first Bill raised concerns about how the activities of Kāinga Ora could have financial implications for local government. Specific concerns included:
   - the need for an explicit provision to clarify that the entity will be liable for development contributions
   - the need for the entity to consider value for money and ‘whole of life costs’ as well as its impact on wider network infrastructure.

25. Auckland Council’s Financial Strategy and Planning team will be involved in the development of the submission to the second Bill.
**Ngā raru tūpono me ngā whakamaurutanga**  
Risks and mitigations

26. Advice in relation to the risks and mitigations will be prepared once the contents of the second Bill are available.

**Ngā koringa ā-muri**  
Next steps

27. Staff will provide an overview of the provisions and advice once the second Bill is introduced into Parliament, which is understood will happen in December, and will advise on submission timeframes.

28. The report recommends that a political working group is established and available in January and that the committee delegates authority to the Chair and Deputy Chair of the Planning Committee and an Independent Māori Statutory Board member for approval of the final submission.

**Ngā tāpirihanga**  
Attachments

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**Ngā kaihaina**  
Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Anna Jennings - Principal Advisor</th>
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<tr>
<td>Authorisers</td>
<td>Penny Pirrit - Director Urban Growth and Housing</td>
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<td>Megan Tyler - Chief of Strategy</td>
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11th July 2019

Committee Secretariat
Environment Committee
Parliament Building
Wellington
en@parliament.govt.nz

Dear Sir or Madam

Kāinga Ora – Homes and Communities Bill: Auckland Council Submission

Please find attached Auckland Council’s response to the Kāinga Ora – Homes and Communities Bill. Panuku Development Auckland Limited, Watercare Services Limited, and Auckland Transport have provided input to this submission.

The views of a number of Local Boards are also attached. Please give independent consideration to each of them.

The submission supports a number of aspects of the Bill but seeks much greater recognition of the significant overlaps between the functions of local government and those of the new entity.

Auckland Council urges the Ministry of Housing and Urban Development to engage further with the Auckland Council in development of the second bill which will provide powers to Kāinga Ora – Homes and Communities. We would be very happy to assist with preparation of that bill.

Auckland Council wishes to make an oral submission to the Committee.

Your sincerely,

Chris Darby
Chair, Planning Committee

Cc: Raven Jaduram, Chief Executive Officer, Watercare Services Limited
Roger MacDonald, Chief Executive, Panuku Development Auckland
Shane Ellison, Chief Executive, Auckland Transport
Stephen Town, Chief Executive, Auckland Council
Kāinga Ora-Homes and Communities - Auckland Council Submission

Introduction

Auckland Council has previously submitted that it supports, in principle, the establishment of urban development authorities. We have further submitted that we support urban development that provides for local aspirations and aligns with current and future plans and takes a collaborative approach to urban regeneration (17 May 2017 Auckland Council response to MBIE “Urban Development Authorities: Discussion Document’, February 2017).

We recognise that the Kāinga Ora-Homes and Communities Bill establishes a new entity and prescribes its objectives, functions and operating principles, but does not address its powers. While our previous submission raised some concerns about the potential powers of the new entity, we understand that these will be the subject of a second Bill. We would be very happy to assist with the preparation of that Bill including the provisions relating to Māori interests if that would be useful. We note the specialised nature of Māori land interests and activities and the need for a deep understanding of these matters in order to ensure that the protection the Bill seeks is achieved.

We agree with the intent of this Bill to consolidate the government’s housing and urban development initiatives, currently spread across multiple agencies, into a ‘one-stop-shop’. This will avoid duplication and create efficiencies in collaboration, coordination and expertise.

While we support many aspects of the Bill, our primary concern is to ensure that the establishment legislation recognises the significant overlap in functions between local government and the functions of the new entity as specified in clause 13. This means that the decisions of Kāinga Ora-Homes and Communities, have significant implications for Auckland Council and other local authorities. For example:

- Auckland Council’s urban development agency, Panuku, has an advanced delivery programme for urban regeneration across agreed and prioritised locations in Auckland. We would like to ensure that Panuku can continue to deliver Auckland’s regeneration programme at scale and pace without unnecessary reiteration, duplication of effort and delay.
- Provision of enabling of infrastructure and amenities by the new entity will have implications for wider infrastructure networks outside the development project area – for example water treatment plants and public transport services. This could have significant operational and financial implications for local authorities and their CCOs.
- Councils and their CCOs will be responsible for managing and maintaining much of the infrastructure and amenities enabled by the new entity, after it exits a development project.
- Local authorities undertake strategic planning though tools such as spatial plans, development strategies and infrastructure strategies adopted after consultation with local communities. For example, Auckland Council has the Auckland Plan 2050 which includes the Auckland Development Strategy. These plans provide certainty to developers and communities about the location and sequencing of urban development.

Our view is that these significant overlaps need to be recognised and better provided for in the establishment legislation by:

- including operating principles that recognise the overlapping functions
including explicit requirements for Kāinga Ora-Homes and Communities to engage with local government.

clarifying how the GPS on housing and urban development will apply to local government.

including explicit requirements for Ministers to engage with local government in the preparation of the GPS on housing and urban development.

Māori interests (clause 4)

As summarised in clause 4 of the Bill, there are a number of provisions in the Act that seek to recognise and respect the Crown’s responsibility to consider and provide for Māori interests. Our view is that this clause 4 should explicitly reference the Crown’s obligations with respect to the Treaty of Waitangi in addition to Māori interests. As currently drafted the Bill requires the board to have systems and processes and the capability and capacity to uphold the Treaty of Waitangi and its principles but does not explicitly require it to do so. Our strong preference would be for the legislation to include a provision similar to that of section 4 of Conservation Act 1987, “This Act shall so be administered and interpreted to give effect to the principles of the Treaty of Waitangi.”

We make further comments on the provisions summarised in clause 4 under the relevant clause below.

Interpretation (clause 5)

Auckland council requests that “agencies” referred to in clause 24(1)(d) are defined as meaning Crown entities and that the definition clarifies that it does not include local government or other third parties, such as developers, with an interest in urban development.

Membership of Board of Kāinga Ora – Homes and Communities (clause 10)

It is important to ensure that the board reflects a wide variety of perspectives including those of Māori, local government, and developers/industry, and has experience of New Zealand’s housing and urban development systems. Auckland Council supports the skills that will be sought in appointing board members and agrees that they broadly reflect the experience and capabilities required for an effective board.

We acknowledge the recognition of the need for expertise in Māori perspectives, Te Tiriti o Waitangi and its principles and Te Ture Whenua Māori Act, however, we request the addition of expertise in Treaty settlements. We note that Māori capability will need to be well represented at the Board level to satisfy these requirements.

Objective of Kāinga Ora – Homes and Communities (clause 12)

Auckland Council supports the purpose of the legislation and the overarching objective of Kāinga Ora – Homes and Communities “to contribute to sustainable, inclusive and thriving communities” as set out in section 12(1) and the subpoints (a) through (c).

This objective aligns well with the purpose of local government under section 10(1)(b) of the Local Government Act 2002 “to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future” it also aligns with the council’s strategic outcomes and objectives for Auckland as set out in the Auckland Plan and other core council strategies and plans. Council particularly supports the broad focus of this objective on the factors that contribute to well-functioning communities. We would be concerned about targets to deliver specific numbers of houses without this wider focus.
We note that the Bill does not include a purpose and suggest that the addition of a purpose for the Act could assist with interpretation.

Functions of Kāinga Ora – Homes and Communities (clause 13)

Urban development function

As noted in the introduction, the council is concerned that there is no specific mention or consideration in the Bill of local government and how the new entity will work with them in achieving its objectives and functions, given that many of the proposed functions of Kāinga Ora – Homes and Communities are similar to the role and function of local government, e.g. (f), (i), (ii) and (iii) and (g).

We are also concerned that 13(1)(f) provides a broad mandate for the entity to initiate or undertake any type of urban development in any location. In our view 13(1)(f) should be limited to situations where the market and current players cannot deliver and where Kāinga Ora – Homes and Communities can add value. International experience indicates this will create a focus on complex urban development projects such as contaminated brownfields or where there is a recognised market failure, a desire to trial new methods/innovations; or a lack of commercial feasibility for regeneration, despite clear public/strategic benefit.

The council supports 13(1)(g) to provide a leadership or co-ordination role in relation supporting innovation within the sector and leading and promoting good urban design. We consider that 13(g)(i) should include “capacity” as well as “capability” as this would provide the entity with a clear mandate to invest in training and development to ensure that the sector has sufficient workers with the required skills.

The council suggests that 13(1)(g)(ii) could be strengthened by making a specific reference to ‘universal design’ – which will be essential to delivering a quality urban environment and inclusive communities.

We support operating principle 13(1)(h) and suggest the addition of “including the aspirations reflected in any adopted spatial plan or development strategy that the community has been consulted on” after the words “urban development.”

We support operating principle 13(1)(i) and highlight the importance of ensuring that there is sufficient capacity at the board and operational level to give meaningful effect to this clause.

Operating Principles (clause 14)

‘Public housing solutions that contribute positively to well-being’ and ‘Housing supply meets needs’

The council supports 14(1)(a)-(f) and the broad focus on quality housing, tenant wellbeing, and community connections. We believe this provides stronger direction than provisions of the Housing Corporation Act which requires HNZC to exhibit a sense of social responsibility by having to regard to the interests of the community (in which it operates) while acting in a business-like manner.

Well-functioning urban environments (14(1)(g) and (h))

The council suggests that (g) should include reference to ‘value for money’. While it is important to deliver quality infrastructure that meets community needs this should be balanced with making prudent investment decisions for current and future infrastructure needs.
We consider employment opportunities to be critical to well-functioning urban environments and suggest a new operating principle “ensuring that communities have access to employment opportunities.”

Consistent with our previous comments, we would support the inclusion of an additional operating principle in this section about universal design.

**Stewardship and sustainability (14(1)(i) and (j))**

We strongly support principle (j).

We also support (j) however, we recommend that it is amended to reflect two matters. Firstly, the wording needs to be strengthened to ‘recognise and provide for’ environmental, cultural and heritage values. This change would clarify that Kāinga Ora Homes and Communities will not only recognise these values but also look for innovative ways to provide for these values within any development projects it undertakes.

Secondly, sustainability should include reference to financial and economic sustainability. It is essential that investment by the new entity in housing, community amenities and infrastructure (e.g. parks and open space and community facilities) factors in the ‘whole of life cost’ of any new assets. These include the ongoing capital and operational costs to operate, programme and maintain the assets. This will be particularly important if there is any intention to hand these assets to local government to manage in the future.

**Collaborative and effective partnerships (14(1)(k)-(m))**

Clause (14)(1)(k) requires the entity to partner and have early and meaningful engagement with Māori and offering Māori opportunities to participate in urban development. While we support the intent, we note that in urban environments this needs to acknowledge both maatawaka and mana whenua, while recognising the significance of ancestral areas/rohe to mana whenua. We note that Auckland Council has 19 mana whenua groups.

We would also like similar operating principle in relation to local government and suggest a new principle, “partnering and having early and meaningful engagement with local authorities within the areas in which Kāinga Ora – Homes and Community is operating.”

We note that the Housing Corporation currently has a function under Section 19(1A) of the Housing Corporation Act 1974 to “take any action in the performance of its functions or achievement of its objectives jointly, or in conjunction with – (a) a local authority.” Whilst we appreciate that the second Bill will contain more detail on the powers of the new entity we note that the entity will come into being well before that Bill is enacted. Auckland council is currently working with Housing New Zealand and HLC on a number of development projects and we would be concerned if this was interrupted.

**Restriction on disposal of RFR land (clause 20)**

We support clause 20 “Restriction on disposal of RFR land” which prevents Kāinga Ora – Homes and Communities from using Housing New Zealand’s exemptions in Treaty settlement legislation to override Rights of First Refusal (RFR). However, we note that there are outstanding Treaty claims in Auckland and we await details of the second Bill that should ensure the new entity will not have the ability to assemble land in a manner that could frustrate treaty settlements.
GPS on housing and urban development (clauses 22-29)

We support the requirement for ministers to issue a GPS on housing and urban development to guide the focus of the new entity, however we have some questions about the wider application and purpose of the GPS.

We believe the GPS needs to set out a clear direction for Kāinga Ora – Homes and Communities and help the agency to prioritise and focus its efforts where they will have the most impact. Without this guidance there is a risk that the agency will be spread too thinly across multiple locations which will hamper its ability to implement programmes efficiently and effectively. The GPS therefore has an important role to play in setting clear expectations and priorities for the new entity across the complex urban and housing system. This will also help provide certainty to developers, communities and local government. We suggest that interim guidance may be required for Kāinga Ora – Homes and Communities as the GPS may not be available for the first year of its operation.

We would like to see some clarity in the legislation on the wider implications of the GPS for local government. For example, we are unsure about the role of the GPS relative to the forthcoming NPS on Urban Development which we understand is likely to replace the NPS on Urban Development Capacity and provide stronger direction to local government on spatial planning.

We are also unclear about how the GPS would align to other planning instruments such as the GPS on Land Transport. It is critical for Auckland Council and Auckland Transport that the GPS on Land Transport and GPS on Housing and Urban Development are fully aligned. The GPS on Land Transport drives funding for Auckland Transport and to achieve our mode shift objectives we need to create urban form that supports this. As noted earlier in our submission in relation to clause 5, we seek clarity that clause 24(1)(d) does not apply to local government. We note that the GPS on housing and urban development is different in nature from the GPS on Land Transport as the latter guides funding decisions for local government. In our view it is not appropriate for the GPS on urban development to override requirements for local government to consult with communities on strategic direction, set urban development and housing policy, and determine funding priorities.

We would also like to see specific reference to a requirement to consult with local government when preparing a GPS in clause 23(b).

With respect to clause 29, while we acknowledge the need for flexibility with respect to providing direction to Kāinga Ora – Homes and Communities, we are concerned about the potential for ad hoc changes in Government’s direction and priorities for urban growth and housing and the impact of the lack of certainty this provides. Utility/Infrastructure providers, developers, community sector providers and our Treaty Partners require certainty in order to make long-term investments and we are concerned that the ability to amend the GPS at any time removes this. Again, this points to the need for the legislation to provide clarity about the role of the GPS and its wider application beyond providing direction to the new entity.

Other matters – Development Contributions

We request a provision establishing that any development undertaken by, or on behalf of Kāinga Ora – Homes and Communities is liable for development contributions assessed under section 198 of the Local Government Act 2002. We note that Local Government Act 2002 exempts the Crown from paying development contributions but that this privilege does not extend to Housing New Zealand Limited (HNZL). Without an explicit provision we are concerned that there is ambiguity about the status of the new entity with respect to
development contributions. Given that the new entity is expected to deliver a large proportion of the total new dwellings in Auckland in the future, this would represent a substantial loss of revenue for the council if the new entity was found to share the Crown’s exemption from paying development contributions.
ATTACHMENT A: AUCKLAND LOCAL BOARD COMMENTS ON KĀINGA ORA HOMES AND COMMUNITIES BILL

ALBERT-EDEN LOCAL BOARD

That the Albert-Eden Local Board:

a) provide the following formal views on the Government’s Kāinga Ora – Homes and Communities Bill:
   i. supports, in principle, the establishment of the new entity Kāinga Ora – Homes and Communities.
   ii. supports the objective of Kāinga Ora – Homes and Communities.
   iii. supports the intent of consolidating the Government’s housing and urban development initiatives into one entity.
   iv. opposes any overlap in functions between Kāinga Ora – Homes and Communities and local government.
   v. notes that the Kāinga Ora – Homes and Communities Bill does not include the powers of Kāinga Ora – Homes and Communities entity.
   vi. strongly opposes any removal of planning powers from democratically-elected local government, and any government entity having the powers to override local government planning regulations or forgo community consultation.
   vii. notes with concern the lack of alignment between the Kāinga Ora – Homes and Communities Bill and various national policy documents on urban development either in existence or to be developed (Government Policy Statement on Housing and Urban Development, National Policy Statement on Urban Development, National Policy Statement on Urban Development Capacity), in particular with regard to the timing of the completion or withdrawal of these documents and how they will impact the direction and operations of Kāinga Ora – Homes and Communities entity.
   viii. requests a greater focus on environmental sustainability and climate resilience than is currently reflected under the sustainability principle (14(1)(j)) and asks how this will be given effect to in practice, for example development locations reflecting predicted sea level rise and flood plain areas.
   ix. requests increased focus on building community resilience and the creation of connected, complete communities.
   x. requests that it is expressly stated in legislation that development undertaken by Kāinga Ora – Homes and Communities is liable for development contributions assessed under section 168 of the Local Government Act 2002.

ŌRĀKEI LOCAL BOARD

The Ōrākei Local Board (the Board) supports the Auckland Council submission on the Kāinga Ora – Homes and Communities Bill.

The Board supports the overarching objective of Kāinga Ora – Homes and Communities to contribute to sustainable, inclusive, and thriving communities that -

a. provide people with good quality, affordable housing choices that meet diverse needs; and
b. support good access to jobs, amenities, and services; and

c. otherwise sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations.'

The Board opposes any government entity to have the ability to over-ride existing local government regulations, plans and strategies that have been adopted following community consultation.

The Board notes its concern at the significant overlaps in function between the new entity and local government.

The Board notes its concern of the use of a second Bill to set Kāinga Ora – Homes and Communities powers.

The Board opposes the lack of recognition of local government and supports the inclusion of an operating principle relating to how Kāinga Ora – Homes and Communities will partner with local authorities within the areas it is operating, including explicit requirements for Kāinga Ora – Homes and Communities to engage with local government.

The Board supports an explicit provision establishing any development by or on behalf of Kāinga Ora – Homes and Communities, is liable for development contributions. Decisions regarding potential operational infrastructure and amenities will have significant ongoing costs to local government and impact on wider infrastructure networks.

The Board supports an explicit provision that any major operational infrastructure decisions in Auckland are subject to ratification by the Governing Body of Auckland Council.

PUKETĀPAPA LOCAL BOARD

That the Puketāpapa Local Board:

1. Support Auckland Council’s draft submission to the Kāinga Ora – Homes and Communities Bill, noting that it picks up some of the local board’s concerns expressed in response to the submission on the earlier discussion paper.
   a. This support aligns with our ‘urban development meets community needs’ outcome in the Puketāpapa Local Board Plan.

2. Agree with recognising within this legislation the important role local government (including local boards) has in urban planning and community development.

3. Support the adding of a ‘purpose’ section to this Bill to assist with interpretation of the legislation.

4. Note that Auckland Council has a range of fully consulted plans and strategies (including spatial and other plans for harbours and waterways) that need to be considered by the new urban development authority as part of the planning framework within the Auckland region.
   a. This should also include local planning documents and strategies which local boards have consulted on and adopted.

5. Note that the local board intends to provide input into Auckland Council’s submission on the second Bill of this proposed legislation.
MANUREWA LOCAL BOARD

The Manurewa Local Board supports, in principle, the establishment of Kāinga Ora – Homes and Communities. However, the board is concerned that establishing the powers of this new entity will be the subject of a second bill that has not yet been provided. This creates difficulties in providing feedback on the establishment of an entity without knowing the detail of the powers that entity will have.

This concern notwithstanding, the board provides the following feedback.

The board supports the intention to consolidate government housing and urban development functions into one agency. As noted in the council submission, this will reduce duplication and create increased opportunities for collaboration and co-ordination.

The board supports the council submission that the establishment legislation needs to better recognise and address the significant overlaps in function between the new entity and local government. We support the proposal that there should be explicit requirements for Kāinga Ora – Homes and Communities to engage with local government when carrying out its functions, and for Ministers to engage with local government when preparing the Government Policy Statement on housing and urban development.

Kāinga Ora – Homes and Communities will also need to partner with local government where it is appropriate. Within our local board area, Panuku’s Transform Manukau project involves partnering with Housing New Zealand, and this will need to continue under the new entity.

The board supports the proposed objective of Kāinga Ora – Homes and Communities “to contribute to sustainable, inclusive, and thriving communities that—
(a) provide people with good quality, affordable housing choices that meet diverse needs; and
(b) support good access to jobs, amenities, and services; and
(c) otherwise sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations.”

The board believes there is a need for Kāinga Ora – Homes and Communities to consider communities of interest when carrying out its functions. Actions taken by the new entity such as, for example, a development project in a defined area, will also affect the wider community outside that area. Communities do not recognise planning boundaries.

The board supports the proposed operating principles of Kāinga Ora – Homes and Communities. The board welcomes the focus of the new entity on supporting tenants to be "well connected to their communities" and "to lead lives with dignity and the greatest degree of independence possible." Our local board area has many Housing New Zealand tenancies, and it is our board’s view that Housing New Zealand and their tenants are welcomed as valued members of our community. We look forward to working with the new entity to strengthen the connection of public housing tenants with their community.

The board supports the new entity’s focus on partnering with Māori and providing opportunities for Māori to participate in urban development. We agree with the council
submission that in urban environments both maatawaka and mana whenua need to be acknowledged.

The board supports the council submission that there should be explicit provisions in legislation to make it clear that any development undertaken by, or on behalf of, Kāinga Ora – Homes and Communities is liable for development contributions assessed under section 198 of the Local Government Act 2002.

WAIHEKE LOCAL BOARD

The Waiheke Local Board:

i. supports, in principle, the establishment and objective of the new entity Kāinga Ora – Homes and Communities Bill

ii. supports the intent of consolidating the Government’s housing and urban development initiatives into one entity.

iii. opposes any overlap in functions between Kāinga Ora – Homes and Communities and local government.

iv. notes that the Kāinga Ora – Homes and Communities Bill does not include the powers of Kāinga Ora – Homes and Communities entity.

v. strongly opposes any removal of planning powers from democratically-elected local government, and any government entity having the powers to override local government planning regulations or forgo community consultation.

vi. notes extensive community consultation occurred during the development of local government planning strategy documents. Any aggregation of power over local development at a national level is not in the best interests of communities and is counterintuitive to the four well-beings contained within the Local Government Act 2002.

vii. notes with concern the lack of alignment between the Kāinga Ora – Homes and Communities Bill and various national policy documents on urban development either in existence or to be developed (Government Policy Statement on housing and urban development, National Policy Statement on Urban Development, National Policy Statement on Urban Development Capacity), in particular with regard to the timing of the completion or withdrawal of these documents and how they will impact the direction and operations of Kāinga Ora – Homes and Communities entity.

viii. requests a greater focus on environmental sustainability and climate resilience than is currently reflected under the sustainability principle (14(1)(i)), and asks how this will be given effect to in practice, for example development locations reflecting predicted sea level rise and flood prone areas.

ix. requests increased focus on building community resilience and the creation of connected, complete communities.

x. requests that it is expressly stated in legislation that development undertaken by Kāinga Ora – Homes and Communities is liable for development contributions assessed under section 108 of the Local Government Act 2002.
PAPAKURA LOCAL BOARD

In May 2017, the Papakura Local Board provided feedback on the Urban Development Authorities discussion document which signalled the Government’s intention to establish an urban development authority or authorities.

The government is now progressing the establishment of Urban Development Authorities though the Kāinga Ora – Homes and Communities Bill.

The Kāinga Ora – Homes and Communities Bill was introduced in to Parliament on the 31 May 2019. The Bill establishes Kāinga Ora – Homes and Communities as a new Crown entity by:

- disestablishing Housing New Zealand Corporate (HNZC) and Homes, Land and Community (HLC) entities
- putting HNZC and HLC’s assets into Kāinga Ora- Homes and Communities
- repealing the Housing Corporation Act 1974
- putting some of the functions and assets related to KiwiBuild that currently sit in the Ministry for Housing and Urban Development into Kāinga Ora - Homes and Communities setting up a new board of 6-8 members.
- Submissions on the Bill close on the 11 July 2019. The legislation is expected to come into force on the 1 October 2019.

The Bill is the first of two pieces of legislation applying to the new entity. A further Bill is expected in the third quarter of 2019, which will set out the powers of the Kāinga Ora-Homes and Communities Crown Entity.

The board has an interest in the powers of the urban development authority and how they can be applied. It is noted that these matters will be dealt with in the second Bill.

Papakura Local Board feedback

1. The Papakura Local Board support the intent of the Act to bring together all housing related matters under one entity.

2. The board agree with the points made in the Auckland Council submission.

3. In particular the board agree with the Auckland Council submission points in relation to the significant overlaps between the entity and local government which needs to be recognised and provided for in the establishment legislation by:
   - including operating principles that recognise the overlapping functions
   - including explicit requirements for Kāinga Ora-Homes and Communities to engage with local government
   - clarifying how the Government Policy Statement (GPS) on housing and urban development will apply to local government
   - including explicit requirements for Ministers to engage with local government in the preparation of the GPS on housing and urban development.
4. It is noted that the Urban Development Authority’s powers to act is likely to be included in the second Bill in the establishment of the Crown entity.

5. Local government must be involved in the development of the Urban Development Authority’s powers to act as there is significant overlap between the new agency and local government. An interest-based problem solving approach should be taken. A selection of local authorities experiencing growth should be invited to contribute to the development of the UDA powers to act, ie: Auckland Council, Queenstown Lakes, and Tauranga City Council.

6. The board is opposed to the Crown entity having the ability to over-ride existing local government regulations, plans and strategies that have been adopted following community consultation.

7. The relationship of the UDA proposed developments with council policies and plans, including the Council Controlled Organisations (CCOs) infrastructure plans (particularly Watercare and Auckland Transport) must be taken into account when formulating the UDA powers to act. There is potential for significant impact on local authority planning for infrastructure to meet growth needs.

8. In the Auckland context, local boards should have input into the design, type of development and housing proposed to ensure the proposal meets the look and feel for the local area. At a minimum, there must be an urban design criteria for any UDA proposals.

9. Legislation must recognise that local boards have valuable local knowledge about their areas when it comes to proposed developments. Legislation must include the requirement to consult with local boards as well as Māori over a development.

10. Urban Development Authorities should not be able to access local authority development levy funds. These funds should remain with the local authority and council controlled organisations.

Urban Development Authorities must be required to pay development contributions as local authority infrastructure will be impacted by the UDA developments.

11. Open space, parks and reserves must be protected. The UDA should not be able to use open spaces to increase housing stock.

12. The Urban Development Authority must also take into consideration the local authorities’ development agencies’ delivery programmes. Developments should compliment each other to ensure there is no duplication of service.

13. Legislation must take into account the impact UDA proposals will have on the wider local authority infrastructure networks, eg: roading, public transport, water and wastewater infrastructure. Local board input must be sought on proposed UDA developments. Local boards have local insights, eg: buses being able to fit down roads. A local lens is critical.
14. The quality of infrastructure installed must match the council standard to ensure there is no detrimental impact when or if the infrastructure assets are vested back to the local authority and council-controlled organisations.

15. The Urban Development Authority must link into the local authorities' strategic planning, including the development and infrastructure strategies.

16. Overall it is essential that the establishment legislation lays out how the new entity will work with local government.

17. In terms of the social housing functions, the board believe the legislation should ensure there are effective management controls on tenancies to provide the best possible environment for connected and thriving community outcomes.

MAUNGAKEIEKIE-TĀMAKI LOCAL BOARD

Context

1. In May 2017 Auckland Council submitted on the Urban Development Authorities discussion document which signalled the Government's intention to establish an urban development authority or authorities.

2. Auckland Council supported, in principle, the establishment of urban development authorities but raised a number of issues relating to its powers and the process for selecting development locations.

3. The Maungakiekie-Tāmaki Local Board provided input into the council submission that was appended verbatim to the document. The local board did not support the government's proposed Urban Development Authorities in Auckland discussion document.

4. The Kāinga Ora – Homes and Communities Bill was introduced into Parliament on the 31 May 2019. The Bill establishes Kāinga Ora – Homes and Communities as a new Crown entity by:
   - disestablishing HNZC and HLC
   - putting HNZC and HLC's assets into Kāinga Ora - Homes and Communities
   - repealing the Housing Corporation Act 1974
   - putting some of the functions and assets related to Kiwi Build that currently sit in the Ministry for Housing and Urban Development into Kāinga Ora - Homes and Communities
   - setting up a new board of 6-8 members

5. The Bill is the first of two pieces of legislation applying to the new entity. A further Bill is expected in the third quarter of this year which will set out the powers that Kāinga Ora Homes and Communities can assume to enable it to undertake urban development in specified development areas.

6. At the Maungakiekie-Tāmaki Local Board's 25 June 2019 Business Meeting, it delegated authority to local board member D Burrows to input into Auckland Council's submission on the Kāinga Ora – Homes and Communities Bill (resolution: MT/2019/86).

Maungakiekie-Tāmaki Local Board feedback on the Kāinga Ora-Homes and Communities Bill:
The Maungakiekie-Tāmaki Local Board:

a) note that there will be a second Bill that will establish the powers that Kāinga Ora-Homes and Communities can assume to enable it to undertake urban development in specified development areas, at which the local board expect to have more significant feedback.

b) endorse, in principle, Auckland Council's draft submission to the Kāinga Ora-Homes and Communities Bill and provide the following feedback.

c) endorse recognising within this legislation the critical role local government (including local boards) has in urban planning and community development.

d) note that the decisions, both outcomes and process, of Kāinga Ora-Homes and Communities have significant implications for Auckland Council both at a regional and local level.

e) note that due to the urban development in the ward that is currently in progress the Maungakiekie-Tāmaki Local Board has established good working relationships with the Housing New Zealand Corporation and Homes, Land, Community, that enables efficient and timely collaboration.

f) note that due to the current relationship and experience of an existing large-scale crown entity (New Zealand Transport Agency) there are concerns that a newly amalgamated entity would operate from a ‘distance’ inhibiting the effective and efficient collaboration that is currently occurring with Housing New Zealand and Homes, Land, Community.

g) recommend amending the specific implications for Auckland Council to include local planning documents and strategies that are specific to local communities which local boards have consulted on and adopted.

h) endorse the inclusion of operating principles that recognise the overlapping functions of local authorities and Kāinga Ora-Homes and Communities, noting that the Maungakiekie-Tāmaki Local Board:

   i) endorse the proposal to include “ensuring that communities have access to employment opportunities” and recommend that this be amended to include, “in particular local communities where urban development is occurring”.

   ii) endorse the recommendation that investment by the new entity in community amenities and infrastructure factors in the “whole of life cost” of any new asset that has any intention to be handed to local government to manage in the future, noting the impact this could potentially have on local boards financially, as many of these new assets will be under local board governance.

   iii) endorse the recommendation that when engaging with Māori this needs to acknowledge both Mana Whenua and mātāwaka.

   iv) endorse the concern to ensure that current urban development progress is not halted during the process of developing and approving these Bills.

   v) endorse the request that development undertaken by or on behalf of Kāinga Ora – Homes and Communities is liable for development contributions (this should be non-negotiable).

   vi) note that the Maungakiekie-Tāmaki Local Board intends to provide input into Auckland Council's submission on the second Bill of this proposed legislation.
WAITEMATA LOCAL BOARD

Purpose

1. To provide Waitematā Local Board’s feedback on council’s submission to The Kāinga Ora – Homes and Communities Bill for consideration by the Planning Committee.

Context/background

2. The Kāinga Ora – Homes and Communities Bill (the Bill) was introduced into Parliament on 31 May 2019. The Bill establishes Kāinga Ora – Homes and Communities as a new Crown entity bringing together Housing New Zealand Corporation (HNZC), HLC (Homes, Land, Community) and the KiwiBuild Unit of the Ministry for Housing and Urban Development.

3. The Bill is the first of two pieces of legislation applying to the new entity. A further Bill is expected in the third quarter of this year which will set out the powers that Kāinga Ora-Homes and Communities can assume to enable it to undertake urban development in specified development areas.

4. Local boards have been informed of the opportunity to provide feedback that will be appended to the submission.

5. In April 2017, Waitematā Local Board provided formal input to the Urban Development Authorities Discussion. At the time the local board welcomed the government’s interest in urban renewal but opposed the Urban Development Authorities as proposed.

Waitematā Local Board feedback

The Waitematā Local Board is generally supportive of council’s submission to The Kāinga Ora – Homes and Communities Bill and would like to propose changes and additions to the document as listed below.

That the Waitematā Local Board:

a) suggests the following changes to the section introduction:
   - slightly rephrase the third sentence of the second paragraph so that it reads: “We would be very happy to assist with the preparation of that Bill including the provisions relating to Māori interests because we believe that would be useful.”
   - addition of three words in the second sentence of the third paragraph so that it reads: “This will avoid duplication and create efficiencies in collaboration, coordination, effectiveness and breadth of expertise.”
   - addition of “health and safety” to the implications for local authorities and their CCOs, so that the second bullet point reads: “This could have significant health and safety, operational and financial implications for local authorities and their CCOs.”
   - addition of the following sentence to the last bullet point: ‘If at all possible, the work and activities of Kāinga Ora should always be consistent with these plans and strategies.”
   - addition of the words in italics to the second set of bullet points:
o including operating principles that recognise the overlapping functions effectively
o including explicit requirements for Ministers and Departments to engage with local
b) suggests the following changes to the section interpretation (clause 5):
   • extend the list of exclusions for the definition of “agencies” to include “community sector providers and other non-governmental organisations”
c) suggests the following changes to the section Membership of Board of Kāinga Ora – Homes and Communities (clause 10)
   • extend the list of actors whose perspectives need to be reflected in the board to include “community sector housing providers”
d) under the section Objective of Kāinga Ora – Homes and Communities (clause 12), proposes that the purpose could be “to work with other agencies to provide, or ensure the provision of, good quality affordable healthy housing choices that meet diverse needs and well-functioning sustainable urban environments and economies.”
e) suggests the following changes to the section Functions of Kāinga Ora – Homes and Communities (clause 13):
   • clarify that in the first paragraph when the submission says “how the new entity will work with them” it means “the sector”, meaning local government
   • reinforce in the fourth paragraph that clause 13 “needs to” be strengthened by making a specific reference to ‘universal design’
   • add in the fourth paragraph the words “universal access” so that the sentence ends with: “which will be essential to delivering a quality urban environment, universal access and inclusive communities”
   • add in the fifth paragraph the word “values” so that it reads: “We support operating principle 13(1)(h) and suggest the addition of ‘including the aspirations and values reflected in any adopted spatial plan or development strategy that the community has been consulted on’ after the words “urban development”
f) suggests the following changes to the section Operating Principles (clause 14):
   • add the word “interests” to the first sentence of the first paragraph so it reads: “The council supports 14(1)(a)-(f) and the broad focus on quality housing, tenant wellbeing, and community connections and interests.”
   • in the second paragraph, add the word “sustainable” before ‘value for money’
   • in the third paragraph, reinforce that communities should have access to “adequate and meaningful” employment opportunities
   • emphasise council’s support to the inclusion of an additional operating principle in this section about universal design by adding the word “strongly”
   • in the fifth paragraph include “public toilets” to the examples of community amenities and infrastructure
   • in the last paragraph of this section, add one final comment so that the last sentence reads: “Auckland council is currently working with Housing New Zealand and HLC on a number of development projects and we would be concerned if this was interrupted because there was not a sufficiently clear reference to collaboration with local authorities.”
g) stresses the importance of ensuring consistency between the Government Policy Statement (GPS) and climate emergency planning an action. In line with this, we
suggest the addition of the following text as a second paragraph to the section GPS on housing and urban development (causes 22-29):

- "It should be a statutory requirement that the GPS is consistent with the obligations and policies of central and local governments with respect to the climate change emergency, including sea level rise."

h) notes its concern that if council incurs a substantial loss of revenue, its ability to provide and maintain adequate and appropriate infrastructure could be affected. Therefore the following change is proposed in section Other matters – Development Contributions: “Given that the new entity is expected to deliver a large proportion of the total new dwellings in Auckland in the future, this would represent a substantial loss of revenue for the council, consequently affecting its ability to provide and maintain adequate and appropriate infrastructure, if the new entity was found to share the Crown’s exemption from paying development contributions."

MĀNGERE-ŌTĀHUHU LOCAL BOARD

The Māngere-Ōtāhuhu Local Board supports in principle the Auckland Council submission on the Kāinga Ora – Homes and Communities Bill.

The Board supports the overarching objective of Kāinga Ora – Homes and Communities in providing people with quality and affordable homes; accessible to employment and infrastructure; supporting economic, social, environmental, and cultural well-being of current and future generations.

The Board notes its concern at the significant overlaps in function between the new entity and local government. The Board opposes any government entity to have the ability to over-ride existing local government regulations, plans and strategies that have been adopted following community consultation.

The Board notes its concern of the use of a second Bill to set Kāinga Ora – Homes and Communities powers.

The Board opposes the lack of recognition of local government and supports the inclusion of an operating principle relating to how Kāinga Ora – Homes and Communities will partner with local authorities within the areas it is operating, including explicit requirements for Kāinga Ora – Homes and Communities to engage with local government.

The Board supports an explicit provision establishing any development by or on behalf of Kāinga Ora – Homes and Communities, is liable for development contributions. Decisions regarding potential operational infrastructure and amenities will have significant ongoing costs to local government and impact on wider infrastructure networks.

The Board supports an explicit provision that any major operational infrastructure decisions in Auckland are subject to ratification by the Governing Body of Auckland Council.
Te take mō te pūrongo

Purpose of the report

1. To re-establish the two working parties for both the Waiheke Area Plan and the Aotea Great Barrier Area Plan, following their automatic dissolution after the 2019 local government elections.

Whakarāpopototanga matua

Executive summary

2. In June 2018 the Planning Committee approved a two-stage process to fully incorporate the Hauraki Gulf Islands into the Auckland Unitary Plan. Stage 1 would see the development of area plans for the Waiheke and Aotea Great Barrier Island local board areas. In stage 2 the two area plans would inform a plan change to the Auckland Unitary Plan (Operative in Part) to incorporate the Hauraki Gulf Islands at a district plan level. The regional planning provisions of the Auckland Unitary Plan already apply.

3. Two working parties were also established to oversee the development of the area plans on behalf of the committee. Each working party was made up of all members of the relevant local board, the ward councillor for Waitematā and Gulf and a representative of the Independent Māori Statutory Board.

4. It was anticipated stage 1 would be completed by September 2019 within the previous council term. While stage 1 is now well underway for both area plans, project completion is now anticipated to be around May 2020. This has taken the project into the new 2020-22 term. The June 2018 committee resolution did not include a specific resolution for the working parties to continue following the next election.

5. Council’s Legal and Risk Department advises that under clause 30(7) schedule 7 of the Local Government Act 2002, the Planning Committee was automatically discharged in late October 2019, on the coming into office of newly elected local authority members. The two working parties established by the committee to oversee the development of the two area plans on its behalf were therefore also automatically disestablished.

6. The new Planning Committee, which has delegated responsibility for the area plans, will need to establish new working parties to enable oversight of this project.

Ngā tūtohunga

Recommendation/s

That the Planning Committee:

a) approve the re-establishment of two working parties (one for Waiheke and one for Aotea Great Barrier Island local board areas) consisting of members of the relevant local board, the Waitematā and Gulf Ward Councillors and a representative of the Independent Māori Statutory Board, to continue to oversee the preparation of area plans for the Waiheke and Aotea Great Barrier Island local board areas.
Horopaki

Context

7. Under the Resource Management Act 1991 the Hauraki Gulf Islands section of the Auckland Council District Plan 2013 (Islands Plan) will need to commence its review by 2023. A direction from the Planning Committee on the review process for the Islands Plan was sought in June 2018. Currently only the regional provisions of the Auckland Unitary Plan apply to the Hauraki Gulf Islands. The Islands Plan provisions continue to manage, at a district level, subdivision, use and development.

8. The rationale for this exclusion was that at the time the Auckland Unitary Plan was notified in 2013, the Islands Plan had only recently become operative following a lengthy submission and appeal process. The provisions were also seen as being easily able to stand alone and to be incorporated later.

9. The Planning Committee approved a two-stage approach to incorporate the Hauraki Gulf Islands into the Auckland Unitary Plan. Stage 1 comprises the development of area plans for Waiheke and Aotea Great Barrier Island local board areas. Stage 1 is now well underway, with two draft area plans being prepared for upcoming community consultation in early 2020. In stage 2 the two completed area plans would inform a plan change or plan changes to the Auckland Unitary Plan (Operative in Part) to incorporate the Hauraki Gulf Islands at a district level.

10. The committee resolution also established two working parties (one for each local board area) consisting of members of the relevant board, the Waitematā and Gulf Ward Councillor and a representative of the Independent Māori Statutory Board to oversee the preparation of each area plan. A full copy of the resolution (PLA/2018/63) and the planner’s report are provided in Attachments A and B.

11. It was anticipated that the stage 1 (area plan) component would be completed by September 2019, within the then local board term. For the past 18 months work has progressed and each working party has overseen the area plan development for their local board area. It is now anticipated it will take an additional six months, to around May 2020, to complete stage 1, assuming there are no significant changes in direction sought by the working parties.

Tātaritanga me ngā tohutohu

Analysis and advice

12. Stage 1 has now extended into the new council term 2020-2022. The June 2018 committee resolution did not include a specific resolution for the working parties to continue following the 2019 local government elections or until a resolution is made to discharge the working party. Not having fulfilled its mandate is insufficient reason to retain the current working party or to substitute new members for those who were not elected.

13. Council’s Legal and Risk Department advises that clause 30(7), schedule 7 of the Local Government Act 2002 applies in respect of the power to appoint committees. This clause states:

30 Powers to appoint committees, subcommittees, other subordinate decision-making bodies and joint committees

(7) A committee, subcommittee, or other subordinate decision-making body is, unless the local authority resolves otherwise, deemed to be discharged on the coming into office of the members of the local authority elected or appointed at, or following, the triennial general election of members next after the appointment of the committee, subcommittee, or other subordinate decision-making body
14. Under the Local Government Act, the former Planning Committee was automatically discharged in late October 2019, on the coming into office of newly elected local authority members. The two working parties established by the committee to oversee the development of an area plan on its behalf also automatically disestablishes. This means the new committee, which has delegated responsibility for the area plans, will need to establish a new working party.

15. It is not considered necessary to include a resolution to continue into the next term (2022-25) as stage 1 will be completed by mid-2020.

**Tauākī whakaaweawe āhuarangi**

**Climate impact statement**

16. The matters raised in this report do not have any impact on climate change as they address procedural matters relating to the re-establishment of two working parties. While the two area plans will consider climate change impacts, the content of the area plans is not within the scope of this report.

**Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera**

**Council group impacts and views**

17. The development of the area plans has involved a number of council departments and council-controlled organisations. These include:

- Healthy Waters
- Infrastructure and Environmental Services
- Community Policy
- Customer and Community Services
- Citizen and Customer Engagement
- Te Waka Anga Mua ki Uta/Māori Strategies and Relations
- Auckland Transport
- Auckland Tourism Events and Economic Development
- Watercare Services Ltd.

18. The views of council departments and council-controlled organisations were not required for the preparation of this report’s advice, as it is concerned with procedural matters only.

**Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe**

**Local impacts and local board views**

19. The Aotea Great Barrier Island Local Board and Waiheke Local Board are both supportive of the re-establishment of the working party governance as they wish to continue progressing the area plans for their respective local board areas.

**Tauākī whakaaweawe Māori**

**Māori impact statement**

20. The matters raised in this report are procedural. Engagement with mana whenua will continue during the remaining stages of completing the two area plans.

**Ngā ritenga ā-pūtea**

**Financial implications**

21. Both the Waiheke Area Plan and Aotea Great Barrier Island Area Plan are within the Plans and Places spatial planning programme and can be covered by department budgets for 2019/20.
Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

22. No risks have been identified with the recommendations to re-establish the working party for each area plan.

Ngā koringa ā-muri

Next steps

23. Should the committee agree to re-establish the two working parties, staff will organise a series of meetings and workshops in 2020.

Ngā tāpirihanga

Attachments

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Ngā kaihaina

Signatories

<table>
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<tr>
<th>Author</th>
<th>Michele Perwick - Principal Planner</th>
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<tbody>
<tr>
<td>Authorisers</td>
<td>John Duguid - General Manager - Plans and Places</td>
</tr>
<tr>
<td></td>
<td>Megan Tyler - Chief of Strategy</td>
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Planning Committee
5 December 2019

Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan

File No.: CP2018/06997

Te take mō te pūrongo / Purpose of the report
1. To approve a two-stage approach to include the Hauraki Gulf Islands into the Auckland Unitary Plan (operative in part).

Whakarāpopototanga matua / Executive summary
2. The Hauraki Gulf Islands sits outside the Auckland Unitary Plan (operative in part) (Auckland Unitary Plan). The Hauraki Gulf Islands Section of the Auckland Council District Plan – (Islands Plan) had only recently been made operative and was excluded from the development of the Auckland Unitary Plan.

3. The Hauraki Gulf Islands are now subject to the regional provisions of the Auckland Unitary Plan while the district plan provisions of the Islands Plan continue to manage subdivision, land use and development. Including the Islands Plan into the Auckland Unitary Plan removes the need for two plans.

4. The proposed two-staged approach would begin with the development of area plans for Waiheke Island and Aotea Great Barrier Island. In stage two the area plans would inform a plan change to the Auckland Unitary Plan.

5. Staff recommend stage one develops area plans building on the two community-led plans – Essentially Waiheke Refresh 2016 and Aotea Great Barrier Island Ecological Vision 2016. The Aotea Great Barrier Local Board (resolution number GBI/2018/7) and Waiheke Local Board (resolution number WHK/2018/51) support this approach.

6. The Resource Management Act 1991 requires the Islands Plan to be reviewed by September 2023. The broad timeframe would start with the development of area plans in July 2018, to be completed by September 2019. A plan change to the Auckland Unitary Plan would be notified by mid to late 2021.

7. In April 2019 central government will introduce new national planning standards. Council’s Auckland Unitary Plan will be required to align with any mandatory standards. Plan changes will be required to introduce optional standards. Staff will inform the committee where the new standards impact on the content and timing of the proposed plan change, and the Auckland Unitary Plan. Future plan changes to ensure the Auckland Unitary Plan complies with the new standards is part of the Planning Committee work programme.

Ngā tūtohunga / Recommendation/s
That the Planning Committee:

a) approve a two-stage approach to incorporate the Hauraki Gulf Islands into the Auckland Unitary Plan (operative in part) being:

i) Stage 1: the development of area plans for Waiheke Island and Aotea Great Barrier Island, using existing plans including Essentially Waiheke Refresh 2016 and Aotea Great Barrier Island Ecological Vision 2016

ii) Stage 2: a plan change to the Auckland Unitary Plan (operative in part)
Horopaki / Context

8. Auckland Council notified the Proposed Auckland Unitary Plan in September 2013 excluding the Hauraki Gulf Islands. The rationale for this was that the Hauraki Gulf Islands section of the Auckland Council District Plan had recently become operative in part (19 September 2013) following a lengthy submission and appeal process. The provisions were also seen as being easily able to stand alone.

9. The Hauraki Gulf Islands are now subject to the “regional” provisions of the Auckland Unitary Plan, namely the regional policy statement, regional coastal plan and regional plan. At the district plan level, the Islands Plan continues to manage subdivision, land use and development. To remove the need to refer to two plans the district plan provisions need to be incorporated into the Auckland Unitary Plan.

10. Under section 79 of the Resource Management Act 1991 (RMA) the council must commence a review of a district plan if it has not been the subject of a review during the previous 10 years. This means the council has until September 2023 to commence the review of the Islands Plan.

11. There are a small number of policy and operational issues with the Islands Plan which could either be addressed in an interim plan change or rolled into a plan change to the Auckland Unitary Plan.

12. On 1 August 2017, the Planning Committee resolved that the council’s spatial planning programme include place based spatial planning projects for Great Barrier Island and Waiheke Island in years 2 and 3 of the programme – being 2018/2019 and 2019/2020 (resolution number PLA/2017/95). See Attachment A.

13. Both the Waiheke and Aotea Great Barrier local boards have commissioned and supported the development of community led plans to articulate the visions and priority issues for their islands. The outcomes of that work are the reports - ‘Essentially Waiheke, Refresh 2016’; ‘(Essentially Waiheke) and Aotea Great Barrier Island Ecological Vision 2016’ (Ecological Vision).

14. Both local boards anticipate that these plans and other existing plans will be reflected spatially in area plans which will go on to inform a plan change to the Auckland Unitary Plan.

Tātaritanga me ngā tohutohu / Analysis and advice

15. Having the Hauraki Gulf Islands planning provisions sitting outside of the Auckland Unitary Plan has the potential to create inconsistencies, uncertainties and policy gaps in decision making. Given the impending review of the Islands Plan under s79 of the RMA and the forthcoming development of area plans, there is an opportunity to combine these projects.

16. The development of an area plan for each island enables a spatial element to be given to the vision and aspirations set out in the existing community led plans. The area plan process will also allow the community to identify and work through critical issues and conflicting aspirations in a non-statutory arena with agreed outcomes captured in the area plans.

Options

17. To assist the committee in its decision, four options were developed. The options involve combinations of a plan change to the Islands Plan and or the Auckland Unitary Plan, together with the development of area plans either building on the community led plans and other existing plans, or carrying out a fresh start with a new round of evaluation and community consultation. The four options are:

- Option 1: Plan change to the Islands Plan, development of an area plan (fresh start), plan change to the Auckland Unitary Plan
- Option 2: Development of an area plan using existing community led plans, plan change to the Auckland Unitary Plan

Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan
Option 3: Development of an area plan (fresh start), plan change to the Unitary Plan
Option 4: Plan change to the Islands Plan, development of an area plan using existing community led plans, plan change to the Auckland Unitary Plan.

18. A technical assessment of the options is provided in Attachment B. In summary Options 1 and 4 provide regulatory certainty in the shorter term. However, the policy and operational issues with the Islands Plan are not of a scale that requires immediate action. The Islands Plan can continue to be managed by the Resource Consents Department on a case-by-case basis using best practice and guidance notes to ensure a consistent approach to decision making. Other disadvantages of options 1 and 4 are:
- consultation fatigue from two plan changes in short succession
- strong likelihood of re-litigation of the same issues by two plan changes
- likely overlap in timing of plan change processes including appeals to the Islands Plan not being settled before the plan change to the Auckland Unitary Plan starts
- two plan changes require more resources from the council and the community and would take longer to complete.

19. Options 1 and 3 do not acknowledge the considerable work already undertaken by the community. They are likely to duplicate the visions and priority issues articulated in the Essentially Waiheke and Ecological Vision plans. Nor do they recognise the support of the local boards for these plans. Community buy-in to the area planning process is likely to be diminished, coupled with increasing consultation fatigue.

20. Option 2 supports and builds on the existing community vision. It has the support of the local boards and should retain community buy-in, enabling a meaningful discussion to agree the area plan outcomes. Initiating a single plan change has the advantage of:
- not exposing the council and the community to consultation fatigue
- not re-litigating the same issues
- removing any risk of the two plan change processes overlapping
- being more efficient for both the council and the community in terms of resources and time.

21. Option 2 is the most efficient option. Options 1 and 4 are the least efficient options as they involve two plan changes and together with the development of area plans could take up to 4-7 years to complete. Option 3 would take less time and resources but is not as efficient as Option 2.

22. Option 2 also reflects the committee resolution discussed in paragraph 32 below, to support area planning on Waiheke Island and Aotea Great Barrier Island.

23. This report recommends that the committee select Option 2.
Programme

24. The proposed programme for a combined area plan and plan change process (Option 2) is set out in Table 1 below:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Task</th>
<th>Delivery time (Indicative)</th>
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<tbody>
<tr>
<td>1</td>
<td>Scope and Project Establishment</td>
<td>July 2018</td>
</tr>
<tr>
<td>2</td>
<td>Background research</td>
<td>August - December 2018</td>
</tr>
<tr>
<td>3</td>
<td>Prepare draft area plan</td>
<td>November 2018 - March 2019</td>
</tr>
<tr>
<td>4</td>
<td>Consultation on draft area plan</td>
<td>Late March - May 2019</td>
</tr>
<tr>
<td>5</td>
<td>Finalising and adopting the area plan</td>
<td>June - September 2019</td>
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<tr>
<td>6</td>
<td>Preparation of plan change</td>
<td>Early 2020</td>
</tr>
<tr>
<td>7</td>
<td>Notification of plan change</td>
<td>Mid to late 2021</td>
</tr>
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25. Option 2 can complete the area planning component by September 2019, within the current local board term. It also gives the council the opportunity to bring forward its work programme on the plan change to the Auckland Unitary Plan from 2023 to 2020/2021. This enables it to move quickly on addressing the known issues in the Islands Plan and to follow through on any resource management issues and outcomes agreed with the community and captured in the area plans.

Introduction of National Planning Standards

26. An important caveat to this programme and the content and structure of the plan change is the impact of new National Planning Standards (standards) to be introduced by the government. The standards seek to achieve national consistency in policy statements and plans. The first set of standards may include:
   - a standardised structure and form for regional policy statements and plans such as how plans reference national directions such as national policy statements, environmental standards and regulations
   - standardised definitions, metrics, mapping and administrative provisions
   - requirements for the electronic functionality and accessibility of plans.

27. Draft standards are to be notified for submissions in late May-early June 2018, with a 10-week submission period. There will not be a hearing. After considering a report on the submissions and recommendations the Minister for the Environment will approve the final standards in April 2019.

28. It is understood that by April 2020 councils must amend their plans to align with the mandatory content in the standards unless a longer timeframe is specified by the government. By 2024 councils must choose which of the planning standard options they will use in their plans and amend them accordingly using the standard plan change process under the Resource Management Act.

29. Standards could have a considerable impact on the council. In the 1 August 2017 committee report (Place-based Spatial Planning Update and Future Programme), it was noted that proposed standards could be a determining factor in the council’s decision on whether to embark on a rolling review or full review of the Auckland Unitary Plan. It is not yet known how the structure and content of the Auckland Unitary Plan will be altered and any consequential impacts on the timing and structure of the plan change. Future plan changes to ensure the Auckland Unitary Plan complies with the new standards is part of the Planning Committee work programme.
Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

30. Workshops were held with the local boards to brief them on the four options. The view of both local boards was inclusion of the Hauraki Gulf Islands should be a two-step approach, with an area plan followed by a plan change to the Auckland Unitary Plan.

31. On 20 February 2018 (Aotea Great Barrier Local Board) and 22 February 2018 (Waiheke Local Board) the boards resolved to endorse Option 2 (see full board resolutions GBL/2018/7 and WHK/2018/51 in Attachment C).

Tauāki whakaaweawe Māori / Māori impact statement

32. A number of mana whenua groups have an interest in the Hauraki Gulf Islands. The development of the area plans and Auckland Unitary Plan plan change will provide opportunities to recognise and provide for the unique cultural heritage of Waiheke, to promote kaitiakitanga and to support Mataawaka and Māori organisations that provide for the social and cultural needs of the Waiheke and Hauraki Gulf Islands communities.

33. Discussions with mana whenua represented on the islands will occur at an early stage to consider and agree how best to work together on the development of the area plans and the plan change to the Auckland Unitary Plan.

Ngā ritenga ā-pūtea / Financial implications

34. The Plans and Places Department’s three-year place-based spatial planning programme identifies “Waiheke Area Planning” and “Great Barrier Planning Review” in years 2 and 3 – 2019/20 and 2019/20 and can be covered by departmental budgets for those years. This report recommends the area plans are completed by September 2019.

35. This report recommends that the plan change for the integration of the Hauraki Gulf Islands Plan into the Auckland Unitary Plan commences in early 2020. The cost can be factored into the department budget for that period, subject to any changes to scope and costs following the introduction of National Planning Standards.

Ngā raru tūpono / Risks

36. An assessment of the risk of the four options is included in the analysis above and Attachment B. The recommended combination of Option 2 has the least risk.

37. The scale and extent of risks associated with the introduction of National Planning Standards on the Auckland Unitary Plan and the proposed plan change are not known. A watching brief is recommended, and staff will regularly report back to the committee on the preparation of a council submission to the Minister for the Environment and options for managing the introduction of standards into the Auckland Unitary Plan.

Ngā koringa ā-muri / Next steps

38. Refer to paragraphs 26 and 27 of the section ‘Programme’ discussed above.
Ngā tāpirihanga / Attachments

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<td>C6</td>
<td>Aotea Great Barrier Local Board Resolution and Waiheke Local Board Resolution Feb 2018</td>
<td>487</td>
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</table>

Ngā kaihaina / Signatories

Authors  
Alison Pye - Principal Planner  
Michele Perwick - Principal Planner

Authorisers  
John Duguid - General Manager - Plans and Places  
Jim Quinn - Chief of Strategy

Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan  
Page 482
For Action

MEMO TO: Alison Pye - Principal Planner
COPY TO: Warren Maclean, Michele Perwick
FROM: Kalinda Gopal - Senior Governance Advisor
DATE: 08 June 2018
MEETING: Planning Committee Meeting of 5/06/2018

Please note for your action / information the following decision arising from the meeting named above:

PLA/2018/63 Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan
CP2018/06997

FILE REF
10

AGENDA ITEM NO.

10 Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan

Note: changes to the original motion were incorporated under clause a) and the addition of clause b), with the agreement of the meeting.

Resolution number PLA/2018/63

MOVED by Cr M Lee, seconded by Cr W Walker:
That the Planning Committee:

a) approve a two-stage approach to incorporate the Hauraki Gulf Islands into the Auckland Unitary Plan (operative in part) being:

Stage 1
i) the development of an area plan for the Waiheke Local Board area using existing plans including Essentially Waiheke Refresh 2016.
ii) the development of an area plan for the Great Barrier Local Board area using all existing Aotea Great Barrier Island plans including feasibility studies, strategies and board reports.

Stage 2
iii) a plan change to the Auckland Unitary Plan (operative in part).

b) approve the establishment of two working parties (one for each local board area) consisting of members of the relevant local board, the Waitamata and Gulf Ward Councillor and a representative of the Independent Māori Statutory Board to oversee the preparation of each area plan.

CARRIED
Te take mō te pūrongo
Purpose of the report
1. To make operative Plan Change 24 Waiata Shores Local Centre to the Auckland Unitary Plan (Operative in Part).

Whakarāpopototanga matua
Executive summary
2. Plan Change 24 Waiata Shores Local Centre is a private plan change sought by Woolworths New Zealand Limited to rezone 1.92 hectares of land at 2 Te Napi Drive, Waiata Shores from Residential – Mixed Housing Urban to Business – Local Centre under the Auckland Unitary Plan (Operative in Part).
3. Plan Change 24 was notified on 9 May 2019, with eight submissions received, and was heard and considered by independent hearing commissioners on 4 September 2019. A decision was issued by the chairperson on behalf of Council on 25 September 2019 to approve the plan change with no modifications.
4. No appeals were received, and therefore the plan change can now be made operative with the approval of the committee.

Ngā tūtohunga
Recommendation/s
That the Planning Committee:

a) approve Plan Change 24 Waiata Shores Local Centre under clause 17(2) of Schedule 1 of the Resource Management Act 1991.

b) authorise staff to complete the necessary statutory processes to publicly notify the date on which the plan change becomes operative as soon as practicable, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.

Horopaki
Context
5. Plan Change 24 is a private plan change requested by Woolworths New Zealand Limited on 31 December 2018. The plan change rezones 1.92 hectares of land at 2 Te Napi Drive, Waiata Shores from Residential – Mixed Housing Urban to Business – Local Centre in the Auckland Unitary Plan (Operative in Part).
6. On 5 March 2019 the Planning Committee accepted the private plan change request for processing (PLA/2019/24).
7. Plan Change 24 was publicly notified on 9 May 2019. Eight submissions were received and were considered by Independent Hearings Commissioners at a hearing on 4 September 2019. The chairperson issued a decision on behalf of council on 25 September 2019 to approve the plan change without modification. This decision can be read as Attachment 1 to this report.

8. No appeals were received, and the plan change can now be made operative.

Tātaritanga me ngā tohutohu
Analysis and advice

10. Clause 17(2) states that “a local authority may approve part of a policy statement or plan, if all submissions or appeals relating to that part have been disposed of”. There were no appeals received and council can now approve the plan change.

11. Clause 20 of Schedule 1 sets out the process that is required to be undertaken for the notification of the operative date. Plans and Places staff will notify the operative date as soon as possible following the Planning Committee’s resolution.

Tauākī whakaaweawe āhuarangi
Climate impact statement
12. As a procedural request, impacts on climate change are not relevant to this recommendation.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views
13. Auckland Transport and Watercare Services Limited provided comments on the application prior to lodgement. Auckland Transport made a submission in relation to local transport improvements required to support the plan change and appeared at the Plan Change 24 hearing in support of their submission.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views
14. The Papakura and Manurewa Local Boards were consulted on Plan Change 24 prior to notification. Both Local Boards supported the plan change.

15. Local Board views were not sought for this report as making Plan Change 24 operative is a procedural matter.

Tauākī whakaaweawe Māori
Māori impact statement
16. The applicant for Plan Change 24 approached the nine mana whenua groups recognised as having an interest in the site, and engaged further with Te Ākitai Waiohua, Ngāti Te Ata and Ngāti Tamaoho. The primary issues raised by these iwi groups were considered to be relevant to the detailed design submitted through resource consents rather than the proposed rezoning. No iwi groups submitted on the plan change.

17. In accordance with Section 34A(1A) of the RMA 1991, council consulted with iwi groups to determine whether a hearing commissioner with tikanga Māori and of the perspectives of local iwi or hapū should be appointed to hear Plan Change 24. Ngāti Whanaunga and Waikato-Tainui supported such a commissioner, and subsequently a commissioner with tikanga Māori was appointed to the hear Plan Change 24.
Ngā ritenga ā-pūtea
Financial implications
18. There are no financial implications associated with making the plan change operative.

Ngā raru tūpono me ngā whakamaurutanga
Risks and mitigations
19. There are no risks associated with making the plan change operative.

Ngā koringa ā-muri
Next steps
20. The final step in making the plan change operative is to publicly notify the date on which it will become operative, and to update the Auckland Unitary Plan (Operative in Part).

Ngā tāpirihanga
Attachments
There are no attachments for this report.

Ngā kaihaina
Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Sanjay Bangs - Planner</th>
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</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>John Duguid - General Manager - Plans and Places</td>
</tr>
<tr>
<td></td>
<td>Megan Tyler - Chief of Strategy</td>
</tr>
</tbody>
</table>
Te take mō te pūrongo
Purpose of the report

1. To make operative plan changes 14, 15 and 16 to the Auckland Unitary Plan (Operative in Part).

Whakarāpopototanga matua
Executive summary

2. Plan Changes 14, 15 and 16 were developed to improve the consistency of provisions within the Auckland Unitary Plan (Operative in Part), through addressing identified technical issues and anomalies.


4. Plan Change 15 relates to improving consistency of provisions in Chapter F Coastal, Chapter J Definitions, Appendix 7 and the viewer of the Auckland Unitary Plan (Operative in Part).

5. Plan Change 16 relates to improving consistency of provisions in Chapter H Zones and Chapter J Definitions of the Auckland Unitary Plan (Operative in Part).

6. The proposed plan changes were publicly notified on 14 August 2018 and hearings were completed in May and June 2019. The submissions were heard by Independent Commissioners and the council has released all decisions. No appeals were received for Plan Changes 14 and 16. One appeal was lodged to the Environment Court for Plan Change 15 but has been withdrawn.

7. All 19 mana whenua entities were consulted prior to public notification of Plan Changes 14, 15 and 16. The only response received was from Ngāti Whātua Ōrākei who were supportive of the plan changes. A hui was held with the planning representative from Ngāti Whātua Ōrākei to discuss key points in the plan changes.

8. All mana whenua with interest were sent formal notification of the plan changes on 29 November 2018. The Tūpuna Maunga Authority submitted on Plan Change 14 and attended the plan change hearings.

9. All local boards were consulted during the preparation of the draft plan changes. The local boards were advised of the public notification of the plan changes on 29 November 2018.

10. The plan changes can now be made operative with the Planning Committee’s approval.

Ngā tūtohunga
Recommendation/s

That the Planning Committee:

a) approve Plan Change 14 to the Auckland Unitary Plan (Operative in Part), under clause 17(2) of Schedule 1 of the Resource Management Act 1991.

c) approve Plan Change 16 to the Auckland Unitary Plan (Operative in Part), under clause 17(2) of Schedule 1 of the Resource Management Act 1991.

d) request staff to complete the necessary statutory processes to publicly notify the date on which the plan changes become operative as soon as possible, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.

Horopaki

Context

Intent of Plan Changes

11. Plan changes 14, 15 and 16 all address technical issues that have been identified in the Auckland Unitary Plan (Operative in Part) (AUP) by plan users and council staff. Changes were required to ensure that the AUP will function in the way that it was intended. The scope of the plan changes limited the amendments to address technical issues only and did not result in any substantive changes to the policy direction of the plan.

12. The amendments to address technical issues included:

- amendments to the rules of the AUP to ensure that they give effect to the objectives and policies
- amendments to the policies where there are rules of the AUP but there is an absence of a policy direction
- amendments across sections of the plan to achieve consistency of restrictions or assessments and the removal of duplicate controls.

13. The plan changes are as follows:

- Plan Change 14 - Improving consistency of provisions in Chapter D Overlays, Chapter E Auckland-wide, Chapter J Definitions, Appendix 2, Appendix 17 and the Viewer of the Auckland Unitary Plan (Operative in Part)
- Plan Change 15 - Improving consistency of provisions in Chapter F Coastal, Chapter J Definitions, Appendix 7 and the viewer of the Auckland Unitary Plan (Operative in Part)
- Plan Change 16 - Improving consistency of provisions in Chapter H Zones and Chapter J Definitions of the Auckland Unitary Plan (Operative in Part).

14. The recommendation at this Planning Committee is to approve Plan Changes 14 and 16 under clause 17(2) of Schedule 1 of the Resource Management Act 1991. This will make the amendments operative.

15. As Plan Change 15 relates to the regional coastal plan part of the Auckland Unitary Plan it needs to be adopted and referred to the Minister of Conservation for approval under clause 18(4) of Schedule 1 of the Resource Management Act 1991 (RMA) before it can be made operative.

Plan Change process to date

16. The four plan changes were publicly notified on 29 November 2018.

17. Proposed Plan Change 14 received 22 submissions and 12 further submissions were received. Proposed Plan Change 16 received a total of 36 submissions and 10 further submissions were received. A hearing for Plan Change 14 and 16 was held on 20, 21 and 24 June 2019.

18. Council released the decision on 22 August 2018 for plan changes 14 and 16.

19. Proposed Plan Change 15 received 12 submissions and 6 further submissions were received. A hearing for plan change 15 was held on 9 May 2019.
20. Council released the Plan Change 15 decision on 27 June 2019 and one appeal was lodged by Federated Farmers (ENV-2019-AKL-000149). Two parties (Manaia Properties Ltd and Minister of Conservation) joined the appeal. As noted above, the appeal has been withdrawn.

21. All decisions, which contain the amendments for the plan changes can be read on the council website. The decision confirms a number of technical changes to the AUP.

Tātaritanga me ngā tohutohu
Analysis and advice

22. Schedule 1 of the RMA sets out the statutory process the development of plan changes.

23. Clause 17(2) states that ‘a local authority may approve part of a policy statement or plan, if all submissions or appeals relating to that part have been disposed of’. There were no appeals received for Plan Change 14 and 16.

24. Clause 20 of Schedule 1 sets out the process that is required to be undertaken for the notification of the operative date. Staff will notify the operative date as soon as possible following the Planning Committee’s resolution.

Plan Change 15

25. Clause 18(4) states that “a regional council may adopt part of a proposed regional coastal plan if all submissions or inquiries relating to that part have been disposed of”. Plan Change 15 had one appeal from Federated Farmers which was withdrawn on 14 November 2019.

26. The Federated Farmers appeal related to the amendments made to address an inconsistency between the Auckland Unitary Plan text and maps regarding the location of the coastal marine area boundary where it crosses a river. Appendix 7 of the Plan has a list of topographical map grid references for 250 rivers throughout the Auckland region. In several cases these grid references are inconsistent with the indicative coastline location shown in the GIS map viewer for the relevant rivers. Plan Change 15 corrected the listed coastal marine area / river boundary grid references so that they were consistent with the GIS maps, and added a new “information” map layer to number the river boundary points consistently with the Appendix.

27. The Federated Farmers appeal considered that, at least in some cases, the location of the coastal marine area boundary was not in accordance with the legislation. Under the RMA definition of “mouth” the coastal marine area boundary should be at the lesser of either one kilometre upstream of the mouth of the river or the point upstream calculated by multiplying the width of the river by five. Correcting the relevant points on the maps for all rivers could not be undertaken under the appeal as it would be outside the scope of the plan change.

28. Council officers have carried out an analysis which indicates that there are potential issues with several of the coastal marine area / river boundary points in Auckland. These issues largely relate to the greater accuracy now available in GIS compared to the earlier paper-based maps.

29. It is proposed that further work be undertaken and then reported to the Planning Committee with a recommendation about which points should be included in a future plan change. The intention to undertake this work was reported to Federated Farmers and they have withdrawn their appeal in response. As Plan Change 15 relates to regional coastal plan provisions, it must be sent to the Minister of Conservation for approval before it can be made operative. Once the Minister sends her approval, Plans and Places staff will notify the operative date and update the Auckland Unitary Plan.

Tauākī whakaaweawe āhuarangi
Climate impact statement

30. As this report is recommending a procedural step under the RMA, there are no impacts on climate change.
Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

31. The plan changes were led by the Plans and Places department. Specialist advice was received from staff in the Auckland Design Office, Regulatory Services, Healthy Waters and Auckland Transport. These specialists provided advice on the proposed plan changes and the supporting section 32 reports and provided the responses to the submissions at the hearings.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views

32. In October 2017, a memo was sent to advise all local boards about these proposed plan changes and invited local board members to advise Plans and Places staff of any technical issues that they had identified.

33. In August 2018, local boards were provided with a draft copy of Proposed Plan Change 15 and 16 to the Auckland Unitary Plan. A draft copy of plan change 14 was provided to the local boards on 25 September 2018.

34. All local boards were also advised of the public notification of Plan Change 14, 15 and 16 on 29 November 2018.

Tauākī whakaaweawe Māori
Māori impact statement

35. On 3 October 2017, 19 mana whenua entities that were identified to have an interest in the area were sent a memo which advised about these proposed plan changes and invited to advise Plans and Places staff of any technical issues that they had identified.

36. All 19 mana whenua entities were also consulted prior to public notification on 29 November 2018 for Plan Change 14, 15 and 16. The only response received was from Ngāti Whātua Ōrākei who were supportive of the plan changes. A hui was held with the planning representative from Ngāti Whātua Ōrākei to discuss key points in the plan changes.

37. All mana whenua with an interest were sent formal notification of the plan changes on 29 November 2018. The Tūpuna Maunga Authority submitted on Plan Change 14 and attended the hearings for Plan Change 14.

Ngā ritenga ā-pūtea
Financial implications

38. There are no financial implications associated with making Plan Changes 14, 15 and 16 operative.

Ngā raru tūpono me ngā whakamaurutanga
Risks and mitigations

39. There are no risks associated with making Plan Changes 14, 15 and 16 operative.

Ngā koringa ā-muri
Next steps

40. The final step in making Plan Changes 14 and 16 operative is to publicly notify the date on which they will become operative, and to update the Auckland Unitary Plan.

41. Plan Change 15 will be sent to the Minister of Conservation for approval as soon as practicable. Once approval has been received, the date the plan change will be made operative will be publicly notified and the Auckland Unitary Plan will be updated.
Ngā tāpirihanga
Attachments
There are no attachments for this report.

Ngā kaihaina
Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Todd Elder - Planner</th>
</tr>
</thead>
</table>
| Authorisers  | John Duguid - General Manager - Plans and Places  
            | Megan Tyler - Chief of Strategy |
Purpose of the report

1. To provide a summary and public record of memos or briefing papers that have been distributed to committee members.

Executive summary

2. This is a regular information-only report which aims to provide greater visibility of information circulated to committee members via memo/briefing or other means, where no decisions are required.

3. The following information items are attached:
   - Schedule of committee workshops December 2019 (Attachment A)
   - Auckland Council final submission on the Resource Management Amendment Bill (Attachment B)
   - Auckland Council final submission Action for Healthy Waterways discussion document (Attachment C)
   - Auckland Monthly Housing Update August 2019 (Attachment D)
   - Auckland Monthly Housing Update September 2019 (Attachment E)
   - Auckland Monthly Housing Update October 2019 (Attachment F)
   - Auckland Monthly Housing Update November 2019 (Attachment G)

4. The following memos were circulated to members:
   - 22 November 2019 – Review of the resource management system (Attachment H)
   - 28 November 2019 – Quarterly update on the Joint Auckland Council and Crown Auckland (housing and urban growth) work programme (Attachment I)

5. The following workshops and briefings took place:
   - 13 November 2019 – City Centre Programme (Attachment J)

6. **Staff will not be present to answer questions about the items referred to in this summary.** Committee members should direct any questions to the authors of each information item.

7. **The attachments for this report have been published separately at the following link:**
   - [http://infocouncil.aucklandcouncil.govt.nz > Planning Committee > 5 December 2019 > Extra Attachments](http://infocouncil.aucklandcouncil.govt.nz)

Recommendation/s

That the Planning Committee:

a) receive the Summary of Planning Committee information items and briefings – 5 December 2019 report.
### Ngā tāpirihanga

#### Attachments

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<td>A</td>
<td>Schedule of Planning Committee workshops December 2019 <em>(Under Separate Cover)</em></td>
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<td>B</td>
<td>Auckland Council submission on the Resource Management Amendment Bill <em>(Under Separate Cover)</em></td>
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<td>D</td>
<td>Auckland Monthly Housing Update August 2019 <em>(Under Separate Cover)</em></td>
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<td>Memo - Review of the resource management system <em>(Under Separate Cover)</em></td>
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<td>Memo - Quarterly update on the Joint Auckland Council and Crown Auckland (housing and urban growth) work programme <em>(Under Separate Cover)</em></td>
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<td>City Centre Programme workshop documents <em>(Under Separate Cover)</em></td>
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