

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

Date: Thursday, 23 May 2024
Time: 10.00am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Komiti mō te Whakarite Mahere, te Taiao, me ngā Papa Rēhia / Planning, Environment and Parks Committee

OPEN AGENDA

MEMBERSHIP

Chairperson	Cr Richard Hills	
Deputy Chairperson	Cr Angela Dalton	
Members	Houkura Member Edward Ashby	Cr Mike Lee
	Cr Andrew Baker	Cr Kerrin Leoni
	Cr Josephine Bartley	Cr Daniel Newman, JP
	Mayor Wayne Brown	Cr Greg Sayers
	Cr Chris Darby	Deputy Mayor Desley Simpson, JP
	Cr Julie Fairey	Cr Sharon Stewart, QSM
	Cr Alf Filipaina, MNZM	Cr Ken Turner
	Cr Christine Fletcher, QSO	Cr Wayne Walker
	Cr Lotu Fuli	Cr John Watson
	Houkura Member Hon Tau Henare	Cr Maurice Williamson
	Cr Shane Henderson	

(Quorum 11 members)

Sandra Gordon
Kaitohutohu Mana Whakahaere Matua / Senior
Governance Advisor

20 May 2024

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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.

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1 Ngā Tamōtanga | Apologies

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

3 Te Whakaū i ngā Āmiki | Confirmation of Minutes

Click the meeting date below to access the minutes.

That the Planning, Environment and Parks Committee:

- a) whakaū / confirm the ordinary minutes of its meeting, held on [Thursday, 11 April 2024](#), including the confidential section, as a true and correct record.

4 Ngā Petihana | Petitions

5 Ngā Kōrero a te Marea | Public Input

5.1 Public Input: Auckland Citizens Advice Bureau - Regional Strategic Plan 2024-2027

Te take mō te pūrongo Purpose of the report

1. Sylvia Hunt, Chairperson – Auckland Citizens Advice Bureau will address the committee relating to the Regional Strategic Plan 2024-2027.

Whakarāpopototanga matua Executive summary

2. The Regional Strategic Plan 2024-2027 has been developed to meet the changing needs of our communities.
3. The presentation will also cover the partnership with Auckland Council to achieve the well-being of Aucklanders.
4. Additional material has been received from the organisation – see Attachment A.

Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whiwhi / receive the public input from the Auckland Citizens Advice Bureaux relating to the Regional Strategic Plan 2024-2027; and whakamihi / thank them for their attendance.

5.2 Public Input: Te Ohu Tāmaki - Housing and improving the wellbeing of Aucklanders

Te take mō te pūrongo

Purpose of the report

1. Marlon Drake, Lead Organiser - Te Ohu Whakawhanaunga will address the committee relating to Te Ohu Tāmaki's organisation.

Whakarāpopototanga matua

Executive summary

2. Te Ohu Tāmaki is a collection of over 40 community, faith, and union who have formed a Community Alliance in Auckland. The alliance is committed to the issues of poverty, inequality, and other challenges to wellbeing in Tāmaki Makaurau. They are organising their communities to make Auckland a place where families and children flourish.

Ngā tūtohunga

Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whiwhi / receive the public input from Te Ohu Tāmaki regarding housing and improving the wellbeing of Aucklanders; and whakamihi / thank them for their attendance.

6 Ngā Kōrero a te Poari ā-Rohe Pātata | Local Board Input

6.1 Local Board Input: Waitākere Ranges Local Board - formation of the Waitākere Ranges Heritage Area Forum

Te take mō te pūrongo

Purpose of the report

1. Waitākere Ranges Local Board chair, Greg Presland will address the committee regarding the formation of the Waitākere Ranges Heritage Area Forum.

Whakarāpopototanga matua

Executive summary

2. Waitākere Ranges Local Board chair, Greg Presland will speak to the committee regarding the formation of the Waitākere Ranges Heritage Area forum.
3. Chair Presland reported to the board at its meeting held on 18 April 2024 - [chair's report](#)
4. The board resolved the following:
*“Resolution number WTK/2024/41
MOVED by Chairperson G Presland, seconded by Member S Coney:
That the Waitākere Ranges Local Board:*
 - a) *whiwhi / receive Chair Greg Presland's April 2024 report.*
 - b) *tono / request staff to report back on options for the formation of the Waitākere Ranges Heritage Area Forum.*
 - c) *tono / request the opportunity to address the Planning, Environment and Parks Committee on the issue at its next meeting on 23 May 2024.”*

Ngā tūhonga
Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whiwhi / receive the Waitākere Ranges Local Board input regarding the formation of the Waitākere Ranges Heritage Area Forum
- b) whakamihi / thank Waitākere Ranges Local Board chair Greg Presland for attending.

7 Ngā Pakihi Autaia | Extraordinary Business

Allocation of the Sport and Recreation Regional Programme Grant for financial years 2023/2024 and 2024/2025

File No.: CP2024/00395

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Te take mō te pūrongo Purpose of the report

1. To approve the allocation of funding for the Sport and Recreation Regional Programme Grant for financial years 2023/2024 and 2024/2025.

Whakarāpopototanga matua Executive summary

2. The Sport and Recreation Regional Programme Grant provides operational funding for regional programmes that primarily enable children and young people to participate in sport and recreation activities.
3. Twenty-two applications were received for the current funding round, requesting a total of \$1,099,185 from an available funding pool of \$836,000. The current funding round opened on 19 February 2024 and closed on 10 March 2024.
4. The total available funding for this Sport and Recreation Regional Programme Grant round is \$836,000 which is made up of a combination of budgets from financial years 2023/2024 and 2024/2025.
5. An assessment panel made up of four Active Communities staff members assessed applications for eligibility and alignment with funding priorities.
6. Following the assessment process, staff recommend allocating \$836,000 to eight applicants (Attachment A).
7. Four recipients/programmes are recommended for two-year grants with delivery expected in 2024/2025 for year one and 2025/2026 in year two.
8. Successful applicants will enter into funding agreements with the council that include agreed outcomes and reporting requirements.
9. The next funding round will allocate financial year 2025/2026 budget. This round is expected to open early in calendar year 2025 with a provisional budget of \$508,000 subject to confirmation through the adoption of the Long-term Plan 2024-2034.

Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whakaae / approve the allocation of funding from the Sport and Recreation Regional Programme Grant budget in financial year 2023/2024 to the recipients and in the amounts outlined below:

Organisation	Project description	Funding allocation
Auckland Basketball Services Limited	Community Basketball Participation Programme	\$80,000 (year one of two)
Aktive – Water Skills for Life	Water Skills for Life swimming lessons	\$70,000 (year one of two)
Pūmanawa Āwhina Limited	Community Connect	\$45,000 (year one of two)

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Organisation	Project description	Funding allocation
Aktive - ActivAsian	Improve cultural capability of sector organisations programme	\$71,000
Auckland Table Tennis Association	Junior Development Programme including the Tables In Communities Project	\$30,000 (year one of two)
Bike Auckland	Bike 'Burbs Programme 24-25	\$32,000
Total		\$328,000

- b) whakaae / approve, subject to budget confirmation through the adoption of the Long-term Plan 2024-2034, the allocation of funding from the Sport and Recreation Regional Programme Grant budget in financial year 2024/2025 to the recipients and in the amounts outlined below:

Organisation	Project description	Funding allocation
John Walker Find Your Field of Dreams Foundation	Delivering multiple sport and recreation programmes for children and young people	\$250,000
Auckland Basketball Services Limited	Community Basketball Participation Programme	\$80,000 (year two of grant)
Aktive – Water Skills for Life	Water Skills for Life swimming lessons	\$70,000 (year two of grant)
Pūmanawa Āwhina Limited	Community Connect	\$45,000 (year two of grant)
Auckland Table Tennis Association	Junior Development Programme including the Tables In Communities Project	\$30,000 (year two of grant)
Bike Auckland	Bike 'Burbs Programme 24-25	\$18,000
Marist Eastern Junior Rugby Club	Marist Eastern Diversity and Inclusion Project	\$15,000
Total		\$508,000

- c) whakaū / confirm that the following recipients and programmes receiving two-year grants will not be considered for funding in the financial year 2025/2026 round on the basis that their 2025/2026 delivery is already funded through clause b) above:

Organisation	Project description
Auckland Basketball Services Limited	Community Basketball Participation Programme
Aktive – Water Skills for Life	Water Skills for Life swimming lessons
Pūmanawa Āwhina Limited	Community Connect
Auckland Table Tennis Association	Junior Development Programme including the Tables in Communities Project

Horopaki Context

10. Auckland Council's region-wide investment programme in sport and recreation seeks to inspire and encourage Aucklanders to be more active more often.
11. The Sport and Recreation Regional Programme Grant (the grant) primarily provides operational funding for regional initiatives delivered by community sport and recreation groups.
12. The programme's primary purpose is to enable children, young people, and inactive communities to have affordable access to sport and recreation activities.
13. The following strategic documents inform the outcomes and implementation of the programme:
 - [Community Grants Policy 2014](#)
 - [Increasing Aucklanders' Participation in Sport: Investment Plan 2019-2039](#)
 - [Auckland Sport and Recreation Strategic Action Plan](#).
14. The grant is one of a range of grant initiatives that the council provides to the sport and recreation sector. Other council grants include:
 - a) [Sport and Recreation Facilities Investment Fund](#) – supports significant facility development costs
 - b) [Sport and Recreation Facilities Operating Grant](#) – supports facility operating costs
 - c) [Local Board Grants](#) – varies for each local board.
15. The current Long-term Plan 2021-2031 provides an annual budget of \$508,000 for the grant.
16. The 2023/2024 funding round was delayed due to budget uncertainty and staff changes. There was insufficient time to run a full funding round in 2023/2024. It was considered more efficient and customer-friendly to offer one funding round that combined unallocated funds from 2023/2024 and the budget from financial year 2024/2025.
17. There is \$836,000 in the current funding round, comprised of \$328,000 from financial year 2023/2024 and, subject to confirmation through the adoption of the Long-term Plan 2024-2034, \$508,000 from financial year 2024/2025.
18. On 29 April 2024, staff provided an information memo regarding the grant and a drop-in session for councillors to ask questions about the grant and recommended allocations. Feedback from the drop-in session was supportive of allocating funding to successful applicants as per the recommendation.
19. Final allocation decisions on the grant are made annually by the Planning Environment and Parks Committee in alignment with the Community Grants Policy 2014, which directs all contestable grants to the relevant committee or decision-making body.

Tātaritanga me ngā tohutohu Analysis and advice

20. Applications for the grant funding round opened on 19 February 2024 and closed on 10 March 2024.
21. Twenty-two applications were received, requesting a total of \$1,099,185 from the available funding pool of \$836,000.
22. Alignment to the Community Grants Policy, Auckland Sport and Recreation Strategic Action Plan, and the funding priorities outlined in the Sport and Recreation Regional Programme Grant [guidelines](#), were considered through the assessment process (Attachment B).

23. Applications were grouped into three categories: high priority, medium priority, and low priority/ineligible:
 - **high priority** applications were received from regional sector organisations, showed clear regional benefit and aligned to the policy outcomes and were identified as a high funding priority for funding.
 - **medium priority** applications were not as strongly aligned to the policy outcomes and were identified as a medium funding priority and in most cases did not demonstrate strong regional impact.
 - **low priority** or **ineligible** applications were not aligned to the policy outcomes, were identified as a low funding priority and were not considered to provide regional impact.
24. Seven applications were considered high priority, three medium priority and twelve low priority / ineligible (Attachment A).
25. The assessment panel recommended funding eight applicants, totalling \$836,000 (Attachment A). This includes four applications recommended for two-year grants that will be allocated from the current 2023/2024 and provisional 2024/2025 budgets.
26. The four recipients/programmes recommended for two-year grants are expected to deliver during 2024/2025 and 2025/2026. Therefore, as the programmes are already funded for 2025/2026 delivery, they will not be considered for funding in the 2025/2026 round. The recipients/programmes are:

Organisation	Project description
Auckland Basketball Services Limited	Community Basketball Participation Programme
Aktive – Water Skills for Life	Water Skills for Life swimming lessons
Pūmanawa Āwhina Limited	Community Connect
Auckland Table Tennis Association	Junior Development Programme including the Tables in Communities Project

27. Delivery of the Bike Auckland programme is anticipated during 2024/2025 only.
28. Subject to budget confirmation through the adoption of the Long-term Plan 2024-2034 budget the grant in financial year 2025/2026 is expected to be \$508,000.

Tauākī whakaaweawe āhuarangi Climate impact statement

29. Staff consider there is no immediate climate change impact associated with the grant allocations recommended in the report.
30. Reporting requirements for all recipients will include information on what initiatives were put in place to minimise the environmental impact of the programme.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

31. The assessment panel consisted of the Grant Portfolio Lead and two Sport and Recreation Leads from the Sport and Recreation team, and the Activation Advisor - Targeted Communities, from the Activation team.
32. The assessment process is strengthened and regulated by having an assessor with relevant subject-matter-expertise from outside the Sport and Recreation team.

33. Some funded programmes may be delivered in council parks or facilities. The usual booking and permissions processes will apply.

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

34. Programmes supported through the grant are primarily regional, however they are often delivered at a local level in schools, sports centres, parks, and facilities.
35. This grant aligns with local board plan outcomes and objectives that promote healthy active lifestyles, deliver services that improve the health and well-being of the community and support community-led delivery.
36. The funded projects positively impact local communities by offering affordable access to physical activity opportunities and experiences to children and young people with low participation rates.
37. Specific local board views were not sought on the recommendations presented in this report, however local boards will be informed of the funding allocation decision by memo and media release via Our Auckland.

Tauākī whakaaweawe Māori Māori impact statement

38. Sport and recreation participation contributes directly to the following Māori Identity and Wellbeing outcome in the Auckland Plan 2050:

Māori Identity and Wellbeing

- **Direction 1** – Advance Māori wellbeing
- **Focus area 1** – Meet the needs and support the aspirations of tamariki and their whānau

39. Māori outcomes were one of the funding criteria used to determine high, medium, and low priorities during the assessment process:

People & Community Priorities		
HIGH	MEDIUM	LOW
Strong benefit to Māori Programmes led by Māori, strongly supported by Māori that will help Māori be more active.	Some Māori outcomes Programmes that help Māori be more active.	No specific benefit to Māori Programmes that deliver no specific benefit to Māori activity levels.

40. Four of eight total programmes (50 per cent) that are recommended for the current funding round include increasing Māori participation in sport and recreation activities and specific Māori focus aspects in their programmes. These are:
- Pūmanawa Āwhina Limited's Community Connect programme has significant Māori participation numbers and implements traditional Māori games such as Ki-O-Rahi to encourage cultural learning and understanding. Community Connect also works alongside Māori groups, organisations, businesses and Marae to ensure and promote cultural awareness.
 - Auckland Basketball Services Limited have Māori, Pasifika, Asian, and Migrant Pathways including a focus on Māori Youth Development which aims to help young Māori play basketball while identifying their heritage, culture and language.

- Auckland Table Tennis Association have a partnership with the Aotearoa Māori Table Tennis Association (AMTTA) which allows access to local Marae and build strong partnerships to expand their reach into the Māori community.
- Marist Eastern Junior Rugby Club’s programmes are delivered by Māori, involving tikanga Māori e.g. karakia, whanaungatanga, manakitanga.

Ngā ritenga ā-pūtea Financial implications

41. The Sport and Recreation Regional Programme Grant has a budget of \$508,000 each year as per the current Long-term Plan 2021-2031.
42. The financial year 2023/2024 budget has already had \$180,000 allocated to the John Walker Find Your Field of Dreams Foundation on 8 July 2021 by the Parks, Arts, Community and Events Committee (PAC/2021/32) as a part of a three-year grant that ends in June 2024. The unallocated balance of 2023/2024 budget is \$328,000.
43. The financial year 2024/2025 budget is \$508,000, subject to confirmation through the adoption of the Long-term Plan 2024-2034.
44. Before commencing the current funding round for the grant, staff were advised that the Programme Grant in financial year 2024/2025 budget was not being considered for savings. This supported the decision to combine 2023/2024 and 2024/2025 budgets and commence the funding round.
45. This means the total from this funding round is \$836,000, comprised of \$328,000 from financial year 2023/2024 and, subject to confirmation through the adoption of the Long-term Plan 2024-2034, \$508,000 from financial year 2024/2025.
46. Successful applicants will enter into a funding agreement with the council which enables council to monitor the organisational performance through reporting and accountability requirements.
47. Subject to budget confirmation through the adoption of the Long-term Plan 2024-2034, the anticipated budget for the 2025/2026 funding round remains \$508,000.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

48. Staff have identified reputational, operational, and financial and deliverables, and loss of budget risks associated with the recommended option, shown below:

Type	Risk – pre mitigation	Mitigation
Reputational	Moderate risk – Actual or perceived conflict of interest of the assessment panel.	<ul style="list-style-type: none"> • All assessors declared any conflict of interest before the assessment process to ensure objectivity, integrity, and transparency.
	Moderate risk – Assessment panel members may have an actual or perceived conflict of interest that unduly influences the funding recommendations.	<ul style="list-style-type: none"> • Declared conflicts of interest did not relate to projects recommended for funding.

Type	Risk – pre mitigation	Mitigation
	<p>Low risk – Unsuccessful applicants raise concerns about the funding decision.</p>	<ul style="list-style-type: none"> • The assessment process followed the funding priorities in the guidelines and the Community Grants Policy 2014. • Staff will provide feedback to the 14 unsuccessful applicants regarding their proposals and provide information about alternative funding options.
Operational	<p>Moderate risk – Process for funding recommendations is unfair.</p>	<ul style="list-style-type: none"> • Staff ensure the assessment process is fair, transparent and rigorous by adhering to a robust process that is announced in advance, aligns with council’s strategic documents, and assesses applications consistently against published criteria.
	<p>Moderate risk – Administration and assessment of applications may not be impartial, resulting in unfair funding allocations.</p>	<ul style="list-style-type: none"> • The assessment process is strengthened and regulated by having a subject-matter-expert assessor from outside of the Sport and Recreation team.
Financial and deliverables	<p>Moderate risk – Grant recipients receive funding but do not deliver programmes or achieve agreed outcomes.</p>	<ul style="list-style-type: none"> • Grant payments are made in increments. This enables staff to withhold payment if late or substandard reports are received or the organisation’s performance is poor. • The four organisations that have been recommended for two-year grants will have their payments split between two years. Year-two payments will only be released once the year-one reports have been reviewed and approved. • The four organisations that have been recommended for two-year grants will not be eligible to apply in the next round (financial year 2025/2026).
Loss of budget	<p>Low risk – Budget for the grant may be withdrawn through the Long-term Plan 2024-2034, scheduled for adoption in June 2024. This means the programmes in recommendation clause b) would not be funded which would result in cessation or reduction of regional programme delivery by community partners.</p>	<ul style="list-style-type: none"> • Staff will work within the available FY2023/2024 budget allocation (\$328,000). This means only the programmes in recommendation a) would be funded.

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Ngā koringa ā-muri Next steps

49. The Governing Body will confirm the Long-term Plan 2024-2034 in June 2024.
50. Staff will notify all applicants about the funding allocation decisions made by the committee.
51. Staff will offer support to unsuccessful applicants by referring them to other funds or providing advice for future funding applications.
52. Staff will meet with successful applicants to discuss project plans, funding agreement outcomes, measures, and reporting requirements. Funding will be available to successful applicants once funding agreements are signed.
53. Subject to funding allocation through the adoption of the Long-term Plan 2024-2034, the next Sport and Recreation Regional Programme Grant round is expected to open in early 2025 with an anticipated budget of \$508,000.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Summary and funding recommendations for Sport and Recreation Regional Programme Grant 2023/2024 and 2024/2025	
B⇒	Sport and Recreation Regional Programme Grant information and funding priorities	

Ngā kaihaina Signatories

Author	Shaun Watkins - Grant Portfolio Lead
Authorisers	Claire Stewart - General Manager Active Communities Claudia Wyss - Director Customer and Community Services Megan Tyler - Chief of Strategy

Whenuapai Structure Plan Update

File No.: CP2024/04085

Te take mō te pūrongo Purpose of the report

1. To approve the preparation of an update to the Whenuapai Structure Plan 2016 taking into account the council strategies and plans prepared since 2016. The update would also take into account changes to national policy as well as development that has occurred in the area since 2016.

Whakarāpopototanga matua Executive summary

2. The Whenuapai Structure Plan was adopted by the council in 2016 and is the council vision for Whenuapai. It is supported by key objectives covering seven themes:
 - sustainable urban development
 - quality built urban environment
 - well-connected Whenuapai
 - the national significance of the Whenuapai Airbase
 - the provision of infrastructure
 - an enhanced natural environment and protection of heritage
 - the provision of quality open spaces.
3. Since 2016 a number of strategies and plans have been approved by the council, and new national policy statements have come into effect. There has also been a much greater emphasis on matters such as funding of infrastructure, climate change and stormwater management. These, together with increasing development pressure in the Whenuapai area, have meant that the Whenuapai Structure Plan 2016 is increasingly less relevant as a decision-making document.
4. This report sets out a proposal to update the Whenuapai Structure Plan to provide a more relevant planning framework within which to guide decision making that enables the integrated urban development of Whenuapai. This update will include application of new zoning arising from the implementation of the National Policy Statement on Urban Development (NPSUD), recent flood hazard and climate change information, updated infrastructure requirements and an implementation plan including funding and staging matters.
5. The update will require a review and update (where required) of the technical documentation that contributed to the Whenuapai Structure Plan, and some new technical assessments. The update will attract keen interest from central government agencies, iwi, the Whenuapai community, landowners and developers that are already engaged in development projects in Whenuapai. An engagement process is proposed to occur in mid-2024 to gather their views, and those views will augment the technical reviews that will be integrated into the updated Whenuapai Structure Plan.

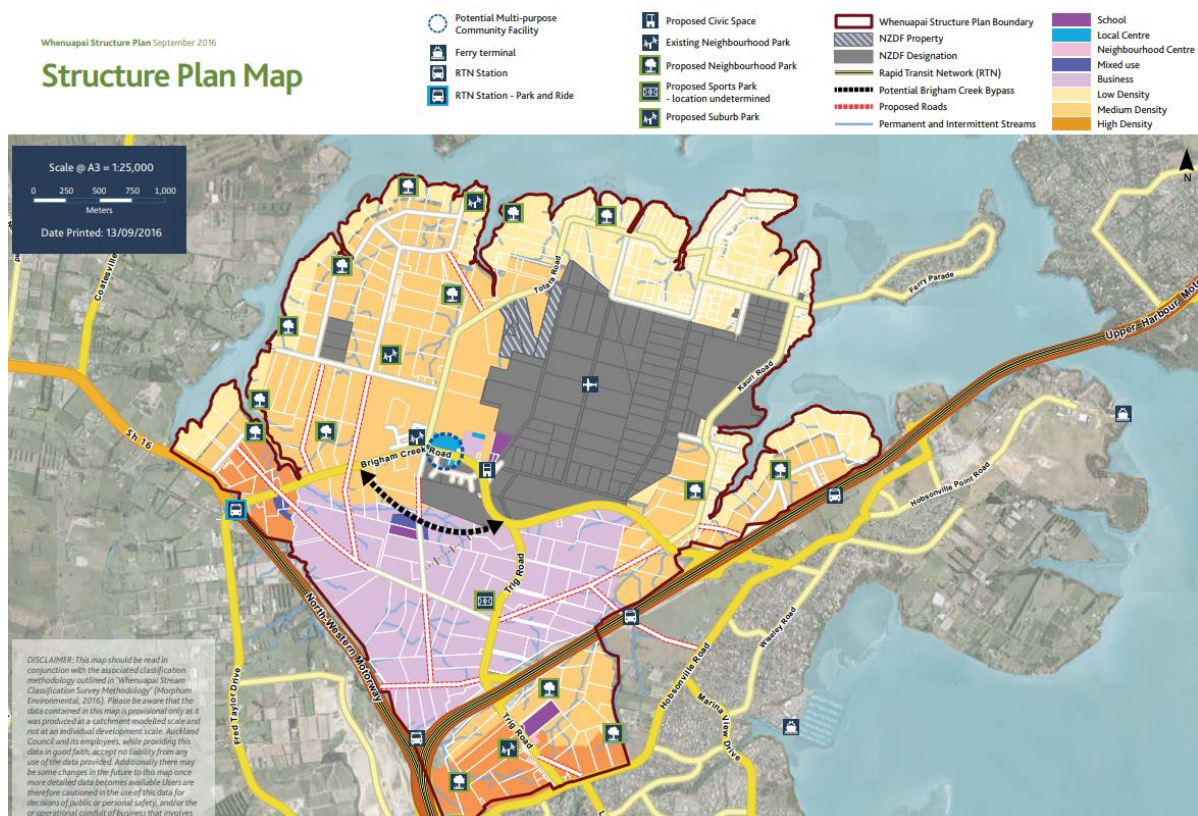
Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whakaae / approve the preparation of an update to the Whenuapai Structure Plan 2016
- b) tuhi ā-taipitopito / note that public engagement on the draft update to the Whenuapai Structure Plan 2016 will occur in the fourth quarter of 2024.

Horopaki Context

6. The Whenuapai Structure Plan was approved by the council in 2016, just prior to the Auckland Unitary Plan (AUP) becoming largely operative. It sets out the desired form of development in Whenuapai including the provision of the transport network, underground services and social infrastructure that will serve the future population. It identifies areas for residential development (at various densities), the indicative location of retail centres and business land, and the relationship between these areas to public open space, storm water management, community facilities and the Upper Waitematā Harbour (see the Structure Plan Map below and related maps in Attachment A).



7. Importantly the Whenuapai Structure Plan 2016 identifies some constraints on urban development, in the form of the capacity of the transport network and infrastructure, the funding of infrastructure and environmental matters (such as the management of stormwater and engine testing noise emanating from the aircraft at Whenuapai Air Base).
8. The completion of the Whenuapai Structure Plan led to council's Proposed Plan Change 5 (PC5), that sought to implement Stage 1 of the Whenuapai Structure Plan. Stage 1 was located in the southern area of Whenuapai (see Attachment A). It proposed a mix of residential and business zones covering an area of 360 hectares, with 82 hectares being business / industrial land. At that time it was expected that the rezoned land would yield approximately 5060 additional houses. Following the commencement of the PC5 hearing in 2018, the hearing was deferred by the independent hearing commissioners to receive further information.

9. The information requests included (amongst other things) matters relating to the council's ability to fund the required infrastructure, particularly roading, and the effects of engine testing noise from the Airbase. PC5 was later withdrawn in 2022 by council due to the further intensification required by Resource Management (Enabling Housing Supply and Other Matters) Act and lack of funding for the supporting bulk infrastructure. This has meant that the majority of Whenuapai remains as Future Urban Zone (FUZ).

Future Development Strategy 2023

10. The NPSUD requires the preparation of (amongst other things) a future development strategy. The council approved its Future Development Strategy (FDS) in 2023 replacing the Auckland Plan 2050 Development Strategy 2018 and the Future Urban Land Supply Strategy 2017 (FULSS). The FDS reassessed all future urban areas (FUAs) that had not been live zoned as at 2023.
11. The purpose of this review was to evaluate the appropriateness of each area for future urban growth. The timing of when many FUAs may be developed has changed from the FULSS 2017 due to updated information being available on the timing and cost of key infrastructure to support urban growth in these areas. The basis of the FDS is to ensure the integration of land use planning with infrastructure planning and funding decisions. Importantly, it also informs the preparation of the Long-term Plan 2024-2034, by assisting council to understand infrastructure requirements, and their timing, sequencing and costs.
12. Appendix 3 of the FDS notes that public delivery of infrastructure may be supplemented by other funding mechanisms (including the private sector) which may enable land to be development ready ahead of the programmed timelines. The FDS reflects this by stating in its Appendix 7 that:

Given the need for council to be responsive in its planning, there may be scenarios where unanticipated and / or out-of-sequence development is appropriate. This may be the case with alternate or new infrastructure funding approaches which limit impacts on council's financial position and commitments. Council will therefore consider agreements with the private sector to provide the bulk infrastructure for development where this does not unduly impact the council's debt profile or other funding commitments. Consideration of the trade-offs and costs that might occur when development occurs out-of-sequence, ahead of existing priorities, will be applied. Where growth is appropriate is also related to the ability to manage constraints, including natural hazards. Structure planning, by either council or the private sector, or the relevant planning process at a smaller scale, therefore has an important role in ensuring development takes a holistic and integrated approach to assessing and managing constraints.
13. The FDS also addresses key strategic goals of council for climate change, managing the cost of infrastructure funding and delivery, promoting natural environmental outcomes, and better managing natural hazard risk. The Resource Management Act 1991 and the NPSUD will change the residential densities in Whenuapai, therefore causing a review of the infrastructure required to support those densities.
14. The FDS confirms and refines the council's well-established 'quality compact' planning approach. It amends the timing and sequencing of the rezoning of FUZ land to an urban zone. The timing of development within the Whenuapai Structure Plan was set in 2016, before infrastructure funding issues became apparent and therefore much of the future development has been deferred to later decades. This is shown in the Table 1 below.

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Future urban area	Status in 2023	Future Urban Land Supply Strategy 2017 timing	Future Development Strategy 2023 timing
Whenuapai North (stage 1)	Future Urban zoned	2028-2032	2035+
Whenuapai North (stage 2)	Future Urban zoned	2028-2032	2050+
Whenuapai Business (previously known as Whenuapai Central ¹)	Future Urban zoned	2028-2032	2025+
Whenuapai East	Future Urban zoned	2018-2022	2035+
Whenuapai West	Future Urban zoned	2028-2032	2035+
Whenuapai South	Future Urban zoned	2018-2022	2035+

Table 1 Future urban area status in 2023 and timing comparison between FULSS 2017 and FDS 2023-2053

15. Since council adopted the Whenuapai Structure Plan, the following other strategies and plans have been completed:
 - a) The Draft Government Policy Statement on Land Transport 2024/25 – 2033/34 includes planning for the Northwest Rapid Transit corridor (along State Highway 16 from the city centre to Brigham Creek Road) which is a significant step towards supporting public transport options for new residents in Whenuapai.
 - b) The NZ Transport Agency Waka Kotahi (NZTA) and Auckland Transport (AT) will shortly issue decisions on 19 notices of requirement (NoRs) for arterial roads and state highway upgrades, with nine of these located in or adjacent to Whenuapai. These decisions are expected at the end of May 2024. Apart from Trig Road south, all of the AT NoRs for the Whenuapai area are for route protection only with no funding currently available for construction. These NoRs set the strategic roading network needed to support future growth in the north west.
 - c) The Ministry of Education has designated land and constructed a school in Trig Road.
 - d) Central government agencies and the council have identified North West Auckland (Whenuapai, Redhills and Westgate) as part of the Auckland Housing and Urban Growth Programme. This commits the council and a number of government agencies to deliver on urban development, housing, transport, social and environmental objectives.

¹ In the FDS, Whenuapai Central has been re-drawn and renamed Whenuapai Business, in line with the Whenuapai Structure Plan 2016. Remaining non-business areas have been merged with Whenuapai North (stage 2).

- e) The council has completed a new Housing and Business Development Capacity Assessment for the Auckland Region (HBA). This was a requirement of the NPSUD. The HBA reports on the expected demand for, and currently enabled supply of, residential and business land over the next 30 years to 2052. The FUZ contributes to this development capacity.
 - f) The council is progressing an update to the development contributions policy for the North-west, to include infrastructure projects over a 30-year period. Public engagement on this is expected in late 2024.
 - g) Tātaki Auckland Unlimited has started work on an economic masterplan for the North West Priority Area. This work focusses on identifying the key employment sectors present in the north-west and how to build on these sectors to increase employment opportunities. New infrastructure is expected to be required to deliver this potential.
 - h) Watercare Services Limited (WSL) has lodged a NoR for a waste water pump station and associated pipelines and other infrastructure close to Brigham Creek Road to service the area. Submissions on this NoR closed on 30 April 2024.
 - i) Private plan change 69 rezoned approximately 52 hectares of land at Brigham Creek and Spedding Roads from FUZ to Business – Light Industry Zone.
 - j) Private plan change 86 seeks to rezone 5.2 hectares of land at Brigham Creek Road from FUZ to Mixed Housing Urban zone. This has been approved by independent hearing commissioners, and is awaiting any environment court appeals. Council opposed PC86 in a submission, principally because of the lack of funding for strategic transport infrastructure.
 - k) Three private plan change requests for residential and business land zoning on various sites in Whenuapai have been lodged with council for processing. A further six rezoning proposals are likely to be lodged in 2024-2025.
 - l) The council opposed four fast track resource consent applications for residential and industrial development in Whenuapai made under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. Two applications were declined by independent hearing commissioners, and the other two were then withdrawn by the applicants.
16. Alongside these, the following development activity has occurred:
- a) Special Housing Areas have been developed adjacent to Whenuapai village, and along Sinton Road
 - b) The council has purchased 27.39 hectares of land for six parks, including two large sites that make up most of the land acquired (16 and 10 hectares), and four small sites.
17. This planning, development and strategic work has taken place while the majority of Whenuapai is still zoned as FUZ. There is a high risk of this resulting in piecemeal development. Updating the Whenuapai Structure Plan is a process that can assist in addressing this risk.

Tātaritanga me ngā tohutohu Analysis and advice

18. Private plan change applications will always present challenges to the council in terms of alignment with the sequencing strategy in the FDS, and the funding of infrastructure. This is particularly so when applications to rezone land are received earlier than when urbanisation of the land is identified in the FDS. This creates uncertainty for the development community, the council and stakeholders and may weaken the coherence of the implementation of the FDS in terms of achieving compact urban form and environmental outcomes if appropriate infrastructure is not provided. The differences between the Whenuapai Structure Plan 2016 and the FDS are creating uncertainty for the community. An updated Whenuapai Structure Plan would address this.

19. Appendix 7 of the FDS establishes three time periods for Whenuapai, 2025+, 2035+ and 2050+ (see Table 1 above and the map in Attachment 2). Bulk infrastructure delivery is planned to support development in different parts of Whenuapai at different times. It is acknowledged that the FDS is based upon the council’s ability to fund infrastructure, and does not consider alternative funding mechanisms.
20. There are three options for the updating of the Whenuapai Structure Plan 2016. These are to:
 - a) do nothing (retain the existing Whenuapai Structure Plan)
 - b) update the area that was Stage 1 of the Whenuapai Structure Plan 2016. This largely aligns with the earlier FDS time periods (2025 and 2035)
 - c) update the complete FUZ area of the Whenuapai Structure Plan.

These are discussed in the options analysis table below.

Options	Pros	Cons
<p>Option 1 Do nothing – retain existing Whenuapai Structure Plan</p>	<p>Whenuapai Structure Plan 2016 continues to guide land development processes in Whenuapai</p>	<p>The timing and sequencing of land development in the Whenuapai Structure Plan 2016 does not align with the FDS</p> <p>The WSP does not reflect the confirmed infrastructure that has been protected through NoRs and/or constructed</p> <p>WSP does not align with future urban infrastructure prerequisites (listed in Appendix 6 of the FDS)</p> <p>Does not reflect the approved Healthy Waters Network Discharge Consent, nor the requirements of the NPSUD and the National Policy Statement Freshwater Management</p>
<p>Option 2 Update part of the Whenuapai Structure Plan area</p>	<p>Whenuapai Structure Plan can more accurately align with the FDS 2025 infrastructure timeframes and some of the 2035 infrastructure timeframes</p>	<p>Is not a comprehensive approach to developing Whenuapai</p> <p>The WSP will not provide a fully integrated approach to infrastructure requirements for the whole Whenuapai area</p> <p>It will not stop a privately initiated structure plan from being prepared, and therefore, a developer may bring forward a structure plan that is not supported by council</p> <p>Limits the council’s ability to plan for the whole area and would be basing the update on the council’s ability to fund infrastructure</p> <p>Updating only part of the WSP would continue an unclear council approach to development in areas not included in the update</p>

Options	Pros	Cons
<p>Option 3 Update all land in the current Whenuapai Structure Plan</p>	<p>Will provide comprehensive understanding for infrastructure networks (such as transport, waste water and stormwater) and funding and financing for the whole of Whenuapai</p> <p>Will enable better application of higher intensity urban zones throughout Whenuapai</p> <p>Be more responsive to integrate funding and financing of infrastructure</p> <p>Be more responsive to climate change risks by providing for a compact urban form</p> <p>Provides the ability for the community, stakeholders and land developers to have input into the future shape of all of Whenuapai</p>	<p>May be perceived as the council wanting to bring forward development at Whenuapai in the areas identified in the FDS as not being development ready until 2035+ and 2050+</p>

Table 2 Options Analysis for the updating of the Whenuapai Structure Plan.

Discussion of Options

21. Option 1 does not reflect the substantial number of policies that have been revised and updated since 2016. That will leave council at a disadvantage, as outcomes the council now seeks are not expressed in the Whenuapai Structure Plan 2016. Developers are also left with uncertainty about the council’s position on all matters addressed by the Whenuapai Structure Plan 2016.
22. Option 2 is able to address some of the planning and infrastructure issues that require updating, however many of the networks (road, wastewater, stormwater) and funding for these require catchment or network wide assessments.
23. Option 3 is preferred as it will provide a comprehensive assessment of all aspects of the WSP, enabling them to be considered in an integrated manner. This option leads to greater certainty that the urban form and environmental outcomes that council seeks can be achieved. Option 3 is supported by the relevant council departments, AT and WSL.
24. It is therefore recommended that the update should focus on all land that is included in the current Whenuapai Structure Plan. It means that areas such as Redhills North and Whenuapai West will need to be structure planned in later years before 2035 and 2050, to align with infrastructure prerequisites identified in the FDS. The updated Whenuapai Structure Plan will need to clearly state that these areas are excluded for compact city and infrastructure cost reasons.

25. As mentioned previously, there is a considerable level of development pressure currently within Whenuapai. It is important for the council to make planning decisions based on a 'whole of catchment' picture to either prepare a council plan change or to assess private plan change requests as they are received.
26. Updating the Whenuapai Structure Plan will require review of the technical documents that contributed to the Whenuapai Structure Plan 2016, and in some cases, new technical work. This will require contributions from council's Parks and Healthy Waters departments, the Development Programme Office, AT and WSL. Once these are completed, these will be integrated into updated WSP text and maps (similar to the current WSP document). Importantly Appendix 1 of the AUP includes requirements for a Funding Plan and a Staging Plan to be part of or sit alongside any structure plan.
27. Updating the Whenuapai Structure Plan will include engagement with iwi, interest groups, landowners and the wider community. An engagement plan will be prepared, and engagement will occur in the third quarter of 2024.

Tauākī whakaaweawe āhuarangi Climate impact statement

28. The council adopted Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan in 2020. The plan provides a long-term approach to climate action, with a target to halve regional greenhouse gas emissions by 2030 and reaching net zero emissions by 2050. It also calls for a precautionary approach to adapting to the impacts of climate change.
29. The FDS seeks to address the causes and impacts of climate change. This is done in several ways. A key part is maintaining the quality compact city approach, where development is focused in locations where active transport and reliable high frequency public transport options are more available or can reasonably be expected to be made available. This is supported by elements such as enabling greater mixed use land uses, improving environmental outcomes and increasing local accessibility. This is one of many important approaches which, together, seek to maximise the number of Aucklanders who walk, cycle and use public transport, thereby reducing transport related emissions.
30. Achieving the climate change outcomes sought by the FDS is dependent on implementation, which will be assisted in Whenuapai by updating the Whenuapai Structure Plan. This includes actions aligned with Te Tāruke-ā-Tāwhiri, actions associated with the built environment, the protection and enhancement of the natural environment, and the Transport Emissions Reduction Pathway's targets to reduce Vehicle Kilometres Travelled and transport greenhouse gas emissions.
31. The updated Whenuapai Structure Plan, being a plan to achieve compact urban form, will align with Te Tāruke-ā-Tāwhiri.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

32. All relevant council departments, AT staff and WSL staff are supportive of this update. AT will be involved in reviewing the updated integrated transport assessment that will be needed to support the Whenuapai Structure Plan. WSL has an NoR for a waste water pump station on Brigham Creek Road. This pumpstation will enable development in parts of Whenuapai that are currently restricted from urbanising because of the current lack of wastewater infrastructure. WSL will be involved in the technical review of water supply and wastewater management for Whenuapai.
33. Several council departments will be involved in matters associated with provision of parks and reserves, stormwater management and development contributions. These departments are supportive of the Whenuapai Structure Plan being updated, to ensure there is a comprehensive, up-to-date plan to be applied as Whenuapai is urbanised.

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

34. The Whenuapai Structure Plan area is located in the Henderson Massey and Upper Harbour local board areas. The majority of the land in Whenuapai is located in the Upper Harbour Local Board area. The Henderson Massey Local Board area extends into the south west corner bounded by Trig and Hobsonville Roads.
35. The Upper Harbour Local Board has considered this matter in 2023, and resolved as follows (Resolution number UH/2023/57):

request that as a matter of urgency Auckland Council prioritise and fund the development of a detailed plan change for the parts of Whenuapai zoned currently Future Urban. This new plan change should build on the existing structure plan, investigations during plan change 5, and all the significant National Policy Statements and Acts that have come into effect since 2016. These include National Policy Statement on Urban Development, National Policy Statement on Biodiversity, National Freshwater Policy Statement, National Adaptation Plan, National Emission Reduction Plan, and the Parliamentary Commissioner for the Environment Report - 'Are we building harder, hotter cities. It should be a holistic document taking into account the above and including the following considerations:

- i) residential development: Very high density of dwellings, more so than what was anticipated in the Structure Plan. These high-density dwellings will need to be surrounded by public biodiverse green spaces to ensure the needs of new residents and the environment are met.
 - ii) desire for a low carbon community that is engaged and connected
 - iii) a protected, regenerated and healthy natural environment
 - iv) a holistic blue-green spatial network plan
 - v) connected safe neighbourhoods that are easy to get around and prioritise the use of public and active transport
 - vi) a range of employment options for local residents
 - vii) waterways, planting and parks. Ensuring there is a high-quality network of these that are managed together through a combination of infrastructure, ecological restoration and urban design. These should be accessible and safe with active community spaces and places
 - viii) connectivity. How will people connect both with nature, with jobs, with schools
 - ix) resilience to natural hazards and climate change mitigation. There should be a list of mandated features such as all developments collecting and using their own rainwater, rain gardens, swales, impermeable car parking areas, % of the area for deep soil trees etc
 - x) the proximity and needs of the Whenuapai Air Base and reverse sensitivity impacts.
36. While a detailed plan change may occur in the future, the first step is to update the Whenuapai Structure Plan. The Upper Harbour Local Board is supportive of updating the structure plan. The Henderson Massey Local Board has advised that its members are keen to participate in the forthcoming engagement process, if the update is approved by this committee.

Tauākī whakaaweawe Māori Māori impact statement

37. The council has committed to achieving Māori outcomes through Kia Ora Tāmaki Makaurau, influenced by the Māori Plan and Issues of Significance, and Auckland Plan 2050. These documents provide guidance in understanding the priority areas for Tāmaki Makaurau Māori and a number of these priority areas are relevant to the development and implementation of the Whenuapai Structure Plan, for example:
- involving Māori early in the decision-making process
 - Māori housing aspirations
 - protection of existing natural resources
 - benefits to Māori, for example, housing, economic opportunities, and improved access
 - impacts of climate change, for example, on marae, whānau, and sites of significance.
38. A Cultural Values Assessment prepared in 2016 by Te Kawerau Iwi Tribal Authority states that the people of Te Kawerau ā Maki are inextricably linked through ancestral rights and ahi kaa to Whenuapai, dating as far back as the 14th century. The area is identified as a cultural landscape that has been occupied over many centuries, which is reflected by the numerous place names, landmarks, and recorded archaeological sites that dominate the wider area.
39. Ngā Maunga Whakahii o Kaipara indicated in 2016 that they have a spiritual and cultural connection to the area of Whenuapai and its surrounds. They stated particular interest in the management of storm water, and its effects on the Upper Waitematā Harbour, plus also the archaeology of the Whenuapai area.
40. A key theme from the 2016 engagement was the importance and integration of mātauranga Māori at all levels of decision-making, recognising mauri as a life-sustaining principle of all living systems. Mana whenua were consistent in advocating for a holistic view of maunga to moana. This is much broader than a catchment approach – it is a lens that sees Tāmaki Makaurau as an interconnected living system.
41. Ongoing engagement will occur with iwi (including the consideration of relevant iwi management plans) and mataawaka throughout the process of preparing a draft of an updated Whenuapai Structure Plan and during the engagement period.

Ngā ritenga ā-pūtea Financial implications

42. Costs arising from an update of the Whenuapai Structure Plan will fall into the 2023/2024 and 2024/2025 financial years. These costs are associated with technical work provided by consultants that have expertise not readily available within council, AT or WSL. Further costs will accrue associated with the engagement processes. These costs are able to be met by the Plans and Places departmental budget.
43. The council's work on the development contributions policy for the north west area will feed into and support the implementation of the updated Whenuapai Structure Plan. This will be the basis of the "funding plan" required by Appendix 1 of the Structure Plan Guidelines in the AUP. Engagement on this policy is expected to occur in the second half of 2024.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

44. The option with greatest risk is the council not acting and doing nothing (Option 1). This means development is led by an out-of-date document of which does not appropriately plan for the future of Whenuapai. By updating the Whenuapai Structure Plan this risk is mitigated.

45. Option 2 has risks that developers will lodge private plan changes in areas that are not included in the updated Whenuapai Structure Plan. Removing the Whenuapai Structure Plan from Whenuapai North (2050)+, may prompt private plan change applications for these areas with structure plans prepared by private developers. Rather than private plan changes following one overall structure plan, each developer may present different structure plans for their sites which may not accord with the overall outcomes sought by the community for the area. This creates a risk for future integration of development.
46. Option 3 has the lowest risk and greatest potential for iwi, central government, stakeholders (such as land developers) and community buy in. This mitigates the risk of uncoordinated development by enabling a coordinated assessment of land and infrastructure constraints, thereby providing the best option for risk mitigation. The risk of uncontrolled or unguided development is mitigated by the council guiding land development within Whenuapai.

Ngā koringa ā-muri

Next steps

47. If an update to the Whenuapai Structure Plan is approved by this committee, staff will develop a draft Whenuapai Structure Plan in conjunction with AT and WSL. Staff will engage with iwi as part of that development. Staff will prepare an engagement plan, and once a draft update of the Whenuapai Structure Plan is approved for engagement, staff will:
 - continue to engage with iwi on developing and refining the update to the Whenuapai Structure Plan
 - engage with central government agencies, stakeholders and property owners to receive feedback on what is important in updating the Whenuapai Structure Plan
 - continue to work with staff from council departments, AT and WSL to prepare the draft Whenuapai Structure Plan update for engagement with the local boards and the public, commencing in the last quarter of 2024.
48. Following the completion of the engagement, the updated Whenuapai Structure Plan (as amended by feedback received during the engagement period) will be reported back to this committee, with recommendations to approve the updated Whenuapai Structure Plan, together with any associated funding and staging plans.

Ngā tāpirihanga

Attachments

No.	Title	Page
A⇒	Whenuapai Structure Plan Maps	
B⇒	Future Urban Area Summary	

Ngā kaihaina

Signatories

Author	Eryn Shields - Team Leader - Planning
Authorisers	John Duguid - General Manager - Plans and Places Megan Tyler - Chief of Strategy

Unlock Panmure and Unlock Northcote disposal recommendations

File No.: CP2024/05112

Item 10

Te take mō te pūrongo Purpose of the report

1. To approve the disposal of properties located within the Unlock Panmure and Unlock Northcote priority locations for urban renewal purposes.

Whakarāpopototanga matua Executive summary

2. The Unlock Panmure High Level Project Plan was endorsed by the Planning Committee in March 2018 (resolution PLA/2018/21). The Finance and Performance Committee subsequently approved the divestment of properties located within the Unlock Panmure High Level Project Plan boundary for urban renewal purposes on 17 April 2018 (resolution FIN/2018/59).
3. 13-17 Queens Road, 25 Queens Road and 27 Queens Road are located within the Unlock Panmure HLPP boundary. At the time the Unlock Panmure High Level Project Plan was endorsed, these properties were held by Auckland Transport for road widening in connection with the AMETI project. Accordingly, they were not included in the properties approved for divestment as part of the Unlock Panmure High Level Project Plan. Auckland Transport has subsequently confirmed that it no longer requires these properties, and they have been identified for inclusion in the Unlock Panmure High Level Project Plan.
4. The disposal of properties located within the Unlock Northcote High Level Project Plan boundary for urban renewal purposes was approved by the Auckland Development Committee on 10 March 2016 (resolution AUC/2016/23).
5. Lot 18 DP 47822 is a small vacant plot between 2-10 Kilham Road and 16-26 Kilham Road that currently serves as an accessway to the car park at the rear of these properties. It was omitted through an oversight from the 2016 list of properties approved for disposal. The approval to dispose of this property is required for the implementation of the Unlock Northcote programme.
6. Funding sources were set out in the Panmure and Northcote High Level Project Plans and included the reinvestment of proceeds (from sales of development sites in the project areas) to fund projects and initiatives which deliver on the High Level Project Plan outcomes agreed by the previous Planning Committee and Auckland Development Committee.

Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) whakaae / approve the disposal of three properties located within the boundaries of the Unlock Panmure High Level Project Plan and one property located within the boundary of the Unlock Northcote High Level Project Plan for urban renewal purposes:
 - i) 13-17 Queens Road, Panmure
 - ii) 25 Queens Road, Panmure
 - iii) 27 Queens Road, Panmure
 - iv) Lot 18 DP 47822 comprised in Record of Title NA1918/65 (Kilham Avenue, Northcote)

- b) tuhi ā-taipitopito / note that sales proceeds will be allocated to the Transform and Unlock priority location programme budget and contribute towards identified projects (as previously resolved by the Planning Committee and the Auckland Development Committee)
- c) tautapa / delegate the final terms and conditions of sale and the execution of an unconditional agreement to the Eke Panuku Chief Executive.

Horopaki Context

- 7. The Unlock Panmure and Unlock Northcote are urban regeneration projects seek to achieve urban renewal within the Panmure and Northcote town centres.
- 8. There is significant potential for a redevelopment in these areas, and the sites can add additional value to boosting the economy and activation of the town centre. The sites are mostly suitable for a mixed-use development (residential/ retail commercial) with high quality architectural expression adding visual interest to the main street.
- 9. The Unlock Panmure High Level Project Plan was endorsed by the Planning Committee in March 2018 (resolution PLA/2018/21). The Finance and Performance Committee subsequently approved the divestment of properties located within the Unlock Panmure High Level Project Plan boundary on 17 April 2018 (resolution FIN/2018/59) for urban renewal purposes.
- 10. The disposal of properties located within the Unlock Northcote High Level Project Plan boundary for urban renewal purposes was approved by the Auckland Development Committee on 10 March 2016 (resolution AUC/2016/23).
- 11. The Unlock Panmure and Unlock Northcote High Level Project Plan resolutions are included in Attachment C.

Panmure properties

- 12. 13-17 Queens Road is a two-storey office building that was built in the 1980s. It has brick cladding, wooden joinery, and a flat membrane roof with some steel elements. It is in moderately good condition but has several complex junctions that increase the risk of water penetration if seals should fail.
- 13. 25 and 27 Queens Road are two properties on separate titles in the same building, sharing a party wall. The properties are both 121 m². The single storey building housing the two properties appears to have been constructed in the 1940s. It is built of concrete panels and has a pitched roof of corrugated iron on steel trusses with a parapet wall to the front.
- 14. The properties are at the western end of Panmure town centre, close to the junction of Queens Road and Lagoon Drive.
- 15. When the Unlock Panmure High Level Project Plan was approved, these properties were held by AT for road widening in connection with the AMETI project and were not included in the properties approved for divestment as part of the High Level Project Plans.

Northcote property

- 16. The Kilham Avenue property is a 91 m² rectangular plot that sits between 2-10 Kilham Avenue and 16-26 Kilham Avenue. It is undeveloped and laid to tarmac.
- 17. The title for Lot 18 DP 47822 was issued in 1961 and the purpose of the title states as 'service lane'. It has been used as a paved area connecting the service lane to Kilham Avenue. The legal status of Lot 18 DP 47822 has been confirmed as freehold land owned by the Auckland Council under the Local Government Act 2002. It is not a service lane as defined under the Local Government Act 1974.
- 18. At the time of reporting to the Auckland Development Committee in 2016, Lot 18 DP 47822 was not a rateable property and did not have an associated property address in council's Geomaps system.

19. It now forms part of the property at 2-10 Kilham Avenue, which encompasses three titles. This title was unintentionally left off the list of properties in the original Unlock Northcote High Level Project Plan resolution in 2016.
20. Property specific information including the legal descriptions, council valuations and zoning are contained in Attachments A and B.

Tātaritanga me ngā tohutohu Analysis and advice

21. The redevelopment of the site that comprises 7-27 Queens Road and 16 Lagoon Drive (the “Gateway West” site), with its prominent location on the western side of the new Panmure Station and being at the entrance to Panmure’s main shopping street, is an important step in realising this urban renewal transition.
22. The site is currently a mix of commercial properties owned by the council that were originally acquired by Auckland Transport as part of the Eastern Busway. It is a flagship project within Unlock Panmure Programme.
23. In Northcote Lot 18 DP 47822 forms part of the proposed College Road superlot, which is an integral part of the new town centre design.
24. The disposal of the subject properties for urban renewal purposes will enable the achievement of the outcomes and objectives set out in the Unlock Panmure and Unlock Northcote High Level Project Plans. The strategic moves and project initiatives identified in the relevant High Level Project Plans include:
 - i) town centre vitality
 - ii) a step change in housing
 - iii) improve connections to and within the town centre
 - iv) look for opportunities to provide for collaborative partnerships with mana whenua
 - v) demonstrate leadership in sustainable development.
25. If the properties are not approved for disposal there will be an impact on the urban renewal outcomes for these sites.
26. The disposal of the subject properties is not deemed significant under Auckland Council’s Significance and Engagement Policy.

Tauākī whakaaweawe āhuarangi Climate impact statement

27. The subject properties are not located in a flood prone area and are not coastal properties likely to be impacted in the future by rising sea levels.
28. The proposed divestment of these properties for urban renewal purposes will lead to land use changes. It is acknowledged that any form of construction and development can increase carbon emissions.
29. Emissions associated with any potential redevelopment can be reduced through development standards agreed through a future development agreement, application of Eke Panuku’s Homestar 6 policy and requirements to reduce carbon emissions in commercial developments.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

30. Eke Panuku consulted council departments and CCOs through the development of the Unlock Panmure and Unlock Northcote High Level Project Plans. Engagement is ongoing. The properties presented in this report are not required to be retained by Auckland Council for its service purposes or by Auckland Transport for its transport and infrastructure purposes

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

31. The Maungakiekie-Tāmaki Local Board endorsed the proposed disposals of the properties in its local board area at its business meeting on 26 March 2024 (resolution MT/2024/25).
32. The Kaipātiki Local Board endorsed the proposed disposal of Lot 18 DP 47822 (RT NA1918/68) at its business meeting on 17 April 2024 (resolution KT/2024/59).

Tauākī whakaaweawe Māori Māori impact statement

33. Eke Panuku engagement with mana whenua through the Unlock Northcote and Unlock Panmure mana whenua project working groups has been ongoing since 2016 and 2018 respectively, and is continuing as the programmes progress.
34. In the event these properties are approved for divestment, all iwi entities will be advised of the decision.

Ngā ritenga ā-pūtea Financial implications

35. As the subject properties are located within the Unlock Northcote and Unlock Panmure boundaries, if approved for disposal, the sales proceeds will contribute towards projects identified in the Transform and Unlock priority location programme.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

36. No risks associated with the recommendation contained in this report have been identified.

Ngā koringa ā-muri Next steps

37. Subject to approval by the Planning, Environment and Parks Committee, the terms and conditions of sale for these properties will be approved under appropriate financial delegation.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Property details - Panmure	
B⇒	Property details - Northcote	
C⇒	Summary of Unlock Panmure and Unlock Northcote resolutions	

Ngā kaihaina Signatories

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Authorisers	Letitia Edwards - Head of Strategic Asset Optimisation - Eke Panuku Development Marian Webb - General Manager Assets and Delivery, Eke Panuku Megan Tyler - Chief of Strategy

Status Update on Action Decisions from Planning, Environment and Parks Committee 23 May 2024

File No.: CP2024/04999

Item 11

Te take mō te pūrongo Purpose of the report

1. To update the Planning, Environment and Parks Committee on action decisions made at the last meeting.

Whakarāpopototanga matua Executive summary

2. The information provided below is a status update on action decisions only that were made at the Planning, Environment and Parks Committee meeting on 16 April 2024:

Resolution Number	Item	Status
PEPCC/2024/24	Proposed Plan Change 78 – Intensification - Next Steps	The Plan Change 78 Independent Hearings Panel held a conference on 29 April 2024. At the conference, the council proposed that the panel completes the hearings relating to, and makes recommendations on, the City Centre zone and its various precincts. As agreed to by the committee, on 3 May 2024, the Mayor, and the Chair and Deputy Chair of the Planning, Environment and Parks Committee wrote to the Minister for Resource Management Reform explaining the council's position in relation to the PC78 process and implementing the National Policy Statement on Urban Development.
PEPCC/2024/26	Auckland Council submission on the Fast-track Approvals Bill	A submission was endorsed by the Chair and Deputy Chair of the Planning, Environment and Parks Committee and a member of Houkura – Independent Māori Statutory Board and lodged with Parliament on 19 April 2024. A copy of the final submission appears on the summary of information report for this meeting.

Item 11

Resolution Number	Item	Status
PEPCC/2024/27	Endorsement to prepare Auckland's Southern Rural Strategy	The preparation of the Southern Rural Strategy was endorsed by the Chair and Deputy Chair of the Planning, Environment and Parks Committee and a member of Houkura – Independent Māori Statutory Board and they also delegated authority to set up a political Working Group that will provide guidance when needed.
PEPCC/2024/28	Regional Arts and Culture grants programme allocation 2024	All organisations have been advised of the outcome of their application. Successful applicants have been sent funding agreements and grant payments are underway for those returned to date. Unsuccessful applicants have been given an opportunity to speak to an advisor about other funding options and/or advice for future applications.
PEPCC/2024/29	Ngā Hapori Momoho Thriving Communities grants allocation 2023/2024	All organisations have been advised of the outcome of their application. Successful applicants have been sent funding agreements and grant payments are underway for those returned to date. Unsuccessful applicants have been given an opportunity to speak to an advisor about other funding options and/or advice for future applications.
PEPCC/2024/33	CONFIDENTIAL: Auckland Unitary Plan - Proposed Plan Change - Sites and Places of Significance to Mana Whenua (Tranche 2a)	Completing notification requirements and finalising plan change documents for review by Planning, Environment and Parks Committee delegation. Target notification date 23 May 2024.

Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) tuhi ā-taipitopito / note the status of decisions made at the 16 April 2024 meeting.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Author	Sandra Gordon - Kaitohutohu Mana Whakahaere Matua / Senior Governance Advisor
Authoriser	Megan Tyler - Chief of Strategy

Summary of Planning, Environment and Parks Committee information memoranda, workshops and briefings (including the Forward Work Programme) - 23 May 2024

File No.: CP2024/04397

Item 12

Te take mō te pūrongo Purpose of the report

1. To tuhi ā-taipitopito / note the progress on the forward work programme appended as Attachment A.
2. To whiwhi / receive a summary and provide a public record of memoranda, workshop and briefing papers that may have been held or been distributed to committee members.

Whakarāpopototanga matua Executive summary

3. This is a regular information-only report which aims to provide greater visibility of information circulated to committee members via memoranda/workshops and briefings or other means, where no decisions are required.
4. As noted previously decisions on the Annual Budget may well affect the forward work programme. The work programme underpinning the long-term scope of work as a result of the flooding events will also mean that this work programme will need to be reprioritised and updated. Items raised at committee where work continues, as well as items from departmental work programmes, are being worked through and in coming iterations will be highlighted on the forward work programme as appropriate.
5. The following memoranda/information have been sent:

Date	Subject
2/4/2024	Memorandum – Natural Hazards Plan Change
5/4/2024	Memorandum - Auckland Council's submission on the Fast-track Approvals Bill
15/4/2024	Memorandum – Natural Hazards Risk Management Plan
16/4/2024	Memorandum – Update on exotic Caulerpa response
16/4/2024	Memorandum – Regional Parks Management Plan
22/4/2024	Submission – Fast Track Approvals Bill
3/5/2024	Response to Minister Housing regarding PC78 NPS-UD
8/5/2024	Response from Chris Bishop PC78 NPS-UD
9/5/2024	Memorandum - Enhancing environmental criteria to prioritise regional unsealed road improvements
13/5/2024	Memorandum – Further update on exotic Caulerpa response
13/5/2024	Memorandum – Update on the programme to implement the National Policy Statement for Freshwater Management

Date	Subject
16/5/2024	Memorandum - Auckland Unitary Plan Monitoring Programme Update – Reporting on Findings for B2.2 Urban Growth and Form and B2.4 Residential Growth
16/5/2024	Memorandum - Auckland Unitary Plan Monitoring Programme Update – Reporting on Findings for B2.7 Open space and recreation facilities and B4.4 Waitākere Ranges Heritage Area
17/5/2024	Memorandum - Update on the Environment Court decision on an appeal against an Auckland Council decision to reject a private plan change request

6. The following workshops/briefings have taken place for the committee:

Date	Subject
18/3/2024	Te Mahere Whakahaere me te Whakaiti Tukunga Para i Tāmaki Makaurau / Waste Management and Minimisation Plan 2024 - Have Your Say Event
25/3/2024	Te Mahere Whakahaere me te Whakaiti Tukunga Para i Tāmaki Makaurau / Waste Management and Minimisation Plan 2024 - Have Your Say Event
3/4/2024	Climate Action Transport Targeted Rate Agenda and Minutes
17/4/2024	<p>Strengthening the AUP – engagement updates, issues summary and setting of scope for the natural hazards plan change – Confidential workshop, no attachment</p> <p>Reasons for confidentiality</p> <p>s7 s7(2)(f)(ii) The withholding of the information is necessary to maintain the effective conduct of public affairs through the protection of such members, officers, employees and persons from improper pressure or harassment.</p> <p>s7(2)(g) The withholding of the information is necessary to maintain legal professional privilege.</p> <p>s7(2)(j) The withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage.</p> <p>In particular, the workshop material contains discussion of the possible implications of implementing changes to the Auckland Unitary Plan to strengthen natural hazard risk management in light of the proposed National Policy Statement on Natural Hazards Decision-making.</p>

These documents can be found on the Auckland Council website, at the following link:
<http://infocouncil.aucklandcouncil.govt.nz/>

- at the top left of the page, select meeting/te hui “Governing Body” from the drop-down tab and click “View”;
- under ‘Attachments’, select either the HTML or PDF version of the document entitled ‘Extra Attachments’.

7. Note that, unlike an agenda report, **staff will not be present to answer questions about the items referred to in this summary.** Governing Body members should direct any questions to the authors.

Ngā tūtohunga Recommendation/s

That the Planning, Environment and Parks Committee:

- a) tuhi ā-taipitopito / note the progress on the forward work programme appended as Attachment A of the agenda report
- b) whiwhi / receive the Summary of the Planning, Environment and Parks Committee information memoranda, workshops and briefings – 23 May 2024.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Planning, Environment and Parks Committee - Forward Work Programme	
B⇒	Memorandum – Natural Hazards Plan Change, 2 April 2024 (<i>Under Separate Cover</i>)	
C⇒	Memorandum – Natural Hazards Risk Management Plan, 15 April 2024 (<i>Under Separate Cover</i>)	
D⇒	Submission – Fast Track Approvals Bill, 22 April 2024 (<i>Under Separate Cover</i>)	
E⇒	Response to Minister Housing regarding PC78 NPS-UD, 3 May 2024 (<i>Under Separate Cover</i>)	
F⇒	Response from Chris Bishop PC78 NPS-UD (<i>Under Separate Cover</i>)	
G⇒	Memorandum - Auckland Council's submission on the Fast-track Approvals Bill, 5 April 2024 (<i>Under Separate Cover</i>)	
H⇒	Memorandum – Update on exotic Caulerpa response, 16 April 2024 (<i>Under Separate Cover</i>)	
I⇒	Memorandum – Regional Parks Management Plan, 16 April 2024 (<i>Under Separate Cover</i>)	
J⇒	Memorandum - Enhancing environmental criteria to prioritise regional unsealed road improvements, 9 May 2024	
K⇒	Memorandum – Further update on exotic Caulerpa response, 13 May 2024	
L⇒	Memorandum - Auckland Unitary Plan Monitoring Programme Update – Reporting on Findings for B2.2 Urban Growth and Form and B2.4 Residential Growth (<i>Under Separate Cover</i>)	
M⇒	Memorandum – Update on the programme to implement the National Policy Statement for Freshwater Management, 13 May 2024 (<i>Under Separate Cover</i>)	
N⇒	Memorandum - Auckland Unitary Plan Monitoring Programme Update – Reporting on Findings for B2.7 Open space and recreation facilities and B4.4 Waitākere Ranges Heritage Area, 16 May 2024 (<i>Under Separate Cover</i>)	
O⇒	Memorandum - Update on the Environment Court decision on an appeal against an Auckland Council decision to reject a private plan change request, 17 May 2024 (<i>Under Separate Cover</i>)	

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No.	Title	Page
P⇄	Te Mahere Whakahaere me te Whakaiti Tukunga Para i Tāmaki Makaurau / Waste Management and Minimisation Plan 2024 - Have Your Say Event, 18 March 2024 <i>(Under Separate Cover)</i>	
Q⇄	Te Mahere Whakahaere me te Whakaiti Tukunga Para i Tāmaki Makaurau / Waste Management and Minimisation Plan 2024 - Have Your Say Event, 25 March 2024 <i>(Under Separate Cover)</i>	
R⇄	Climate Action Transport Targeted Rate Agenda and Minutes, 3 April 2024 <i>(Under Separate Cover)</i>	

Ngā kaihaina Signatories

Author	Sandra Gordon - Kaitohutohu Mana Whakahaere Matua / Senior Governance Advisor
Authoriser	Megan Tyler - Chief of Strategy

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

That the Planning, Environment and Parks Committee

- a) whakaae / agree to exclude the public from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 CONFIDENTIAL: Auckland Unitary Plan - Beachlands South Private Plan Change Decision (Plan Change 88) (Covering report)

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. In particular, the report contains legal advice relating to the decision on a proposed plan change to the Auckland Unitary Plan	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.