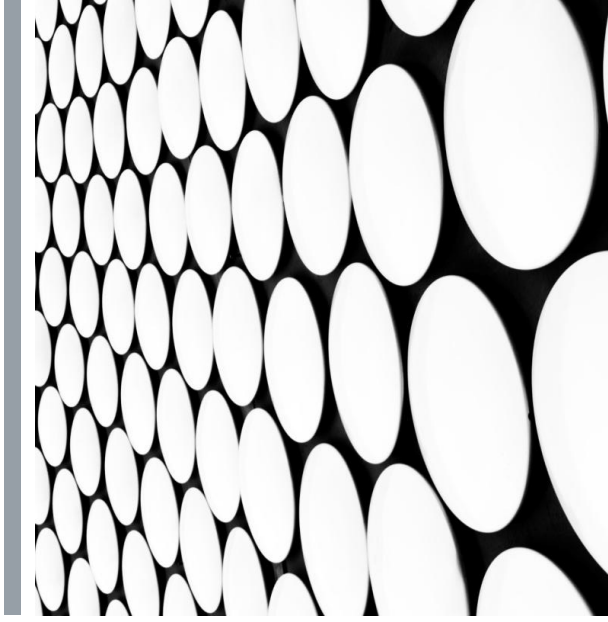


Date: Thursday 27 February 2025
Time: 4:00 pm
Meeting Room: Waitākere Ranges Local Board Office
Venue: 39 Glenmall Place
Glen Eden

Waitākere Ranges Local Board

OPEN MINUTE ITEM ATTACHMENTS

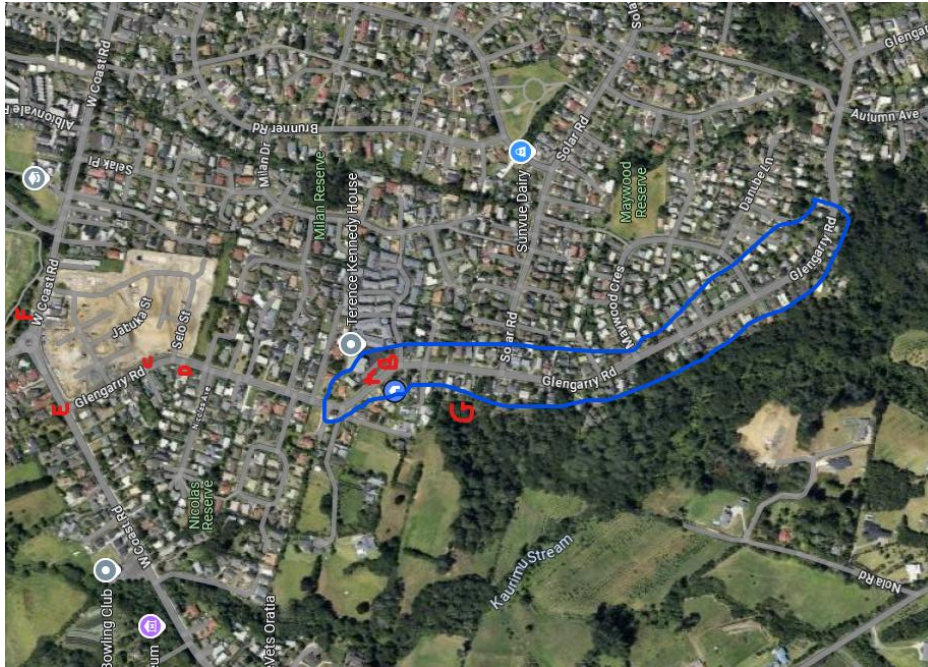
ITEM	TABLE OF CONTENTS	PAGE
9.1	Public Forum: Emily Simes, community concerns about parking and traffic on Glengarry Road.	
A.	27 February 2025, Waitākere Ranges Local Board: Item 9.1 Public Forum - Emily Simes, community concerns about parking and traffic on Glengarry Road.	3
21	Draft Storm Affected Land Use Policy	
A.	Draft Storm Affected Land Use Policy and Implementation Approach, Waitākere Ranges Local Board Feedback 27 February 2025	11



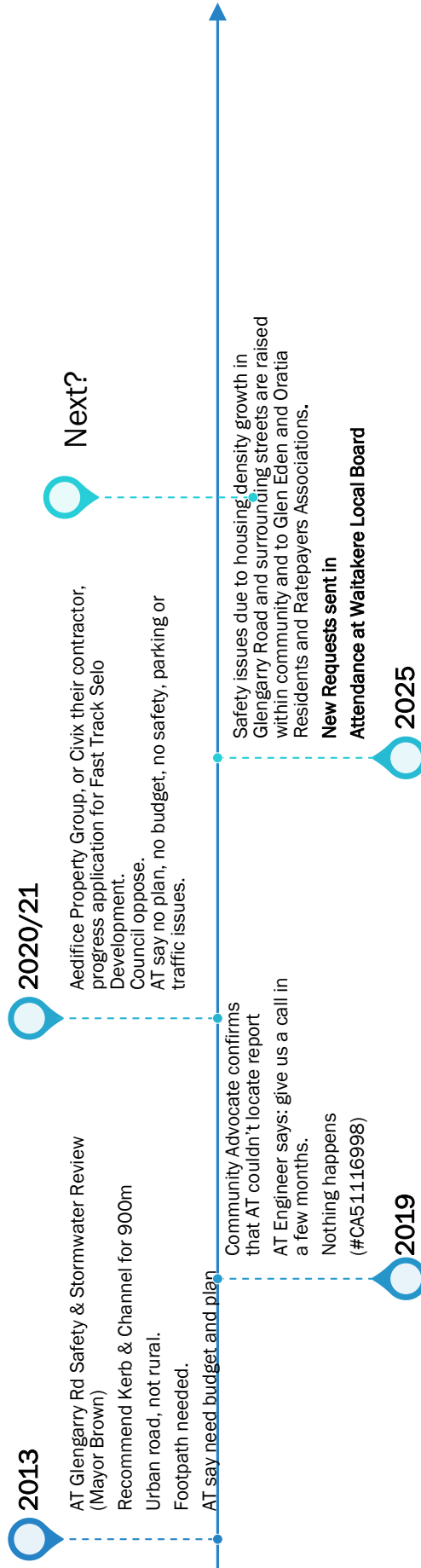
MISSING IN ACTION: GLENGARRY ROAD, GLEN EDEN SAFETY IMPROVEMENT PLAN

EMILY SIMES – GLENGARRY ROAD RESIDENT – 27.02.25

GLENGARRY SCENARIOS: LESSONS TO LEARN FROM



TIMELINE

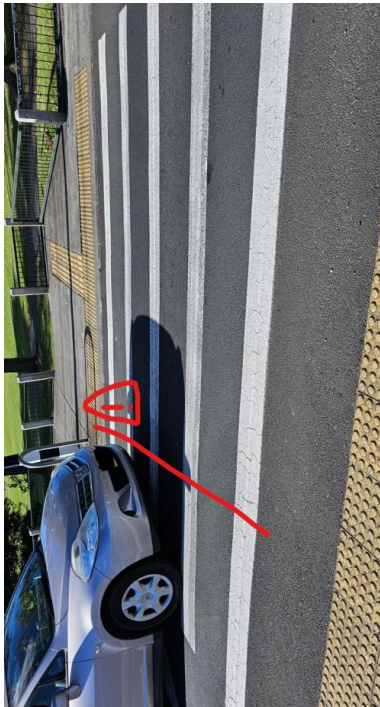


Attachment A
Item 9.1



ACCOUNTABILITY?
BUDGET?
COORDINATION?

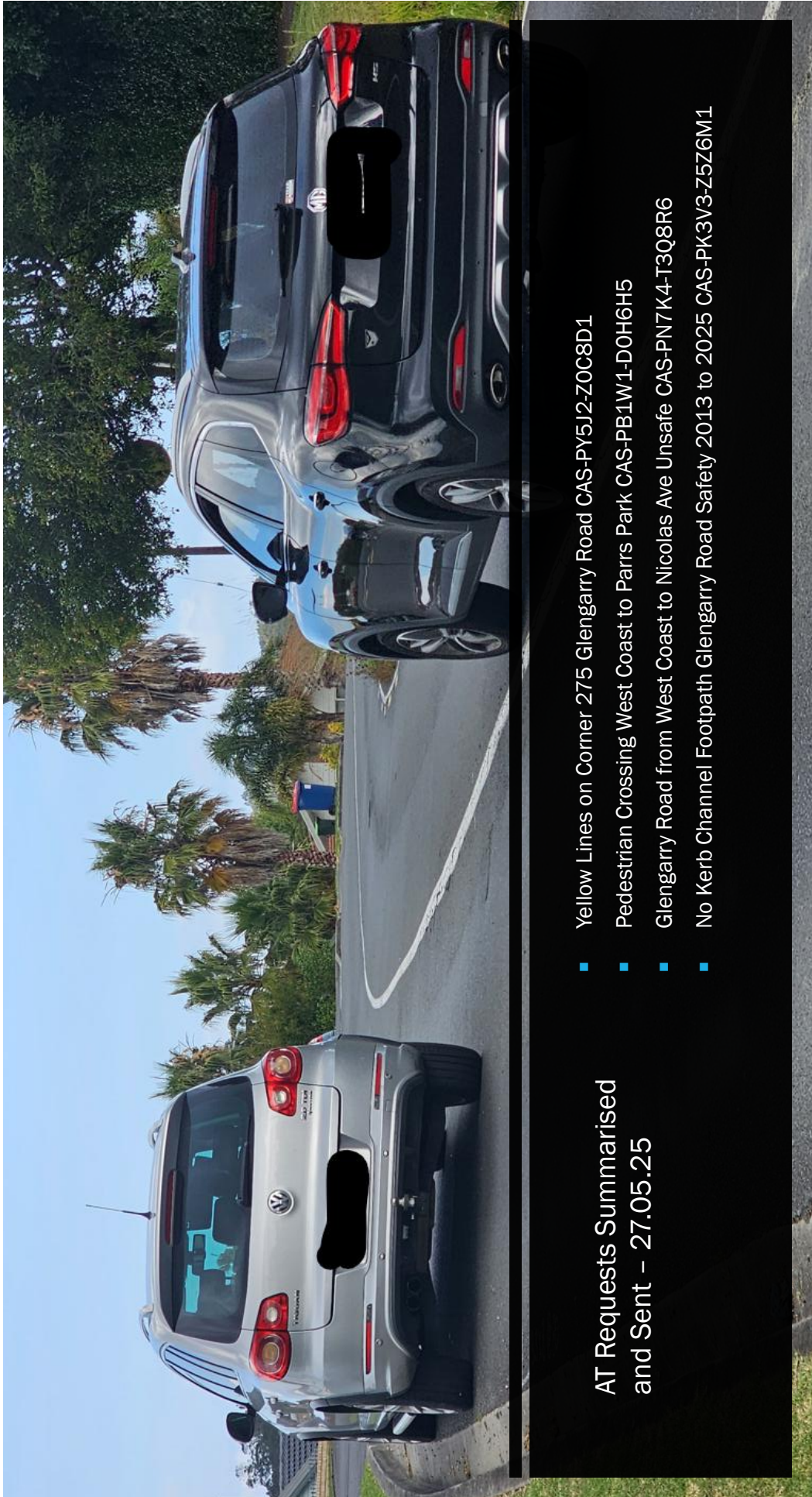
- Maintenance Programme team?
- Capital Planning (MIA)?
- Road Restrictions team?
- Local Boards?
- Councillors?



LEADING? ENGAGING? COMMUNICATING?

- Legacy underinvestment
- Legacy safety issues
- Increasing urban density
- Increasing population
- Increasing expectation on amenity
- Still no Safety Improvement Planning

Attachment A
Item 9.1



AT Requests Summarised
and Sent – 27.05.25

- Yellow Lines on Corner 275 Glengarry Road CAS-PY5J2-Z0C8D1
- Pedestrian Crossing West Coast to Parris Park CAS-PB1W1-D0H6H5
- Glengarry Road from West Coast to Nicolas Ave Unsafe CAS-PN7K4-T3Q8R6
- No Kerb Channel Footpath Glengarry Road Safety 2013 to 2025 CAS-PK3V3-Z5Z6M1

THANK YOU FOR LISTENING

Questions for you:

1. Does A.T. have a West Auckland Director for capital planning? (Like the Maintenance equivalent?)
2. Why do local politicians have to be involved in long term safety improvement planning and investment? (Isn't that A.T.'s job?)
3. What is the business process for residents to engage with A.T. and trust that A.T. are planning improvements as Glen Eden changes? (housing density/safety/amenity)
4. Next step for Glengarry road and surrounding streets plan is???

Draft Storm Affected Land Use Policy and Implementation Approach

Waitākere Ranges Local Board

The Waitākere Ranges Local Board (WRLB) has concerns about the Draft Storm Affected Land Use Policy and Implementation Approach (hereafter called the Policy), 3 February 2025, which it does not believe adequately addresses the situation within the Waitākere Ranges Heritage Area which is almost entirely contained within the Waitākere Ranges Local Board Area.

The WRLB area contains 12.8% of the properties categorized as Cat 3 in the region (as at 19 February), which is a significant proportion of properties eligible for being bought out.

The Waitākere Ranges Heritage Area Act 2008 places additional responsibilities on Auckland Council in its decision-making. It must have “particular regard to the purpose of this Act” when carrying out its functions. The “heritage features” of the Act include “ecosystems of prominent indigenous character” and “large continuous areas of primary and regenerating lowland and coastal rainforest”. The Heritage Area provides “a diversity of habitat” and “opportunities for ecological restoration”. The objectives are to “protect, restore, and enhance the area and its heritage features”. Council is to “manage ecosystems to protect and enhance indigenous habitat values...”.

Land acquired within the Heritage Area could assist in meeting the objectives of the Act to “protect, restore and enhance the area and its heritage features”.

The Act is not mentioned in the Policy. There is no sense that the Council has approached affected land in the Heritage Area with the goal of protecting, restoring or enhancing, nor any approach that recognises that individual plots of land acquired by Council through buy-outs are parts of larger forests in public or private ownership, nor that inadequate management of the land acquired has the potential to cause ecological harm, habitat loss and fragmentation of the forest.

Already, two years on from the cyclone, many damaged sites have been invaded by pest plants with Council not carrying out any control. These pest plants include ginger and pampas which have a high invasive potential. Many adjoin or are near regional parkland, wetlands or other ecosystems that could quickly become damaged. No maintenance is currently carried out on these sites so that the task of remedying the damage becomes larger by the day.

The Policy is largely developed from an urban lens. For example, the environmental policy mentioned is Auckland’s Urban Ngahere (Forest) Strategy (see Page 23). There is also a bias towards flood damage as opposed to damage from landslide.

Land that is acquired is principally judged according to whether it can be redeveloped following private sector purchase or whether it is required for “Auckland Council Group services”. Land that does not meet either of these categories is seen as potentially being sold to neighbours in which case the Council would lose control of its management, including its actual and potential biodiversity values. Council says “It may be that neighbours can do a better job of looking after the land than the council can with its limited maintenance budget”, but provides no proof of this. It is unreasonable to place the burden of fulfilling its Heritage Area Act responsibilities and biosecurity policies on neighbours of its land.

The summary on page 6 of what might happen to bought out properties, includes “supporting community regeneration”, off-setting the cost of the buy-out, and redeveloping the land. There is no

mention of the potential for the land to contribute to biodiversity, where it is forested and/or adjoining forested land.

Many of the properties acquired in the buy-out have Unitary Plan Significant Ecological Areas overlays over at least part of the site. Where this applies, Council needs to (having established the boundaries) assess the value of retaining these in Council ownership and incorporating these into adjoining areas of forest (whether parkland or private land). The Heritage Area Act talks about the “large continuous areas” of forest, the boundaries of which will differ from legal boundaries.

Purpose of the policy (Page 7)

This talks about producing positive outcomes for Auckland Council and Aucklanders, and mentions “environmental” outcomes positively. The beneficiaries of these outcomes should include “Auckland”, not just citizens and Council.

The outcome we want to achieve (Page 8)

Once again, there is an absence of environmental outcomes and in particular, those for the Heritage Area. Here the term “private green space” is used. “Green space” is not defined so it is not clear whether this is vegetation or lawn. Community outcomes are seen in flood terms but not in managing land subject to past landslides. There should be environmental outcomes beyond “Making Space for Water”, such as slip remediation, pest plant control and revegetation.

There is nothing here or in the next section on “Principles” about how Council will manage and restore land it acquires that is subject to landslides. Because of the damage already suffered and future risk, it is hard to see how Council will manage this land. It is unlikely such land will have future service use or be able to be sold. The Policy should at least state that these lands will be subject to pest plant control and revegetation which will be important to prevent them becoming a source of pest plant invasion but also to stabilize to prevent future landslides.

Principles (Page 9)

This should include a principle to - Take into account environmental outcomes and potential biodiversity gains, especially where properties contain SEAs, are contiguous with existing forests and eco-systems and/or are in the Waitākere Ranges Heritage Area.

The principle “Make use of existing Council processes” includes “Maintenance of acquired land”. This should include “restoration and enhancement”.

The Board supports the policy that people including mana whenua are involved in future decisions about land acquired. The location of all such land should be communicated to Local Boards, iwi and the public.

Roles and Responsibilities (Page 11)

This section lists the Local Board as making decisions about some land that “the Governing Body makes available for an identified and funded service need”. This is actually highly restrictive. There should be room for local boards to nominate land where a use has been identified for it that was not already identified. There may be creative and innovative ideas for use of land, or future needs not yet identified. This also reads as if it would exclude biodiversity gains that could be made by retaining land that is an SEA or contiguous with forest.

While staff need to be involved in the process, the final decision should always be made by elected members.

Related documents (Page 12)

This should include the Waitākere Ranges Heritage Area Act 2008

Implementation approach (Pages 13-14)

Once again no consideration of environmental benefits, protection of SEAs, restoration/enhancement, revegetation of landslides.

Entry to the programme (Page 15)

This is written from an urban lens. No consideration is given to the role of bare land in attracting and spreading pest plants before the Council gets around to maintenance. Rather than Council relying on the public to report problems, the properties should be inspected on a regular regime and control carried out where necessary. Where properties have landslides, and would have safety issues, specialist staff or contractors should be used. Community groups focused on restoration may also have a role.

Currently no maintenance is being carried out as Parks and Community Facilities has not been provided with the funds to carry out the work.

Site remediation (Page 16)

It is not clear whether on-site septic systems have been removed eg tanks and dripper lines. Concrete is often left on sites which will impede remediation and restoration.

Assessment of land use potential (Page 17)

Risk Assessment

This section mentions “replanting (environmental use)”.

There should be a whole section in this Policy as to how to approach land with current or future environmental benefits. On properties with SEAs there will be a “hole” where the house, driveway, and parking area stood. There could be planting to fill in the gap and create more contiguous, healthy forest. This could occur in many places in the Heritage Area. Another approach could be that the part of properties which lack vegetation could be subdivided off and used for another purpose or sold, with the SEA area joined to other forest.

There should be no vacant areas left in places near regional parkland, buffer zones (Regional Pest Management Plan) or SEAs as these will simply fill up with pest plants. These must be revegetated and maintained. This would involve retaining them in public ownership.

Redevelopment potential (Page 18)

The first stage assessment should include environmental need as to whether the land could be restored and joined to public or private forest or SEA, avoiding unused pockets of degraded land in otherwise forested areas.

Where properties are suitable for environmental restoration, remediation work should include removal of concrete, septic tanks and other materials that would impede the establishment of native species.

“Private green space” does not guarantee it will be cared for or restored, and is a policy of convenience by Council.

Future land use decisions and outcomes (Page 21)

Divestment outcomes - Redevelopment

There should be an outcome of retention of the land where it has ecological values, adjoins native forest, is in the buffer zone or is an SEA.

Retention outcomes

This should include retention for ecological purposes.

The Policy states that if the property is retained because it is high-risk, it can be replanted wherever possible to provide habitat and biodiversity benefits. This is supported, but it should be extended to all suitable land, not just long-term hazard land.

Likewise, maintenance and restoration of land should not just occur as an interim measure but whenever land is retained.

Funding (Page 24)

There needs to be a long-term budget for this but there are also opportunities to partner with mana whenua, communities and neighbours.

Where the property is retained, sufficient budget should be provided to maintain it, rather than the proposed “funding from existing budgets”. Since “existing budgets” are already stretched, it is unrealistic to add further activities without funding these. When land is transferred to a local board for a purpose such as parkland, sufficient opex should accompany it.

Assumptions and limitation (Page 24)

This list needs to include open space and biodiversity programmes.

21 **Draft Storm Affected Land Use Policy**

A copy of the feedback was tabled at the meeting. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Resolution number WTK/2025/1

MOVED by Member S Coney, seconded by Member L Manley:

That the Waitākere Ranges Local Board:

- a) **whakaae / approve its tabled submission on the Draft Storm Affected Land Use Policy and implementation.**
- b) **seek the following changes to the Draft Storm Affected Land Use Policy and implementation approach:**
 - i) **tono / request that Council have particular regard to the objectives of the Waitākere Ranges Heritage Area Act 2008 in finalising the Policy and implementing the Draft Storm Affected Land Use Policy and Implementation Approach as required by the Act.**
 - ii) **tono / request that where affected properties contain Significant Ecological Areas (SEAs) then unless they are sold to the adjoining owner they are retained by Council and are managed and restored by Council for their ecological and biodiversity benefits.**
 - iii) **tono / request that where affected properties provide walking linkages and trails that benefit the community they are retained by Council.**
 - iv) **tono / request the principles of the Policy should include to take into**

- account environmental outcomes and potential biodiversity gains, especially where properties contain SEAs, are contiguous with existing forests and eco-systems and/or are in the Waitākere Ranges Heritage Area.
- v) **tono / request that control of pest plants and pest animals on properties that have been acquired in the buffer zones listed in the Auckland Regional Pest Management Plan is treated as a priority because of the potential for harm to nearby high value eco-systems.**
 - vi) **tuhi ā-taipitopito / note the Policy needs to include how Council will manage and restore land containing landslides which is unlikely to be divested.**
 - vii) **tautoko / support local boards having the ability to nominate land for new purposes.**
 - viii) **tono / request that where the property is retained, sufficient budget should be provided to maintain it, rather than the proposed “funding from existing budgets”. When land is transferred to a local board for a purpose such as parkland, sufficient operating expenditure should accompany it.**
 - ix) **tuhi ā-taipitopito / note our concerns about the potential liability to Council for (storm affected) land that is sold and re-developed.**
 - x) **establish a clear escalation process when local board views on land use differ from staff recommendations, ensuring such matters are referred for a political decision rather than being resolved through staff delegation.**
 - xi) **alternatively, the policy could enable local boards to present their case to the Storm Recovery Political Advisory Group, in the event that a request is not supported by the staff assessment, before a final decision is made.**

CARRIED

Note: Pursuant to Standing Order 1.9.7 Member L Potauaine requested that her dissenting vote be recorded.

Attachments

- A Draft Storm Affected Land Use Policy and Implementation Approach, Waitākere Ranges Local Board Feedback 27 February 2025