Date: Thursday 21 June 2018  
Time: 3.00pm  
Meeting Room: St Chads Church and Community Centre  
Venue: 38 St Johns Road  
Meadowbank

**Orakei Local Board**  
**OPEN MINUTE ITEM ATTACHMENTS**

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<td>Correspondence from the Ellerslie Association Football Club</td>
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<td>Approval of 2018/2019 Orakei local environment work programme</td>
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<td>A.</td>
<td>Ōrākei Local Board Hearing Submission: Summerset Villages (St Johns) Limited</td>
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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Ellerslie Association Football Club Inc.

20 June 2018

The Chairman
Orakei Local Board
C/- Auckland Council
Private Bag 92300
Victoria Street West
AUCKLAND 1142

Attention: Mr Kit Parkinson

Dear Kit

Re: Letter of Appreciation: Michaels Avenue Reserve Redevelopment Project.

I write on behalf of our 1,500 playing members, and a further 2,500 odd parents/guardians to formally record the Ellerslie Football Club’s appreciation for the support of the Orakei Local Board, and its duly elected members, both past and present, in facilitating the completion of Stages 1 and 2 of the above redevelopment plan.

The Board gained an early understanding of, and empathy towards the issues and pressures surrounding the growth in football participation numbers, both generally across Auckland, and specifically being experienced within our catchment, and has then assisted the Club to navigate its way through the myriad of both political, and operational phases needed to effect significant change. In addition to that, it has lobbied tirelessly to the Governing Body in order to secure significant sums of ratepayers’ monies to fund the necessary capital works.

At this time, we can now reflect on a job well done whereby our growing membership, and the wider community has access to artificial fields, together with improved playing surfaces throughout the Reserve, all of which can be accessed for use at night under floodlights. As a consequence, our Club’s ability to provide a great footballing experience to that community has been significantly improved, and will assist in enhancing the Club’s long term sustainability.

But as you know, the entire project is not fully completed, with the Stage 3 Amenities/Clubrooms

Ellerslie Association Football Club Inc.

P. O. Box 11-328, Ellerslie, Auckland 1542
complex still to commence construction. To that end, we would welcome your continued support and guidance as we seek to get this specific project stage started as soon as possible.

Once again, and on behalf of the entire Club, we would like to acknowledge, and thank you and your Board for your invaluable contribution to date. We hope that all Board members will take a good deal of pride and satisfaction, as we do, in seeing the first two stages completed.

Kind regards

Yours faithfully

Ellerslie Association Football Club Inc.

Mark B. Weipers
President

Ellerslie Association Football Club Inc.
P. O. Box 11-328, Ellerslie, Auckland 1542
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<thead>
<tr>
<th>ID</th>
<th>LB Plan Outcome</th>
<th>Lead Department or CCC</th>
<th>Activity Name</th>
<th>Activity Description</th>
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<th>Further Decision Points for LB</th>
<th>Timeframe</th>
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<tr>
<td>002</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>I&amp;ES: Environmental Services</td>
<td>Victoria Portland Significant Ecological Area (SEA) on private land</td>
<td>Restoration of Significant Ecological Area (SEA) on private land.</td>
<td>• Improved biodiversity outcomes on private land</td>
<td>No further decisions to be made in 2018/2019</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$20,000</td>
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<tr>
<td>603</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>I&amp;ES: Environmental Services</td>
<td>Eastern Bays Songbird Initiative</td>
<td>Facilitation and resource support to Eastern Bays Songbird Initiative for ecological restoration and pest management</td>
<td>• Landscape scale pest control (public and private land)</td>
<td>No further decisions to be made in 2018/2019</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$40,000</td>
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<td>890</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>I&amp;ES: Healthy Waters</td>
<td>Madills Farm Stream restoration project</td>
<td>Implementation of the Madills Farm Reserve Stream Restoration Plan June 2015</td>
<td>Desired Outcomes:</td>
<td>No further decisions to be made in 2018/2019</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$20,000</td>
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<td>892</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>I&amp;ES: Healthy Waters</td>
<td>Hobson Bay Catchment Care project (Waata Reserve)</td>
<td>Site planting</td>
<td>Describe the benefits that this project will provide:</td>
<td>No further decisions to be made in 2018/2019</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$28,000</td>
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<td>854</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>I&amp;ES: Environmental Services</td>
<td>Streamside Assistance - Remuera Stream stage two</td>
<td>From the Deck, Newmarket Stream Community Restoration Project is a community-led initiative. Facilitated by Gecko Trust, in partnership with Auckland Council. The Newmarket Streamside Assistance project is building on existing community members. Encouraging their enthusiasm and leadership, embracing a shared learning approach. The second year of this project will build on the outcomes of the first. For example, resources and educational tools are developed as the community further defines its focus. This will benefit the community by giving them opportunities to connect with more neighbours and allow them to share lessons learnt and build resilience.</td>
<td>The second year of this project will build on the outcomes of the first. For example, resources and educational tools are developed as the community further defines its focus. This will benefit the community by giving them opportunities to connect with more neighbours and allow them to share lessons learnt and build resilience. <strong>Tasks and events:</strong> - Coordination within the community - Revisit priorities and revise plan as necessary - Build on leadership and education - Hold planned events, including networking and practical training and working days - Continue to develop strategic decision-making documents <strong>Benefits:</strong> - Restoring and improving local waterways - Increasing both terrestrial and aquatic biodiversity by creating ecological corridors and restored riparian margins - Empowering local communities to connect and advocate for their local natural environment and for positive freshwater outcomes - Wider community connection and appreciation - The community can realise that plans can be adapted to greater ownership of the direction to bring about positive change to their neighbourhood - Resilience and pride is developed as emerging leaders and young educators are encouraged amongst the neighbourhood - Community sees tangible results and action. This is visible in the neighbourhood through involvement in workshops around weeds, pests and bird monitoring. As well as door knocking to expand the community outreach.</td>
<td>Timeframe: C1, Q2, Q3, Q4</td>
<td>Budget Source: LDI: Opex</td>
<td>FY18/19: $22,500</td>
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<td>Further Decision Points for LB</td>
<td>Timeframe</td>
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| 003 | The natural environment is valued, protected and enhanced by our communities    | I&ES: Environmental Services | Tamaki Estuary Environmental Forum Coordinator - Ōrākei Local Board | To see Te Wai o Taikī (the Tamaki Estuary) as a thriving, dynamic and healthy ecosystem that is loved and used by the community and which positively enhances and connects with the Manukau Harbour, the Watamata Harbour and the Hauraki Gulf. “Tamaki Estuary Environment Forum vision.” Specifically this budget will fund a coordinator at 12 hours per week to support the Tamaki Estuary Environmental Forum (TEEF), and support groups in progressing the above vision for the Tamaki estuary. TEEF operates as a collaboration between five local boards, and several community organisations, to advocate for the Tamaki catchment. This year will see exploration of additional funding sources and sponsors to support aspirations of the group. TEEF also hopes to partner with academic institutions to discover more about the environmental issues and social interactions of communities within the Tamaki catchment. | - This unique environmental governance group including elected members, Auckland Council staff, community groups and NGOs is supported and their joint knowledge and influence utilised  
- A broad range of experience and understanding from members can be used as advocacy to inform decision makers operating in the catchment.  
- Projects and actions to achieve water quality and biodiversity improvements for the catchment and estuary are identified and implemented  
- Existing project within the catchment are identified and supported  
- Community engagement to take ownership of specific areas of a stream to achieve positive environmental/social outcomes.  
- Joined up thinking between 5 boards and council to benefit the Tamaki | No further decisions to be made in 2018/2019. | Q1, Q2, Q3, Q4 | LDI: Opex | $ 5,000 |
<p>| 1503| The natural environment is valued, protected and enhanced by our communities    | I&amp;ES: Environmental Services | Andersons Beach Reserve - Phase Two (Ecological Restoration and pest Management) | This is a very weedy coastal dune reserve, particularly towards the northern end. Phase two will deliver a combination of initial and follow up weed control. This control be focussed on high priority wees including Japanese Honesty and Blue Morning Glory and ground covers including Tradescantia. Planting restoration and maintenance will be carried out on the 2017/2018 planting season. The completion of the project will reduce the amount of time for future control of invasive plants within the reserve. | Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Increase in native biodiversity and improved ecosystem. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon the work delivered in 2017/2018. | No further decisions to be made in 2018/2019. | Q1, Q2, Q3, Q4 | LDI: Opex | $ 6,400 |
| 1504| The natural environment is valued, protected and enhanced by our communities    | I&amp;ES: Environmental Services | Grampian Road Retention Dam - Phase Two (Ecological Restoration and pest Management) | Small reserve with some areas of native canopy and a weedy understory. The south eastern corner is dominated by Chinese privet and cotoneaster canopy. Phase two will continue initial control with a focus on Tradescantia and other priority environmental weeds present. Plant maintenance will be carried out on the 2017/2018 planting season. A planting area (which comprises a drainage swale) will deliver planting of 500 wetland species (sedges) to suppress pest plant establishment. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve. Control targeting rodents and possums will also be undertaken. | Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Reduction in invasive mammal numbers in the reserve. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon the work delivered in 2017/2018. | No further decisions to be made in 2018/2019. | Q1, Q2, Q3, Q4 | LDI: Opex | $ 6,700 |</p>
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<tr>
<td>1505</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Hobson Bay Walkway 1 - Phase Two (Ecological Restoration and Pest Management)</td>
<td>Narrow coastal strip with predominant pohutukawa canopy and limited understorey. Phase two will deliver follow up control which will be focussed on most weeds present including bush wattles, small tree privets, Tradescantia and pampas. Planting preparation and planting of 200 plants will be carried out in the canopy gaps created by the removal of canopy pest plants. The aim is to achieve a canopy cover in 3-5 years on the exposed coastal margin and reduce future establishment of pest plants.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon the work delivered in 2017/2018.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$5,000</td>
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<td>1506</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Hobson Bay Walkway 2, Thomas Bloodworth and Shore Road Reserve - Phase Two (Ecological Restoration and Pest Management)</td>
<td>This reserve consists of a narrow coastal edge strip, occasional bush pockets and a larger bush area at the western end of the reserve. Tree privet and other mature exotic canopy is present in some areas, and a large area of bamboo is present in the western inlet. Phase two will deliver initial and follow up control will be focussed on pampas and bush wattles along the coastal edge, and priority species including moth plant, woody nightshade, and Tradescantia through bush areas. Planting preparation and planting of 250 plants will be carried out on the exposed coastal areas adjacent to tidal mangroves selected to fill gaps where pampas are removed. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon the work delivered in 2017/2018.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$10,000</td>
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<td>1508</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Martyn Wilson Field and Lingarth Reserve - Phase Two (Ecological Restoration and Pest Management)</td>
<td>There is a small area of natural canopy in Martyn Wilson Reserve, while Lingarth Reserve has a predominant tree privet canopy. Phase two will deliver continued initial control which will be focussed on high priority vines including Japanese honeysuckle and blue morning glory, and ground covers such as Tradescantia and persimmon, and other priority weeds at time allows. Planting preparation and planting of 250 plants will be delivered to the coastal margin which will include saltmarsh species such as ozo and sea rush. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Reduction in invasive weed numbers in the reserve. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon work delivered in 2017/2018.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
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<td>1510</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>IES: Environmental Services</td>
<td>Ngapipi Reserve and Ngapipi Cliff Reserve - Phase Two (Ecological Restoration and pest Management)</td>
<td>Very weedy sites, with free pivit forming a significant portion of the canopy, and numerous environmental weeds throughout the understory. Some native regeneration is occurring naturally and some understory planting has been carried out in an area of Ngapipi Reserve. Phase two will deliver follow up control which will focus on environmental weed species present in Ngapipi Reserve including Japanese honeysuckle, blue morning glory, Madrenia vine, ginger, climbing asparagus and woolly nightshade. Planting preparation and planting of 250 plants will also be carried out in a section of understory in Ngapipi Reserve. If time allows, initial control work will be started in Ngapipi Cliff Reserve. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Reduction in invasive mammal numbers in the reserve. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build on work delivered in this area in 2017/2019.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
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<td>1512</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>IES: Environmental Services</td>
<td>Pamela Place Reserve - Phase Two (Ecological Restoration and pest Management)</td>
<td>Small reserve covering part of a larger privately owned bush area. Canopy is predominantly native, although some exotics are present, and the understory has a diverse selection of weeds. Phase two will deliver follow up control which will be focussed on jasmine in the south western corner and other target weeds throughout the reserve. This will exclude an area of asparagus present in the north of the reserve for aesthetic reasons, and to maintain bank stability. Planting preparation and enrichment planting of 500 plants will also be carried out within the gaps following pest plant control. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Reduction in invasive mammal numbers in the reserve. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build on work delivered in this area in 2017/2019.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$8,500</td>
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<td>1514</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>IES: Environmental Services</td>
<td>Waiatarus Reserve - Phase Two (Ecological Restoration and pest Management)</td>
<td>Large reserve with many isolated bush pockets, predominantly consisting of natives. Phase two will deliver follow up control which will be focussed on the high priority weed species including moth plant, woolly nightshade, and Tradescantia, and other species as time allows. No further planting is required at this stage for this year. Pest animal control is not required in this area as this is delivered by the Waiatarus Protection Society. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon work delivered in 2017/2019.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LDI: Opex</td>
<td>$35,000</td>
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<td>Further Decision Points for LB</td>
<td>Timeframe</td>
<td>Budget Source</td>
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<td>1515</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Whau and Watarama Reserves - Phase Two (Ecological Restoration and Pest Management)</td>
<td>Large reserve with predominant native canopy where bush is present. Phase two will include follow up control which will be focussed on priority vines around the bush edge, including Japanese honeysuckle, and control of the weed bank weeds throughout the bush. Control of a heavy blue morning glory infestation in the north west of the reserve will likely require annual maintenance and is beyond the scope of this programme. Large angel trumpets present in the reserve will be left alone as they belong to a neighbouring resident. No planting is recommended for this area as natural regeneration will occur readily if pest plants are kept under control. The completion of this project will reduce the amount of time required for future control of invasive plants within the reserve.</td>
<td>Reduction of the current invasive plant species present in the reserve, limiting further spread both within the reserve and to other areas. Reduction in invasive mammal numbers in the reserve. Increase in native biodiversity and improved ecosystem health and functioning. Improved social value of the reserve as a space for public recreation and enjoyment. This project will build upon the work delivered in this area in 2017/2019.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LD: Opex</td>
<td>$ 22,500</td>
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<td>1516</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Neighbourhood Liaison - Phase Two (Pest Management)</td>
<td>While undertaking pest plant control in each reserve, boundary pest plant issues will be identified and the following actions undertaken: 1. Letter drop to selected properties located on weed infested boundaries. 2. Follow-up door knock for properties who have not responded. 3. One hour site visit/consultation with the property owner. This will usually entail a walk through of the property with the owner, identifying pest plant issues and discussing control methods. 4. Follow up with a short written report. 5. Offer selected landowners assistance with their pest plant control if they are deemed to be unable to do it themselves. 6. Provide landowners with a free bottle of weed stump gel (Menagel or Vigilant as most appropriate, along with guidance for safe use and one free weed bag to assist with ongoing control by landowner (to be confirmed and supplied by Council). 7. Maintain accurate records showing what support has been provided to each property and all communication.</td>
<td>The project will enhance biodiversity and stream habitat across high value reserves. It will also engage neighbours, raising awareness of the benefits of stream enhancement and will encourage neighbours to manage weeds on private property to connect to their local environment. This project will build upon work delivered in this area in 2017/2019.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LD: Opex</td>
<td>$ 13,000</td>
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<tr>
<td>1534</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Environmental Enhancement Plan</td>
<td>Development of a plan which outlines environmental initiatives currently underway and guides the local board’s investment in environmental projects over the next three years.</td>
<td>The board has a one-stop-shop of all the environmental enhancement projects and programmes happening over the next three years.</td>
<td>No further decisions to be made in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LD: Opex</td>
<td>$ 10,000</td>
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<tr>
<td>2729</td>
<td>The natural environment is valued, protected and enhanced by our communities</td>
<td>&amp;ES: Environmental Services</td>
<td>Ecological Restoration at Redcliff Road</td>
<td>• Ecological restoration will be undertaken in the cliff area on Redcliff Road. A detailed scope of works will be confirmed in quarter one 2018.</td>
<td>The benefits of the projects include: reduced invasive plant species present in the reserve, limiting further spread both within the reserve and in other areas. Increase in native biodiversity and improved ecosystem.</td>
<td>No further decisions required in 2018/2019.</td>
<td>Q1, Q2, Q3, Q4</td>
<td>LD: Opex</td>
<td>$ 10,000</td>
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### Infrastructure and Environmental Services Work Programme 2018/2019

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<tr>
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| 2730| The natural environment is valued, protected and enhanced by our communities | I&ES: Environmental Services | Stonefields Heritage Trail (new) | • Ecological restoration and pest management will be undertaken at the Stonefields Heritage Trail  
• A detailed scope of works will be confirmed in quarter one 2018. | x                  | There are no further decisions required for 2018/2019. | Q1, Q2, Q3, Q4 | LID: Opex    | $10,000 |
# Work Programme Leads, Alternates and Advisors

## Parks & Reserves: Kit & Colin / Carmel
Suzanne & Hayley
- Local Parks Work Programme
- Sports Parks Work Programme
- Sport and Recreation Work Programme
- Leisure Work Programme
- Parks Management Plans implementation
- The Landing
- Hobson Bay Action Plan
- Community facilities: Parks renewals Work Programme

## Environment: Toni / Colin & Troy
Hayley & Suzanne
- Infrastructure and Environmental Services Work Programme
- Clean water programme/projects
- Ecological restoration
- Tamaki River protection (Environmental Forum)
- Environmental Education for Sustainability Programme (EnviroSchools)
- Watercare
- Civil Defence & Emergency Management

## Community: David / Ros
Suzanne
- Arts, Community and Events Work Programme
- Community facility renewals
- Community Empowerment line items in the Arts, Community and Events Work Programme
- Council-owned community places and halls
- Community partnerships
- Youth empowerment and elderly initiatives
- Young Enterprise Scheme

## Arts and Libraries: Colin / Toni
Suzanne & Hayley
- Arts and Culture line items in the Arts, Community and Events Work Programme
- Libraries (facilities and services) S
- Libraries Work Programme S
- Library renewal line items in the Community Facilities Renewals Work Programme S

## Economic Development: Ros / David
Hayley
- Local economic development (ATEED) Work Programme
- Business Improvement Districts (BID) Local Economic Development Initiatives
- Business Associations (Elersie, Remuera, St Heliers, BIDs, Mission Bay)
- Visitor Strategy
- Economic Development Plan

## Transport: Carmel / Ros & Toni
Hayley
- Local transport and reading issues and feedback
- Auckland Transport Capital Fund Work Programme

## Resource Consent and Regulatory: Troy / Colin & David
Suzanne
- Resource consents
- Bylaws and regulatory (incl. compliance and liquor licensing)

## Events, Landowner Approvals & Leases: Kit / David
Hayley & Suzanne
- Local events permit feedback
- Events line items in the Arts, Community and Events Work Programme H
- Local events H
- Landowner consents
- Community facilities: Leases Work Programme

## Heritage: Colin / Troy
Suzanne
- Local place-making street environment
- Heritage (incl. heritage signage)
- ANZAC Day

## Communications: Chairman
Jane
- Communications
- Relationship with Stakeholders
FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD
ON A RESOURCE CONSENT APPLICATION FOR A RETIREMENT VILLAGE AT 188-226
ST JOHNS RD AND 55 & 57 RIPON CRESCENT, ST JOHNS, AUCKLAND.

1. The Ōrākei Local Board wishes to address the Commissioners on certain aspects of the proposed development at 55 and 57 Ripon Crescent, St Johns, particularly as the development relates to impacts on Unitary Plan height limits, the Significant Ecological Area, removal of trees, and traffic management. The submission reiterates key areas as highlighted in the Board’s Feedback of 15 February 2018.

2. We have been authorised to make this presentation on behalf of the Ōrākei Local Board.

3. By way of background, the Ōrākei Local Board is not a committee of the Auckland Council, nor is it a community board. It is part of the Auckland Council in the legislated two-tier shared governance structure between the Governing Body and local boards. Accordingly, the Ōrākei Local Board has a local governance role. In this regard the Commissioners are referred to the Board’s Feedback (15 February 2018).

4. Local Boards across the region are facing challenges with ensuring developers comply with the new generous provisions of the Unitary Plan. Local Boards will continue to be strategically and operationally tested on the thresholds of compliance with the Unitary Plan. Some developers will naturally test the Unitary Plan interpretations to give them the best commercial outcome. The Unitary Plan sets out clear zoning and height regulations under section H4 (Mixed Housing Suburban) and H5 (Mixed Housing Urban). The challenge for Commissioners and the Council is when infringements are allowed, for example, to exceed the stated regulated heights. This sets a precedent for other developers to then use to justify their future projects and proposals to this level, and thereby further endorse the "contraventions".

5. The Board welcomes new developments that provide economic development, employment and accommodation opportunities to our Local Board area. We are supportive of retirement-living initiatives and the intents of the applicant - given the demographics of our constituents - and see benefits for senior-lifestyle living now, and in the future.

6. The Board is not opposed to new developments provided they fully comply with all standards in the Unitary Plan. The Board expects all developers to stay within the bounds and intent of the Unitary Plan. Every Board around the region is vigilant in ensuring precedents are not set which lead to inconsistent and inequitable decision-making.

7. We wish to recap some of the key points in our feedback. We are cognisant that some of the issues may have been addressed by the applicant or some mitigation measures may have been already mutually agreed by the applicant and the Council planner.

Height

8. The Board is most concerned about significant height infringements in the application and the negative effect of these on community well-being. The community has reason to expect a built environment of no more than three stories in this MHU Zone area.
9. We note the Council planner’s summary assessment (page 25) that the actual and potential effects of the height of the built form proposed (particularly of Buildings E and F), in relation to the visual amenity of the wider environment, are not acceptable and such effects are likely to have a detrimental impact.

10. The Board agrees with the Urban Design consultant’s comments that “…although it is unlikely viewers would be able to see the full length or height of the buildings, their expression as three connected buildings, rather than one long building, is not convincing.” And “…the singular mass that would be seen (particularly the upper levels of the buildings being composed of a similar material and colour) is excessive and inappropriate.”

**Significant Ecological Area (SEA)**

11. The Significant Ecological Area (SEA) is clearly important enough for it to have been established by Auckland City Council and very recently confirmed in the Unitary Plan, including over part of the applicant’s site. As part of the “bulge” is within the SEA, the Boards’ view is that it should not be built on at all.

12. Given the delicate ecosystems in St Johns Bush, the Board as the local governor of this Council-owned reserve requires that the health of the bush which has evolved in response to the current/seasonal low and high water stormwater flows will not be detrimentally affected by the change in stormwater management through this area as proposed by the application.

13. The Ōrākei Local Board is strongly opposed to the removal of any native vegetation from the SEA, and believes that the SEA should be extended to cover Area 2 identified in Figure 2 of the Bio Researchers Group report as: Mature native trees and understorey.

14. Further, the Board does not support the removal of mature native and exotic trees, such as the oaks, from the site and any design of and construction of the site should work around trees.

**Traffic Management**

15. Traffic along the local arterial routes of St Johns Road and Kohimarama Road is increasing and capacity is being stretched; management of these roads continues to be a challenge. Building a 344-unit complex with an integrated 24/7 business activity and staff and servicing requirements in this largely residential area will create additional traffic movements in this area, and place further demands on the already congested St Johns Road artery. The Board’s view is that considerable increases in traffic movements will adversely impact the surrounding residential neighbourhoods in Meadowbank, such as on Ripon Crescent, Rutherford Terrace and Ipswich Place. The consequence of higher congestion will lead to safety issues also.

**Recommendations**

16. The Board supports the reporting planner’s recommendation that the application, as submitted, be declined.

17. Should the Commissioners, if they are minded after hearing and considering all the evidence and the submissions, to grant the application, the Board asks the Commissioners to order:
a. That for the development to be more in keeping with the residential character of neighbourhoods in St Johns Road and Ripon Crescent, the height of the contravening buildings be lowered to comply with the provisions of the Unitary Plan, their bulk reduced and as recommended by the Urban Design consultant that blended colour schemes and appropriate glazing be used. This will minimise the negative visual impact of the development.

b. That no development occurs within 10m of the SEA, and no native vegetation be removed from within the SEA.

c. That the forest ecosystem within St Johns Bush and the SEA remain in good health by ensuring that changes to the current storm water management system that flows through into the St Johns Bush and waterways and from there into the Pcarewa Valley catchment do not result in any reduction of flows through these areas.

d. That substantial trees, such as the oaks and karaka trees, are retained on the applicant's property.

e. That traffic management plans positively address the Board's concerns regarding safety and increasing congestion on the neighbouring residential streets.

Kit Parkinson  
Chairman  
Ōrākei Local Board  

Colin Davis JP  
Member  
Planning and Consent Portfolio  
Ōrākei Local Board  

David Wong JP  
Member  
Planning and Consent Portfolio  
Ōrākei Local Board  

18 June 2018