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

OPEN MINUTES

Minutes of an extraordinary meeting of the Policy and Planning Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Thursday, 22 May 2025 at 10.03am.

TE HUNGA KUA TAE MAI | PRESENT

Chairperson	Cr Richard Hills	
Deputy Chairperson	Cr Angela Dalton	
Members	Cr Andrew Baker	
	Cr Josephine Bartley	Via electronic link From 10.06am, Item 7
	Mayor Wayne Brown	
	Cr Chris Darby	
	Cr Julie Fairey	
	Cr Alf Filipaina, MNZM	
	Cr Christine Fletcher, QSO	From 10.09am, Item 7 Until 12.02pm, Item 7
	Cr Lotu Fuli	Via electronic link From 11.38am, Item 7
	Houkura Member Hon Tau Henare	
	Cr Shane Henderson	
	Cr Mike Lee	From 10.09am, Item 7
	Cr Kerrin Leoni	Via electronic link From 10.07am, Item 7 From 10.46am, Item 7
	Cr Daniel Newman, JP	
	Deputy Mayor Desley Simpson, JP	
	Cr Sharon Stewart, QSM	
	Cr Ken Turner	
	Cr Wayne Walker	From 10.09am, Item 7 Until 12.02pm, Item 7
	Cr John Watson	
	Cr Maurice Williamson	

TE HUNGA KĀORE I TAE MAI | ABSENT

Members	Houkura Member Edward Ashby
	Cr Greg Sayers

1 Ngā Tamōtanga | Apologies

Resolution number PEPCC/2025/54

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

That the Policy and Planning Committee:

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

Absence

Houkura Member E Ashby

Lateness

Cr L Fuli - on council business

Early departure

Cr W Walker

Cr K Turner

CARRIED

Electronic Attendance

Resolution number PEPCC/2025/55

MOVED by Deputy Mayor D Simpson, seconded by Mayor W Brown:

That the Policy and Planning Committee:

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

- Cr J Bartley (SO 3.3.3 a))
- Cr L Fuli (SO 3.3.3 a))
- Cr K Leoni (SO 3.3.3 b))

CARRIED

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

3 Ngā Petihana | Petitions

There were no petitions.

4 Ngā Kōrero a te Marea | Public Input

There was no public input.

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

There was no local board input.

6 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

7 Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre

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 J Bartley joined the meeting at 10.06am.

Cr K Leoni joined the meeting at 10.07am.

Cr C Fletcher entered the meeting at 10.08am.

Cr W Walker entered the meeting at 10.09am.

Cr M Lee entered the meeting at 10.09am.

Cr D Newman entered the meeting at 10.46am.

MOVED by Houkura Member T Henare, seconded by Mayor W Brown:

That the Policy and Planning Committee:

- a) whiwhi / receive the report “Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre”.
- b) whakaae / accept all recommendations of the Independent Hearings Panel on the City Centre provisions in proposed Plan Change 78: Intensification and adopt the reasons in the Independent Hearings Panel Recommendation Report.
- c) whakaae / approve the notification by 30 May 2025 of the council’s decisions on the Independent Hearings Panel recommendations on the City Centre provisions in Plan Change 78: Intensification, in accordance with the Resource Management (Direction for the Intensification Streamlined Planning Process to Auckland Council) Amendment Direction 2025.
- d) whakaae / note that on public notification under:
 - i) clause 103(2) (if all Independent Hearings Panel recommendations are accepted); or
 - ii) clause 104(2) (if some Independent Hearings Panel recommendations are accepted)of Schedule 1 of the RMA, the recommendations of the IHP that are accepted by the council are incorporated into the Auckland Unitary Plan and are deemed approved under clause 17(1), Schedule 1 and become operative (as per the date stated in the notification) in accordance with clause 20, Schedule 1 of the RMA.
- e) tono / request staff to undertake the necessary steps to make the City Centre provisions operative, for all accepted Independent Hearings Panel recommendations, by setting out the date that these provisions will be made operative when publicly notifying the council’s decisions on the Independent Hearings Panel recommendations on the City Centre provisions.

The meeting adjourned at 11.26am and reconvened at 11.35am.

Cr C Fletcher, Cr S Henderson and Cr D Newman were not present.

Cr S Henderson returned to the meeting at 11.37am.

Cr C Fletcher returned to the meeting at 11.38am.

Cr D Newman returned to the meeting at 11.38am.

Cr L Fuli joined the meeting at 11.38am.

MOVED by Cr M Lee, seconded by Cr W Walker, an amendment by way of addition, adding a new clause b):

- b) reject the Independent Hearings Panel recommendation at paragraph [465] that the submitter James Kirkpatrick's relief be granted, allowing for the removal of the block between Karangāhape Road, Newton Road, Gundry Street and Abbey Street from the Karangāhape Road precinct:
 - i) The reasons for rejection are based on the Council's expert evidence, including as referred to in paragraph [461] of the Independent Hearings Panel recommendations;
 - ii) The Council's alternative recommendation is that the block between Karangāhape Road, Newton Road, Gundry Street and Abbey Street is not removed from the Karangāhape Road precinct.

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

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

The motion was declared LOST by 2 votes to 19.

Debate on the original motion continued.

Cr C Fletcher retired from the meeting at 12.02pm.

Cr W Walker retired from the meeting at 12.02pm.

Cr A Filipaina left the meeting at 12.09pm.

Resolution number PEPCC/2025/56

MOVED by Houkura Member T Henare, seconded by Mayor W Brown:

That the Policy and Planning Committee:

- a) **whiwhi / receive the report "Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre".**
- b) **whakaae / accept all recommendations of the Independent Hearings Panel on the City Centre provisions in proposed Plan Change 78: Intensification and adopt the reasons in the Independent Hearings Panel Recommendation Report.**

- c) whakaae / approve the notification by 30 May 2025 of the council's decisions on the Independent Hearings Panel recommendations on the City Centre provisions in Plan Change 78: Intensification, in accordance with the Resource Management (Direction for the Intensification Streamlined Planning Process to Auckland Council) Amendment Direction 2025.
- d) whakaae / note that on public notification under:
- i) clause 103(2) (if all Independent Hearings Panel recommendations are accepted); or
 - ii) clause 104(2) (if some Independent Hearings Panel recommendations are accepted)
- of Schedule 1 of the RMA, the recommendations of the IHP that are accepted by the council are incorporated into the Auckland Unitary Plan and are deemed approved under clause 17(1), Schedule 1 and become operative (as per the date stated in the notification) in accordance with clause 20, Schedule 1 of the RMA.
- e) tono / request staff to undertake the necessary steps to make the City Centre provisions operative, for all accepted Independent Hearings Panel recommendations, by setting out the date that these provisions will be made operative when publicly notifying the council's decisions on the Independent Hearings Panel recommendations on the City Centre provisions.

CARRIED

Note: Under Standing Order 1.8.6, Cr S Henderson requested that his abstention be recorded.

Attachments

- A 22 May 2025, Policy and Planning Committee, Item 7 - Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre - presentation
- B 22 May 2025, Policy and Planning Committee, Item 7 - Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre – supporting maps

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

There was no consideration of extraordinary items.

12.12pm

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:.....

Date: 22 May 2025
Time: 10.03am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Te Komiti mō te Kaupapa Here me te Whakamahere / Policy and Planning Committee OPEN MINUTE ITEM ATTACHMENTS

ITEM TABLE OF CONTENTS

PAGE

7	Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre	
A.	22 May 2025, Policy and Planning Committee, Item 7 - Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre - presentation	3
B.	22 May 2025, Policy and Planning Committee, Item 7 - Auckland Unitary Plan – Proposed Plan Change 78 – Decisions on Independent Hearing Panel recommendations for City Centre – supporting maps	15



PC78 City Centre – Council decisions on IHP Recommendations

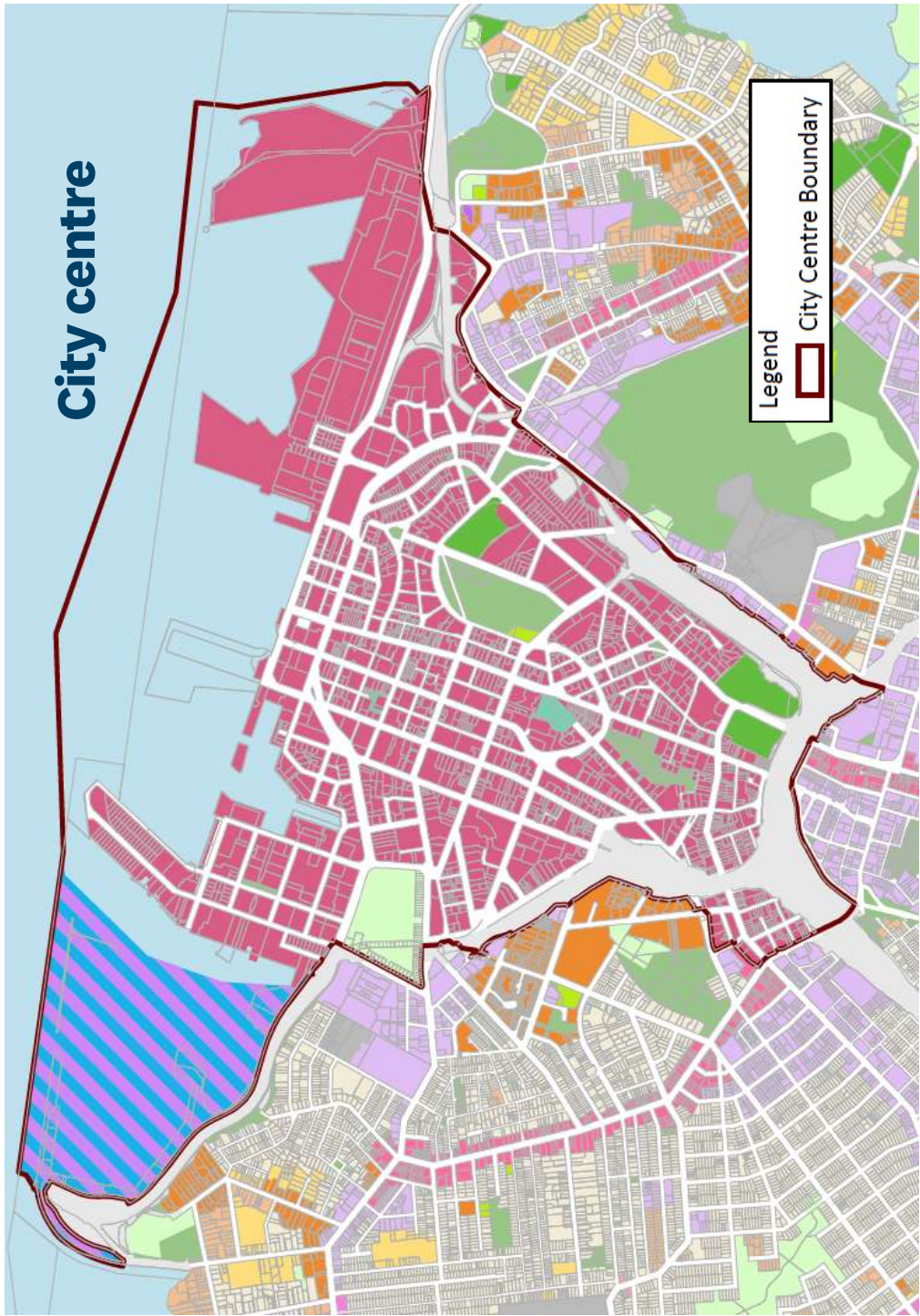
Policy and Planning Committee Meeting

22 May 2025



Item 7

Attachment A





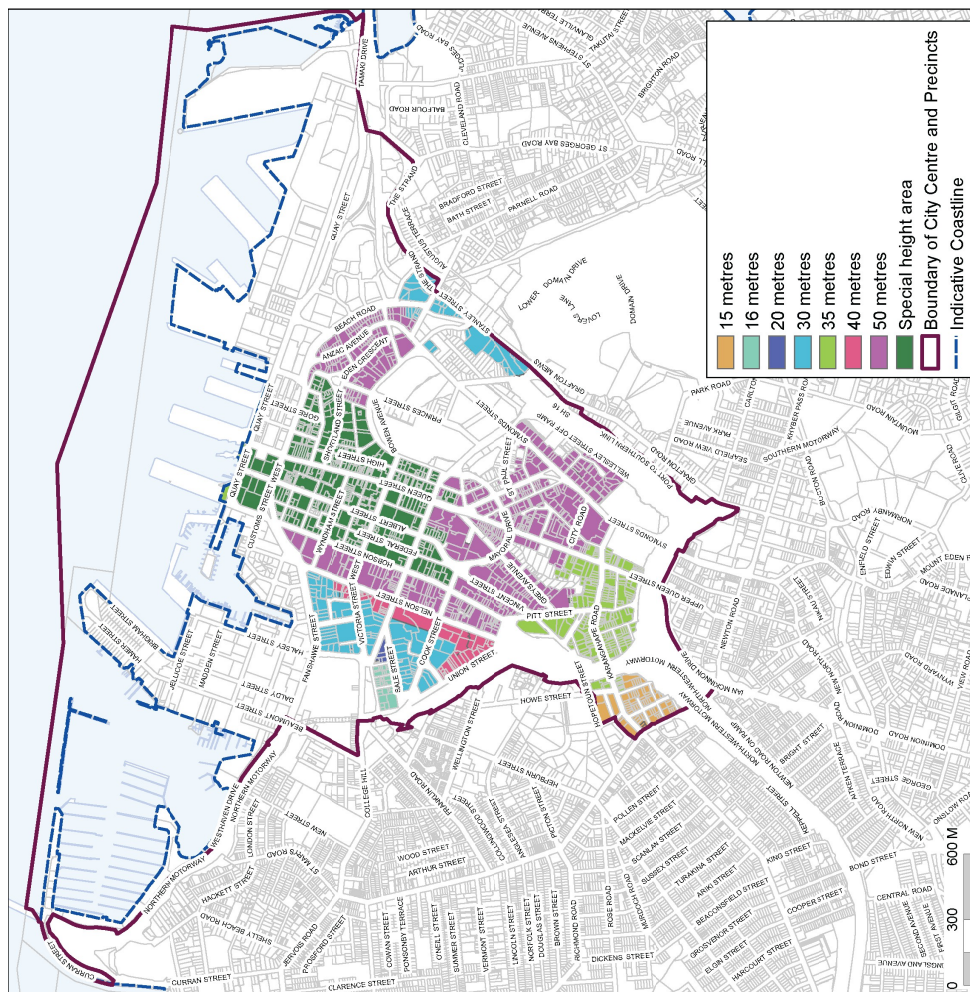
Enabling additional development capacity

- Removal of maximum floor area ratio (FAR)
- Increased general building height
- Increased height in some precincts
 - Karangahape Road Precinct
 - Learning Precinct
 - Quay Park Precinct
 - Viaduct Harbour Precinct
 - Wynyard Precinct
- “Qualifying Matters” applied where appropriate (e.g. to recognise the unique characteristics of parts of the City Centre and to allow sunlight into key areas of public open space)



Operative AUP

Map H8.11.3 City Centre Zone General building height

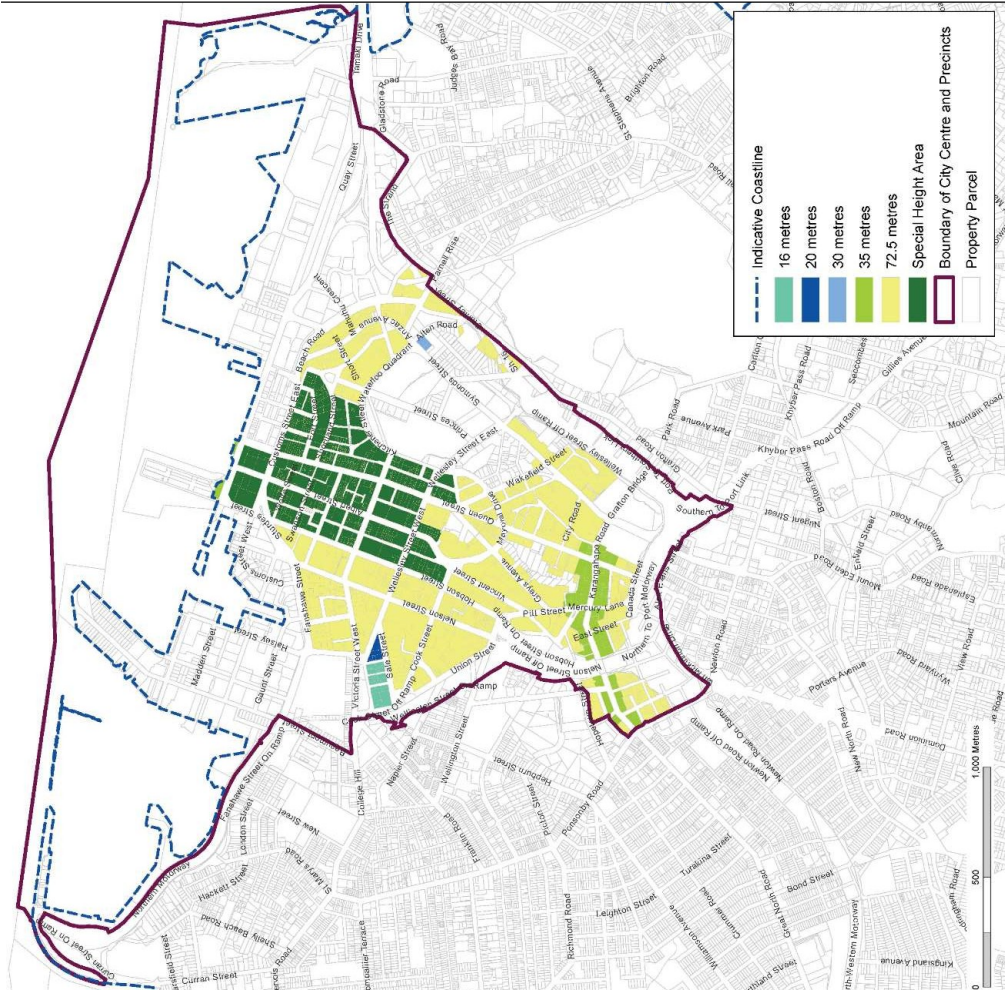




IHP Recommendations

Map H8.11.3 City Centre Zone
general building height

Including extension of Special Height
Area as set out in paragraphs 121-
124 of the IHP Recommendation
Report





Decision process

- Process set out in clause 101 of Schedule 1 of the RMA
- The council is required to make decisions on the IHP recommendations
- The council must decide whether to **accept** or **reject** each recommendations of the IHP
- Auckland Council's decisions must be notified by **30 May 2025** (Minister's direction)
- Public notification of accepted recommendations will include date when provisions will be operative

IHP City Centre recommendations

**Accept all
/ accept
some**

- **Publicly notified**
- **Those parts of PC78
'approved'**
- **Become part of
operative AUP**

**No appeals – Judicial review
on process only**





IHP City Centre recommendations

**Reject
(refer to
Minister)**

- Must provide reasons for rejection
- May provide alternative recommendations
- All rejections referred to Minister for RM Reform for decisions
- The Minister will then consider the IHP recommendation and the Council's alternative recommendation and make a decision.

**No appeals – Judicial review
on process only**



Assessment of IHP recommendations

- IHP recommendations received 8 May 2025
- IHP agreed with council's overall approach
- Full support of council's economic evidence
- Preferred council's planning and other expert evidence in most cases
- Supported most of council's proposed provisions

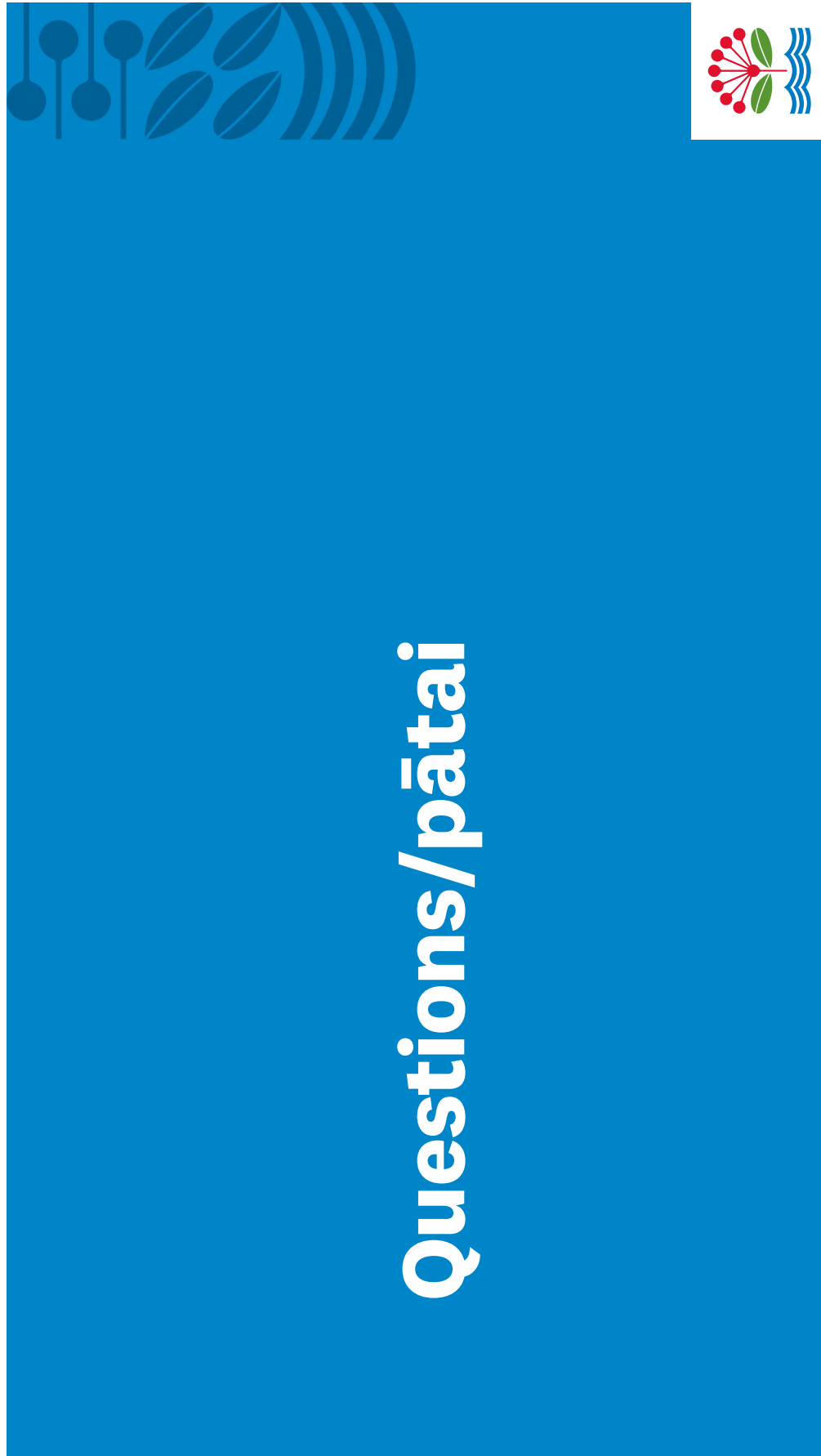


Item 7

Attachment A

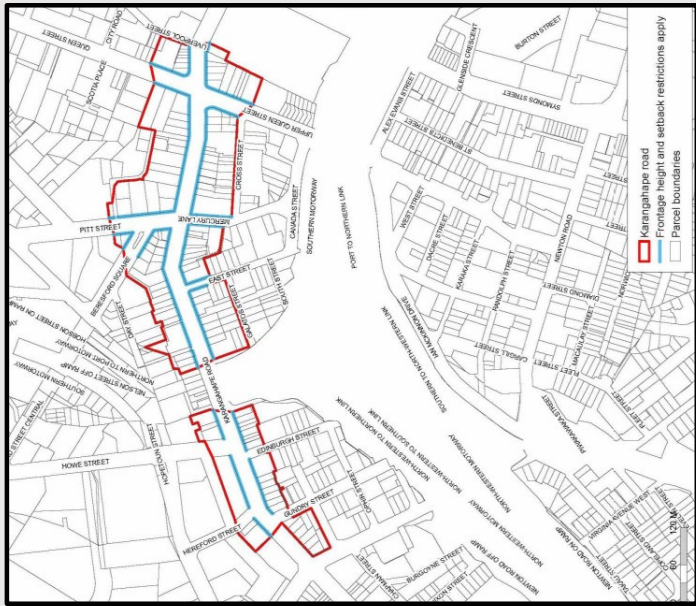
Staff recommendations

- Accept all IHP recommendations

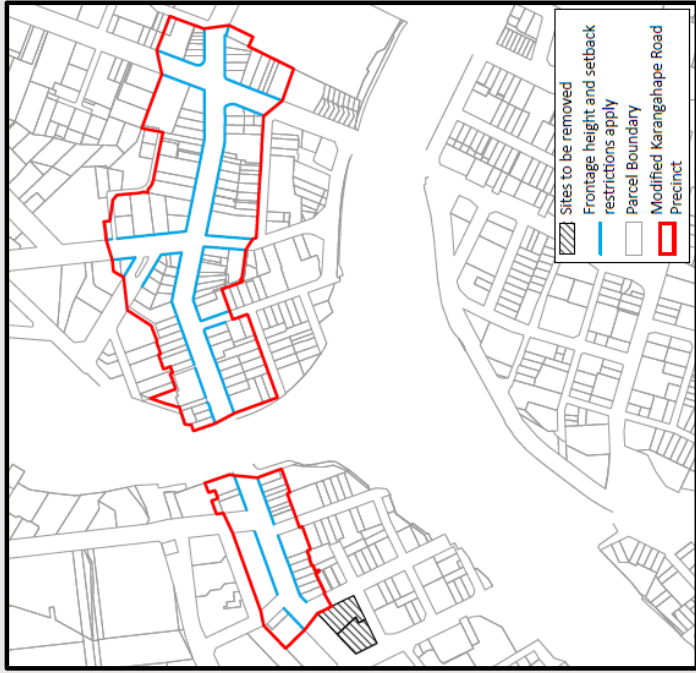


Karangahape Road Precinct extent

- IHP recommendation
 - Amendment to precinct boundary – removal of 538 and 582 Karangahape Road
 - Building heights at 35m



Notified precinct extent
(Notified Chapter 1206)



Precinct extent, as recommended by IHP
(Appendix 3 of IHP Recommendations)

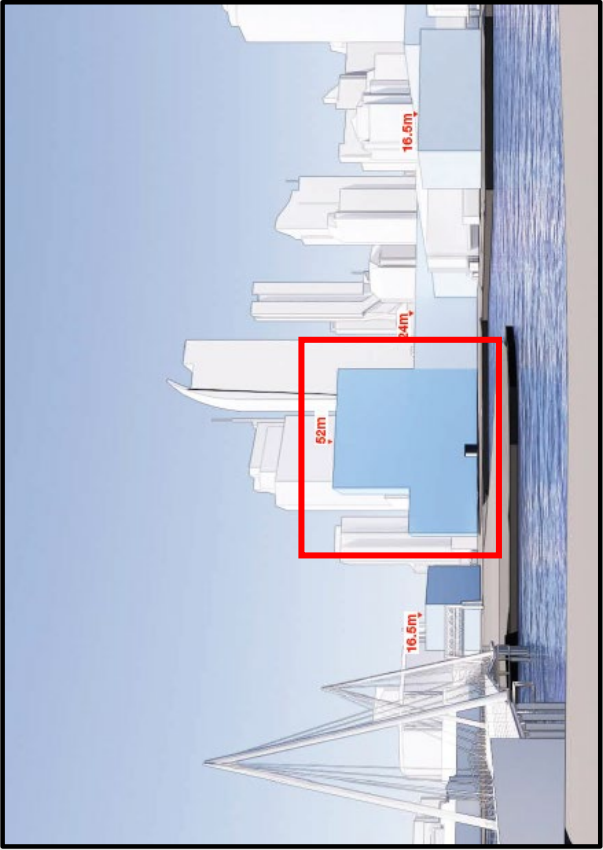
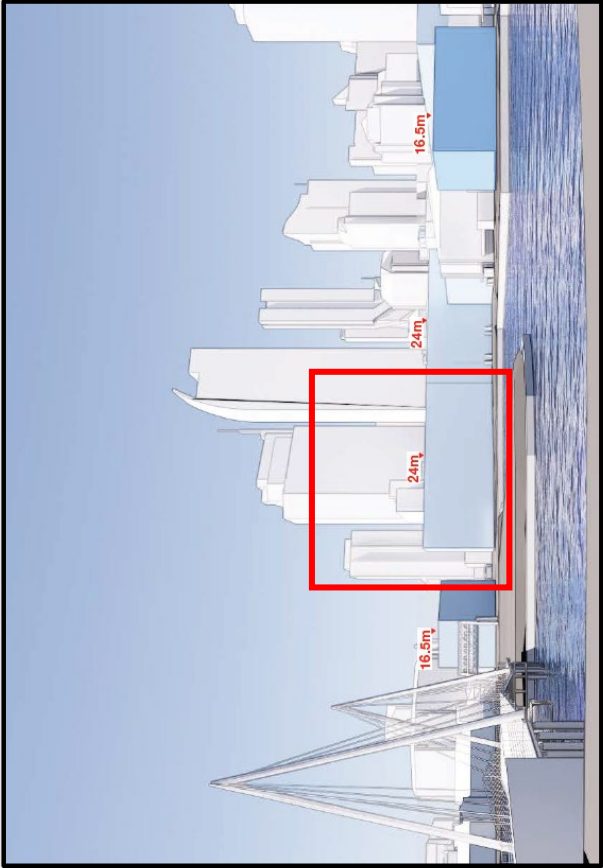
Viaduct Harbour Precinct – recommended height increases on specific sites



Comparison of heights proposed within the Viaduct Harbour Precinct:

- Left – heights from PC78 as notified
- Middle – heights recommended in council's evidence
- Right – heights as recommended by the IHP.

204 Quay Street: Operative vs IHP recommended building heights



Heights recommended in Council evidence (left) vs Heights recommended by IHP (right), when viewed from Karaka Plaza.

Source: Rebuttal Urban Design evidence of Deb Lee Sang.

