

Te Komiti mō te Kaupapa Here me te Whakamahere / Policy and Planning Committee

OPEN MINUTES

Minutes of a meeting of the Policy and Planning Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Thursday, 20 February 2025 at 10.00am.

TE HUNGA KUA TAE MAI | PRESENT

Chairperson	Cr Richard Hills	
Deputy Chairperson	Cr Angela Dalton	
Members	Houkura Member Edward Ashby	
	Cr Andrew Baker	
	Cr Josephine Bartley	
	Mayor Wayne Brown	From 11.11am, Item 8 until 1.23pm, Item 9
	Cr Chris Darby	From 10.47am, Item 5.1 until 1.44pm, Item 9
	Cr Julie Fairey	
	Cr Alf Filipaina, MNZM	Via electronic link From 10.02am, Item 3
	Cr Christine Fletcher, QSO	From 10.17am, Item 5.1 Until 1.53pm, Item 10
	Cr Lotu Fuli	
	Houkura Member Hon Tau Henare	Until 1.55pm, Item 10
	Cr Shane Henderson	
	Cr Mike Lee	From 10.01am, Item 1
	Cr Kerrin Leoni	
	Cr Daniel Newman, JP	From 10.20am, Item 5.1 Until 2.18pm, Item C1
	Cr Greg Sayers	Via electronic link From 10.03am, Item 3
	Deputy Mayor Desley Simpson, JP	Via electronic link From 10.02am, Item 3 Until 2.01pm, Item 14
	Cr Sharon Stewart, QSM	Via electronic link From 10.03am, Item 3 Until 12.40pm, Item 8
	Cr Ken Turner	
	Cr Wayne Walker	From 10.04am, Item
	Cr John Watson	From 10.05am
	Cr Maurice Williamson	Via electronic link From 10.02am, Item 3 Until 12.40pm, Item 8

TE HUNGA ĀPITI KUA TAE MAI | ALSO PRESENT

Alexis Poppelbaum, Hibiscus and Bays Local Board Chair

1 Ngā Tamōtanga | Apologies

Resolution number PEPCC/2025/1

MOVED by Deputy Chairperson A Dalton, seconded by Cr A Baker:

That the Policy and Planning Committee:

a) **whakaae / accept the apologies from members:**

Lateness

**Mayor W Brown – on council business
Cr C Darby**

Early departure

**Mayor W Brown – on council business
Cr C Darby
Cr C Fletcher
Cr S Stewart – on council business
Cr M Williamson – on council business**

CARRIED

Electronic Attendance

Resolution number PEPCC/2025/2

MOVED by Cr L Fuli, seconded by Cr J Fairey:

That the Policy and Planning Committee:

a) **whakaae / approve electronic attendance under Standing Order 3.3.3 for:**

- **Cr A Filipaina (SO 3.3.3 b))**
- **Cr G Sayers (SO 3.3.3 b))**
- **Deputy Mayor D Simpson (SO 3.3.3 b))**
- **Cr S Stewart (SO 3.3.3 a))**
- **Cr M Williamson (SO 3.3.3 a))**

CARRIED

Note: An apology was subsequently received from Deputy Mayor Cr D Simpson for early departure on council business.

Cr M Lee entered the meeting at 10.01am.

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

3 Te Whakaū i ngā Āmiki | Confirmation of Minutes

Resolution number PEPCC/2025/3

MOVED by Chairperson R Hills, seconded by Cr J Bartley:

That the Policy and Planning Committee:

- a) **whakaū / confirm the ordinary minutes of its meeting, held on [Tuesday, 10 December 2024](#), including the confidential section, as a true and correct record.**

CARRIED

*Cr M Williamson joined the meeting at 10.02am.
Cr S Stewart joined the meeting at 10.02am.
Deputy Mayor D Simpson joined the meeting at 10.02am.
Cr A Filipaina joined the meeting at 10.02am.
Cr G Sayers joined the meeting at 10.02am.*

Te Mihi | Acknowledgement

The meeting acknowledged the concerning events that had recently occurred at the Te Atatu Peninsula Library during a Rainbow Pride event.

*Cr W Walker entered the meeting at 10.04am.
Cr J Watson entered the meeting at 10.05am.
Chairperson R Hills left the meeting at 10.06am.*

Deputy Chairperson A Dalton assumed the chair at 10.06am.

4 Ngā Petihana | Petitions

There were no petitions.

5 Ngā Kōrero a te Marea | Public Input

5.1 Public Input: I Love Avondale

A document was tabled in support of the item. A copy has been placed on the official minutes and is available on the Auckland Council website as minutes attachment.

*Cr C Fletcher entered the meeting at 10.17am.
Cr D Newman entered the meeting at 10.20am.
Chairperson R Hills returned to the meeting at 10.31am.*

Note: the Chairperson requested the Deputy Chairperson to continue chairing this item.

Cr C Darby entered the meeting at 10.47am.

Resolution number PEPCC/2025/4

MOVED by Cr K Leoni, seconded by Deputy Chairperson A Dalton:

That the Policy and Planning Committee:

- a) **whiwhi / receive the public input from Jacklyn Bonnici from I Love Avondale and community representatives regarding recent works undertaken regarding the future use of the Avondale racecourse whenua.**

CARRIED

Attachments

- A 20 February 2025, Policy and Planning Committee, Item 5.1 - Public Input: I Love Avondale - presentation

The meeting adjourned at 10.51am and reconvened at 11.03am.

Cr K Leoni and Cr K Turner were not present.

Chairperson R Hills resumed the chair at 11.03am.

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

There was no local board input.

7 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

8 Aquatic network review: Key findings and next steps

A PowerPoint presentation was given. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Mayor W Brown entered the meeting at 11.11am.

Cr K Turner returned to the meeting at 11.11am.

Cr K Leoni returned to the meeting at 11.13am.

Cr K Turner left the meeting at 11.49am.

Cr D Newman left the meeting at 11.53pm.

Cr D Newman returned to the meeting at 12.06pm.

Houkura Member T Henare left the meeting at 12.07pm.

Houkura Member T Henare returned to the meeting at 12.18pm.

Cr M Lee left the meeting at 12.29pm.

Note: changes were made to the original recommendation, adding new clauses c), d) and e) as a chairperson's recommendation.

Resolution number PEPCC/2025/5

MOVED by Chairperson R Hills, seconded by Cr J Fairey:

That the Policy and Planning Committee:

- a) **whiwhi / receive the key findings of the Auckland aquatic network review (refer Attachment A to the agenda report) as follows:**
- i) **Swimming is in the top five most popular physical activities amongst Aucklanders**
 - ii) **Council provision is crucial to ensure Aucklanders have access to a wide range of aquatic services. Private and school pools mainly deliver learn-to-swim services**
 - iii) **Council aquatic facilities are highly valued by Aucklanders: they are the third most used type of community facility with a 95 per cent customer satisfaction rate**
 - iv) **Performance varies across the council network, with many well-utilised aquatic facilities, and some ageing and low performing facilities (i.e. high cost and low visitation). Significant investment is required to maintain the existing network and to upgrade assets to be more sustainable**
 - v) **There are current gaps in provision, resulting in some Aucklanders missing out on aquatic services. Communities in the following local board areas are identified as facing access barriers to aquatic services: Henderson-Massey, Franklin, Ōtara-Papatoetoe, Papakura and Whau. They are identified as the communities of greatest need; they do not always align with areas of highest deprivation**
 - vi) **Provision gaps will widen as an additional 500,000 people are projected to live in Auckland over the next 30 years, leading to gaps in the Albert-Eden, Henderson-Massey, Howick, Manurewa, Ōrakei and Whau local board areas. A future provision gap is also expected in Drury (in the Franklin local board area)**
 - vii) **Demand is mainly driven by lane swimming and leisure water services. There are sufficient fit for purpose facilities (for example 50m pools) to meet demand for aquatic training and competition now and in the future. However, aquatic sport codes have identified that access improvements are required**
 - viii) **Council provision is not keeping up with adopted provision metrics of 35,000 to 50,000 people per aquatic facility in the Community Facilities Network Plan 2015. Council only invested in two aquatic centres over the last 15 years, during which the population increased by 300,000. Four destination aquatic facilities are in the planning pipeline over the next 30 years for areas with existing provision gaps (i.e. Whau, Howick, Henderson-Massey and Drury)**
 - ix) **Given the significant investment required to continue delivering aquatic services to Aucklanders, the council's approach to planning and investment in the aquatic network needs to better align with its strategic and operational environment**
- b) **tono / request staff to develop an aquatic network programme business case to investigate a multi-pronged approach to delivering aquatic services in the future and report back to the local boards and the relevant committee of council in early 2026**
- c) **tono / request staff to engage with local boards at key stages of the development of the aquatic network programme business case**

- d) **tuhi tīpoka / note that this programme business case does not impact the work on individual aquatic facilities that is funded through the Auckland Council Long-term Plan 2024-2034**
- e) **āhukahuka / acknowledge that local boards are the governors and decision makers of individual aquatic facilities which are part of the regional network and serve sub-regional catchments.**

CARRIED

Attachments

- A 20 February 2025, Policy and Planning Committee, Item 8 - Aquatic network review: Key findings and next steps, presentation

The meeting adjourned at 12.40pm and reconvened at 1.14pm.

Cr G Sayers, Cr S Stewart, Cr K Turner and Cr M Williamson were not present.

Cr M Lee returned to the meeting at 1.15pm

9 Auckland Unitary Plan - Private Plan Change Request - Heights Road (9, 33 and 49 Heights Road), Pukekohe

A PowerPoint presentation was given. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

*Cr G Sayers returned to the meeting at 1.15pm.
Mayor W Brown retired from the meeting at 1.23pm.
Cr K Turner returned to the meeting at 1.23pm.*

MOVED by Cr A Baker, seconded by Chairperson R Hills:

That the Policy and Planning Committee:

- a) whakaae / agree not to reject the private plan change request under clause 25(4) of Schedule 1 of the RMA as there are no grounds of rejection available, on the basis that:
 - i) the private plan change request is not frivolous. The applicant has provided supporting technical information, and the private plan change has a resource management purpose
 - ii) the private plan change request is not vexatious, and the applicant is not acting in bad faith by lodging the private plan change request
 - iii) the substance of the private plan change request has not been considered within the last two years
 - iv) having regard to relevant caselaw, a coarse level of assessment of the private plan change request does not indicate that it is not in accordance with sound resource management practice
 - v) a preliminary assessment indicates the private plan change request will not make the Auckland Unitary Plan inconsistent with Part 5 of the Resource Management Act
 - vi) the provisions of the Auckland Unitary Plan subject to the private plan change request have been operative for at least two years.

- b) whakaae / accept the private plan change request by GBar Properties Limited to rezone 5.35 hectares of land at 9, 33 and 49 Heights Road, Pukekohe as detailed in Attachments A, B, and C to the agenda report, pursuant to clause 25(2)(b) of Schedule 1 to the Resource Management Act 1991 for the following reasons:
- i) Accepting the private plan change request will enable a range of matters to be considered on their merits during a public participatory process.
 - ii) It is not appropriate to adopt the private plan change request as this is not an area the council has placed a high priority on in respect of pursuing urban zonings at this time.
 - iii) Following other plan changes that have recently been processed in this area there is an increasing base of knowledge about potential infrastructure timing and effects.
 - iv) It is not appropriate to deal with the private plan change as if it was a resource consent application. While zoned Future Urban Zone, part of the site is already used for industrial activities, and rezoning cannot occur by way of a resource consent.
- c) tāpae / delegate authority to the Manager Central South Planning to undertake the required notification and other statutory processes associated with processing the private plan change request.

Cr J Bartley left the meeting at 1.40pm.

MOVED by Cr C Darby, seconded by Cr L Fuli, an amendment by way of addition:

That the Policy and Planning Committee:

- d) tautapa / delegate authority to the Chair and Deputy Chair of the Policy and Planning Committee, and a Member of Houkura – Independent Māori Statutory Board, to approve a council submission on Private Plan Change - Heights Road, Pukekohe to ensure the capacity and funding and financing of the infrastructure required to support the development is appropriately addressed.

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

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr C Darby	Houkura Member E Ashby	
Cr L Fuli	Cr A Baker	
Cr K Leoni	Deputy Chairperson A Dalton	
	Cr J Fairey	
	Cr A Filipaina	
	Cr C Fletcher	
	Houkura Member T Henare	
	Cr S Henderson	
	Chairperson R Hills	
	Cr M Lee	
	Cr D Newman	
	Cr G Sayers	
	Deputy Mayor D Simpson	
	Cr K Turner	
	Cr W Walker	
	Cr J Watson	

The motion was declared **LOST** by 3 votes to 16.

The original motion was put.

Resolution number PEPCC/2025/6

MOVED by Cr A Baker, seconded by Chairperson R Hills:

That the Policy and Planning Committee:

- a) **whakaae / agree not to reject the private plan change request under clause 25(4) of Schedule 1 of the RMA as there are no grounds of rejection available, on the basis that:**
- i) **the private plan change request is not frivolous. The applicant has provided supporting technical information, and the private plan change has a resource management purpose**
 - ii) **the private plan change request is not vexatious, and the applicant is not acting in bad faith by lodging the private plan change request**
 - iii) **the substance of the private plan change request has not been considered within the last two years**
 - iv) **having regard to relevant caselaw, a coarse level of assessment of the private plan change request does not indicate that it is not in accordance with sound resource management practice**
 - v) **a preliminary assessment indicates the private plan change request will not make the Auckland Unitary Plan inconsistent with Part 5 of the Resource Management Act**
 - vi) **the provisions of the Auckland Unitary Plan subject to the private plan change request have been operative for at least two years.**
- b) **whakaae / accept the private plan change request by GBar Properties Limited to rezone 5.35 hectares of land at 9, 33 and 49 Heights Road, Pukekohe as detailed in Attachments A, B, and C to the agenda report, pursuant to clause 25(2)(b) of Schedule 1 to the Resource Management Act 1991 for the following reasons:**
- i) **Accepting the private plan change request will enable a range of matters to be considered on their merits during a public participatory process.**
 - ii) **It is not appropriate to adopt the private plan change request as this is not an area the council has placed a high priority on in respect of pursuing urban zonings at this time.**
 - iii) **Following other plan changes that have recently been processed in this area there is an increasing base of knowledge about potential infrastructure timing and effects.**
 - iv) **It is not appropriate to deal with the private plan change as if it was a resource consent application. While zoned Future Urban Zone, part of the site is already used for industrial activities, and rezoning cannot occur by way of a resource consent.**
- c) **tāpae / delegate authority to the Manager Central South Planning to undertake the required notification and other statutory processes associated with processing the private plan change request.**

CARRIED

Attachments

- A 20 February 2025, Policy and Planning Committee, Item 9 - Auckland Unitary Plan - Private Plan Change Request - Heights Road (9, 33 and 49 Heights Road), Pukekohe, presentation

Cr C Darby retired from the meeting at 1.44pm.

10 Auckland Unitary Plan - Private Plan Change Application 84-100 Hobsonville Road - Hobsonville Grove

A PowerPoint presentation was given. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Note: changes were made to the original recommendations, adding new clause c), as a chairperson's recommendation.

Cr C Fletcher left the meeting at 1.53pm.

Houkura Member T Henare retired from the meeting at 1.55pm.

Resolution number PEPCC/2025/7

MOVED by Chairperson R Hills, seconded by Deputy Chairperson A Dalton:

That the Policy and Planning Committee:

- a) **whakaae / agree not to reject the private plan change request under clause 25(4) of Schedule 1 of the Resource Management Act 1991 on the basis that:**
 - i) **the private plan change request is not frivolous. The applicant has provided sufficient supporting technical information, and the private plan change request has a resource management purpose**
 - ii) **the private plan change request is not vexatious, and the applicant is not acting in bad faith by lodging the private plan change request**
 - iii) **the substance of the private plan change request has not been considered within the last two years and no fast-track applications have been made with respect to the land**
 - iv) **having regard to relevant case law, a coarse level of assessment of the private plan change request (see Attachment B) does not indicate that it is not in accordance with sound resource management practice. Whether the objectives of the private plan change request are the most appropriate way of achieving the promotion of sustainable resource management can be tested through the submissions and hearings process**
 - v) **a preliminary assessment indicates that the private plan change request will not make the AUP inconsistent with Part 5 of the RMA**
 - vi) **the provisions of the AUP subject to the private plan change request have been operative for at least two years.**
- b) **whakaae / accept the private plan change request from Austino New Zealand Limited to rezone 10.7 hectares of land at 84 and 100 Hobsonville Road, West Harbour, as detailed in Attachment A of this agenda report, and pursuant to clause 25(2)(b) of Schedule 1 to the Resource Management Act 1991 ('RMA') for the following reasons:**
 - i) **accepting the private plan change request will enable a range of matters to be considered on their merits during a public participatory process.**
 - ii) **it is inappropriate to adopt the private plan change request. The council has no immediate intentions to rezone this area for urban development. A council plan change is not currently on the work programme. However, council staff are preparing an update to the Whenuapai Structure Plan. This is not yet completed, nor is it a statutory document**

- iii) following other plan changes that have recently been processed in this area, there is an increasing base of knowledge about potential infrastructure timing and effects
 - iv) the grounds to reject a private plan change request under clauses 25(4) and (4A) are limited and no ground is met by this plan change request
 - v) it is not appropriate to deal with the private plan change as if it was a resource consent application. This is because the current Future Urban and Open Space – Informal Recreation zones that apply to the land are not suitable for residential and business – light industry subdivision and development.
- c) tāpae / delegate authority to the Chair and Deputy Chair of the Policy and Planning Committee, and a Member of Houkura – Independent Māori Statutory Board, to approve a council submission on Private Plan Change - Hobsonville Grove seeking to have the private plan change request declined unless Council's concerns around the following matters are appropriately addressed:
- i) development is not enabled until there has been provision of infrastructure (e.g. through strengthening the objectives, policies and precinct provisions included in the private plan change) to address stormwater and flooding issues, transport issues and alignment with the Whenuapai Structure Plan 2016
 - ii) amendments are made to the private plan change provisions to ensure that people are not exposed to unacceptable levels of noise from the anticipated arterial road(s)
 - iii) public open space issues, including addressing the proposed loss of open space at 84 Hobsonville Road and the lack of provisions in the precinct to deliver open space that are fit for purpose
 - iv) the location of the Neighbourhood Centre should be relocated as it does not front an arterial route and the location is inconsistent with the Whenuapai Structure Plan
 - v) amendments are made to the private plan change to ensure that there is an appropriate amendments are made to the private plan change to ensure that there is an appropriate separation and interface between land to be rezoned Business - Light Industry zone and land anticipated to be zoned for residential purposes to the west of 84 Hobsonville Road.
- d) tāpae / delegate authority to the Manager Planning – Regional, North, West and Islands to undertake the required notification and other statutory processes associated with processing the private plan change request.

CARRIED

Note: Under Standing Order 1.8.6, the following members requested that their dissenting votes be recorded as follows:

- Cr A Baker
- Cr S Henderson

Attachments

- A 20 February 2025, Policy and Planning Committee, Item 10 - Auckland Unitary Plan - Private Plan Change Application 84-100 Hobsonville Road - Hobsonville Grove, presentation

11 Status Update on Action Decisions from Policy and Planning Committee – 10 December 2024

Resolution number PEPCC/2025/8

MOVED by Deputy Chairperson A Dalton, seconded by Cr A Baker:

That the Policy and Planning Committee:

- a) **tuhi ā-taipitopito / note the status of decisions made at the 10 December 2024 meeting.**

CARRIED

12 Summary of Policy and Planning Committee information memoranda, workshops and briefings (including the Forward Work Programme) – 20 February 2025

Resolution number PEPCC/2025/9

MOVED by Chairperson R Hills, seconded by Deputy Chairperson A Dalton:

That the Policy and Planning 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 Policy and Planning Committee information memoranda, workshops and briefings – 20 February 2025.**

CARRIED

13 Te Whakaaro ki ngā Take Pūtea e Autaia ana | Consideration of Extraordinary Items

There was no consideration of extraordinary items.

Deputy Mayor Cr D Simpson retired from the meeting at 2.01pm.

14 Te Mōtini ā-Tukanga hei Kaupare i te Marea | Procedural motion to exclude the public

Resolution number PEPCC/2025/10

MOVED by Chairperson R Hills, seconded by Cr W Walker:

That the Policy and Planning 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: Delegation of authority to the Chief Executive

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
<p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>	<p>s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p> <p>In particular, the report contains sensitive information regarding a potential land acquisition opportunity.</p>	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>

The text of these resolutions is made available to the public who are present at the meeting and form part of the minutes of the meeting.

CARRIED

2.01pm The public was excluded.

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

2.45pm The public was re-admitted.

RESTATEMENTS

It was resolved while the public was excluded:

C1 CONFIDENTIAL: Delegation of authority to the Chief Executive

Resolution number PEPCC/2025/11

MOVED by Cr W Walker, seconded by Cr J Watson:

That the Policy and Planning Committee:

- d) whakaae / agree the report, attachments and resolutions will remain confidential until reasons for confidentiality no longer exist.

2.45pm

The chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE POLICY AND PLANNING
COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....