

**Date:** Wednesday, 5 March 2025  
**Time:** 12:30pm  
**Meeting Room:** Local Board Chambers  
**Venue:** 35 Coles Crescent  
Papakura  
Auckland

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## **Papakura Local Board Workshop**

### **OPEN AGENDA**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Brent Catchpole
<b>Deputy Chairperson</b>	Jan Robinson
<b>Members</b>	Felicity Auva'a
	George Hawkins
	Kelvin Hieatt
	Andrew Webster

**Sital Prasad**  
**Democracy Advisor**

**28 February 2025**

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#### **Agenda items**

##### **1 Ngā Tamōtanga | Apologies**

At the close of the agenda no apologies had been received.

##### **2 Te Whakapuaki i te Whai Pānga | Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## Local Board Workshop

File No.: CP2025/02718

Note 1: This workshop has been called by the chairperson in consultation with the staff.

Note 2: No working party/workshop may reach any decision or adopt any resolution unless specifically delegated to do so.

### **Te take mō te pūrongo** **Purpose of the report**

1. To present the Papakura Local Board workshop agenda for 5 March 2025.

### **Whakarāpopototanga matua** **Executive summary**

2. Most workshops are open to the public to attend as observers in person or online, if in person attendance is impractical.
3. Some sessions may not be open to the public. The chairperson and deputy chairperson decide which sessions are open to the public, depending on the sensitivity of the information being discussed. If a session is not open, a reason will be provided below.
4. Local Board workshops provide an opportunity for local boards to carry out their governance role in the following areas:
  - a) accountability to the public
  - b) engagement
  - c) input to regional decision-making
  - d) keeping informed
  - e) local initiative / preparing for specific decisions
  - f) oversight and monitoring
  - g) setting direction / priorities / budget.
5. Workshops do not have decision-making authority.
6. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
7. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality
8. Please note, workshop times are often subject to change.

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9. The following will be covered in the workshop:

<b>Item 1 – 12:30-1:15pm</b>	
<b>Private Plan Change 108 Crestview Rise</b>	
Presenter/s:	Christopher Turbott (Senior Policy Planner, Planning - Central/South)
Governance role:	Local initiative / preparing for specific decisions
Proposed Outcome/s:	To discuss Private Plan Change 108 Crestview Rise (PPC108) with local board, prior to a report coming to the Papakura Local Board business meeting on 26 March 2025.
Attachment/s:	Attachment A – Private Plan Change 108 Crestview Rise presentation
<b>Item 2 – 1:15-2:15pm</b>	
<b>Local board budget update and cost pressures</b>	
Presenter/s:	Faithe Smith (Local board financial advisor, Local Board Financial Advisory)
	Hao Chen (Manager Local Board Financial Advisory, Local Board Financial Advisory)
	Anna Jackson (Integration Specialist, Advisory)
	Shyrel Burt (Principal Integration Specialist, Advisory)
Governance role:	Input to regional decision-making
Proposed Outcome/s:	To present local boards with their 2025/2026 budget position and information on the cost pressures post the budget refresh exercise.  A March business meeting report will follow the workshop seeking feedback on certain aspects of local board cost pressures.
Attachment/s:	Attachment B – Local board budget update for cost pressures presentation
<b>Break (2.15pm – 2:25pm)</b>	
<b>Item 3 – 2:25-3:25pm</b>	
<b>Direction Setting</b>	
Presenter/s:	Victoria Hutt (Papakura Local Board Senior Advisor, Governance & Engagement)
	Lee Manaia (Papakura Local Board Advisor)

Governance role:	Setting direction / priorities / budget
Proposed Outcome/s:	To inform the board on upcoming events/meetings and seek board's feedback.  For members to provide strategic updates related to meetings/briefings they have attended, highlighting opportunities for board decision making or advocacy.
Attachment/s:	Material unavailable at the time of agenda build.

## Ngā tāpirihanga Attachments

No.	Title	Page
<a href="#">A</a>	Private Plan Change 108 Crestview Rise Presentation	7
<a href="#">B</a>	Local board budget update for cost pressures	17





# Private Plan Change 108 Crestview Rise, Papakura

Papakura Local Board Views - Workshop

March 2025



## Purpose of this workshop presentation

Discuss Private Plan Change 108 Crestview Rise (PPC108), to help the local board in providing their views on PPC108 (if they wish to provide views) at the Papakura Local Board business meeting on 26 March 2025

## Timeline - what has happened so far?

Plan change request:

- received in May 2024
- accepted under Schedule 1, Cl 25 by Committee in December 2024
- full public notification: 23 January 2025, submissions closed: 21 February 2025
- summary of decisions requested notified: 14 March 2025.







# PPC 108 – location outlined in red with operative AUP zones



The operative zone is Rural –  
Countryside Living zone



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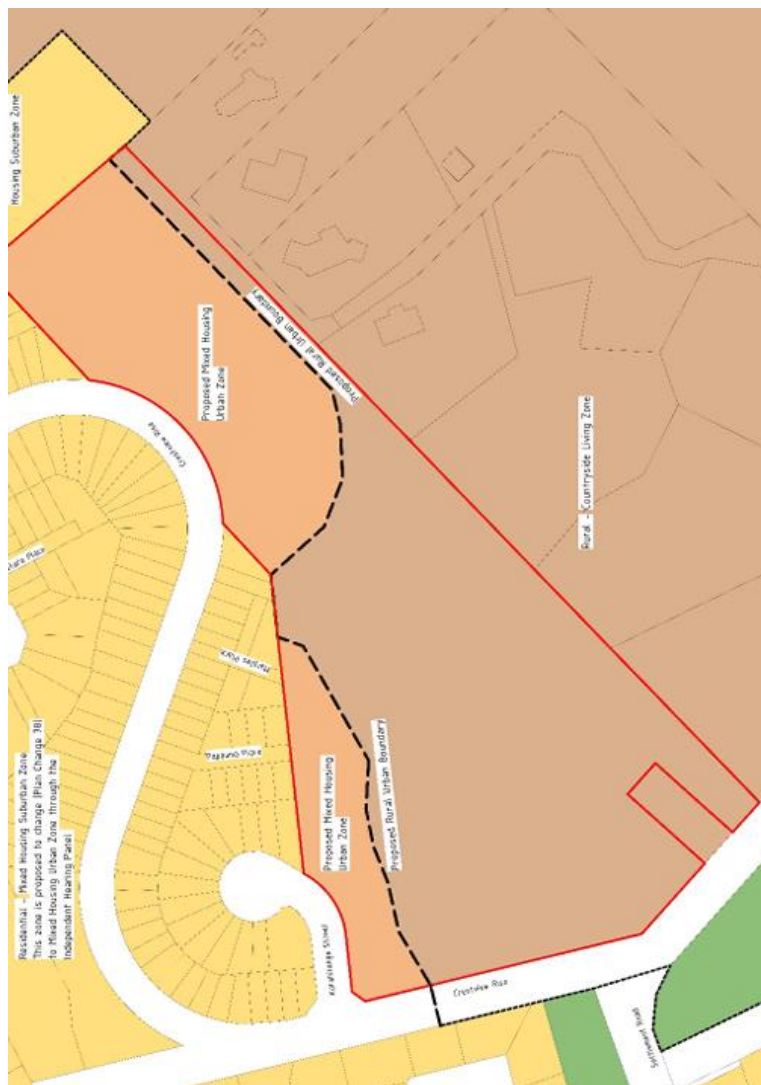
Attachment A

## Aerial photo of the site.





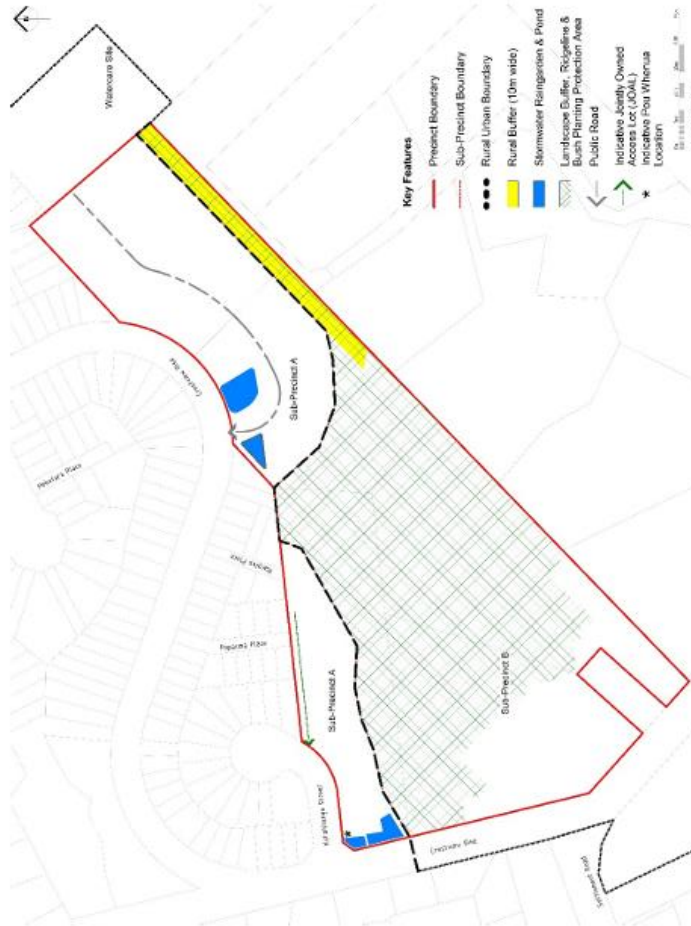
# Proposed zoning



- PPC108 seeks to:
- rezone 2 ha of land from Countryside Living Zone to Mixed Housing Urban Zone
  - introduce a new precinct
  - shift the Rural Urban Boundary to align with the boundary between the proposed Mixed Housing Urban Zone and the Countryside Living Zone.



## What is PPC108 about?



PPC 108 precinct plan would provide for:

- 60-90 houses in sub-precinct A
- stormwater and roading in sub-precinct A
- planted rural buffer, ridgeline and bush planting protection area in sub-precinct B as well as countryside living.



## Submissions

Total of 9 submissions received:

- 2 in support with requested amendments
- 5 in opposition
- 2 neutral with requested amendments.

Submissions received from:

- local residents
- Veolia
- Ministry of Education
- the applicant.

Summary of decisions requested (SDR) will be available online from 14 March.



## Concerns raised in submissions

- effects on amenity values, greenspace and views
- traffic effects
- noise
- construction effects
- inadequate infrastructure to support development
- stormwater and flooding
- cultural values
- relief requested to change the zoning to Residential – Mixed Housing Suburban Zone.
- relief requested to remove the medium density residential standards if they become optional (applicant).
- relief requested to require wastewater network upgrades (Veolia).
- relief requested to require walking and cycling upgrades to existing schools (Ministry of Education).



## Next steps

- Papakura Local Board can formally provide its views on PPC108 at the 26 March business meeting (if it wants to).
- Papakura Local Board can appoint a member to speak to the local board views at a hearing.
- The council's section 42A report will include local board views.
- Commissioners will be appointed and will make a final decision on behalf of the council on PPC108.





A dark blue background with a pattern of white and blue circles and lines, resembling a circuit board or network diagram.

# Local board budget update for cost pressures

Papakura Local Board  
March 2025



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Attachment B

## Purpose of today's workshop

- Present updated financial positions for local boards
- Present options to manage local board cost pressures – in advance of feedback report in March business meeting



## Budget refresh process

### October-November

- high level review of significant contracts, key assumptions and identification of risks for further review.

### November–February

- detailed review of costs, budgets, risks and assumptions.
- updates for further new Information.

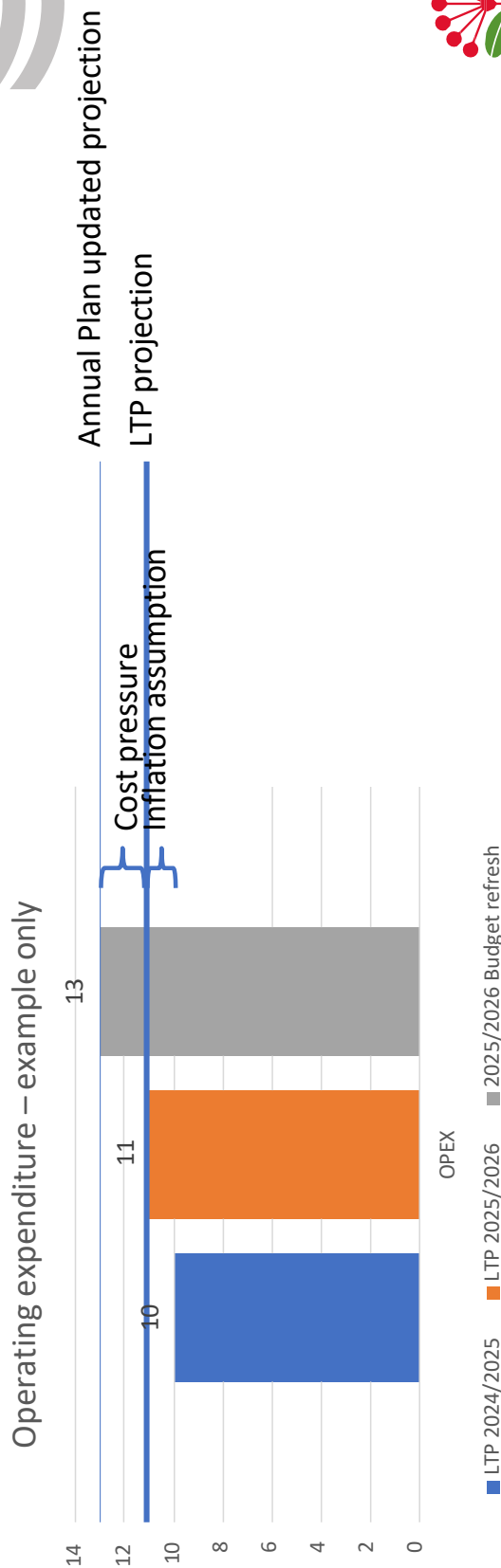


## What are (operating) cost pressures?

Operating funding in the LTP included annual projected inflationary increases for costs to deliver services based on the best available information at the time.

Cost pressures are **unavoidable cost increases** to deliver existing planned service levels above these inflation adjusted funding levels based on updated information.

**Under Fairer Funding, there are no automatic increases to funding levels to meet additional cost increases.**





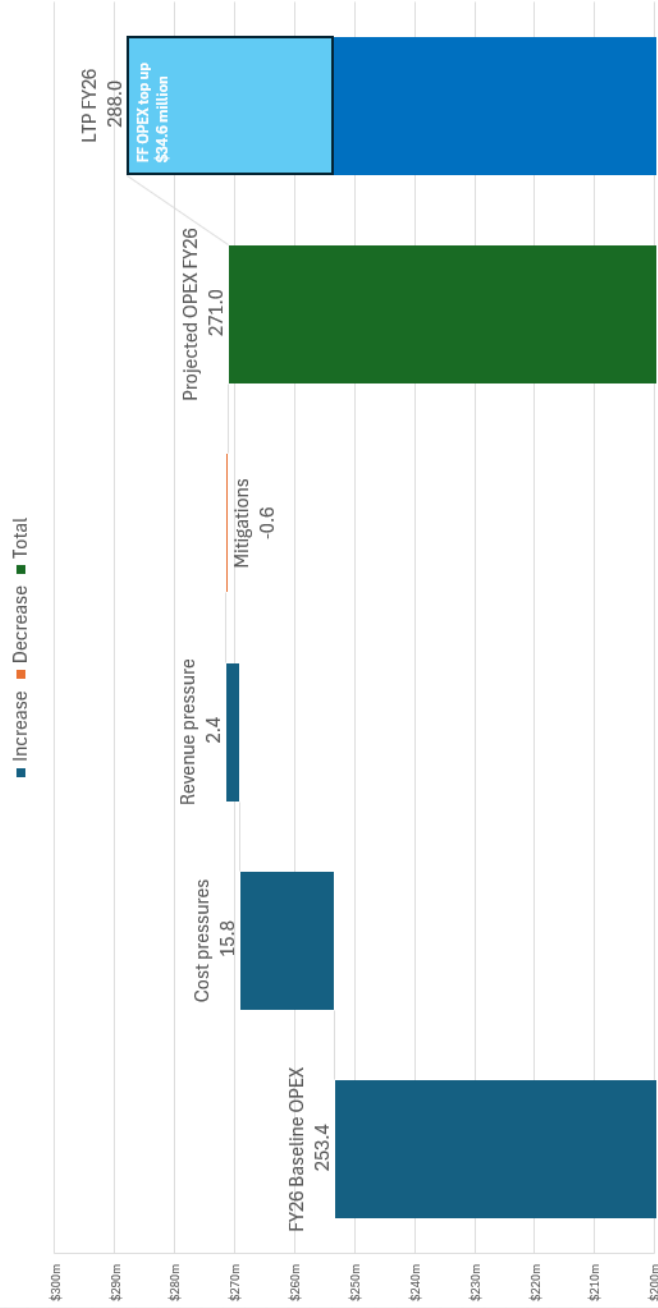
## Themes of cost pressures – Community activity

Unavoidable cost increases to deliver existing, planned levels of service

Theme	Description	Examples
Contractual/inflationary cost increases above assumptions	Where the cost of delivering existing and planned levels of service are forecast to unavoidably increase, typically tied to contracts, and are expected to be above projected LTP assumptions.	Utilities price increase. Increases in repairs and maintenance costs – Full facilities contracts.
Implementation of political decisions	Where the Governing Body has made a political decision or commitment which requires additional funding, not planned for in the Long-term Plan 2024-2034.  <b>Note: Regional funding for increased cost of new P&amp;L contracts provided.</b>	Implementing a living wage for contracted Pools and Leisure sites.
Improvements to meet planned level of service	Existing levels of funding is insufficient to deliver the planned level of service as agreed with each local board.	Increased staff rostering to reduce the likelihood of unplanned facility closures.
Ongoing challenges to revenue	Operating revenue is a key funding source for local boards. Adjustments may be proposed where a business unit indicates they may not meet the revenue targets set out in the LTP.	Pools and Leisure revenue.

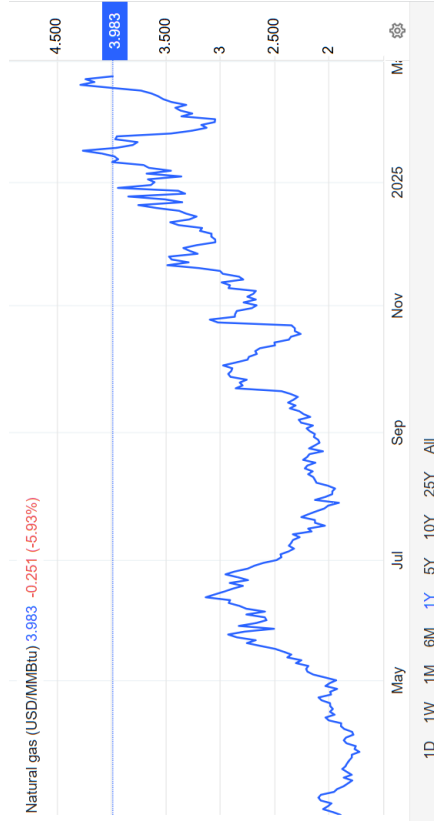
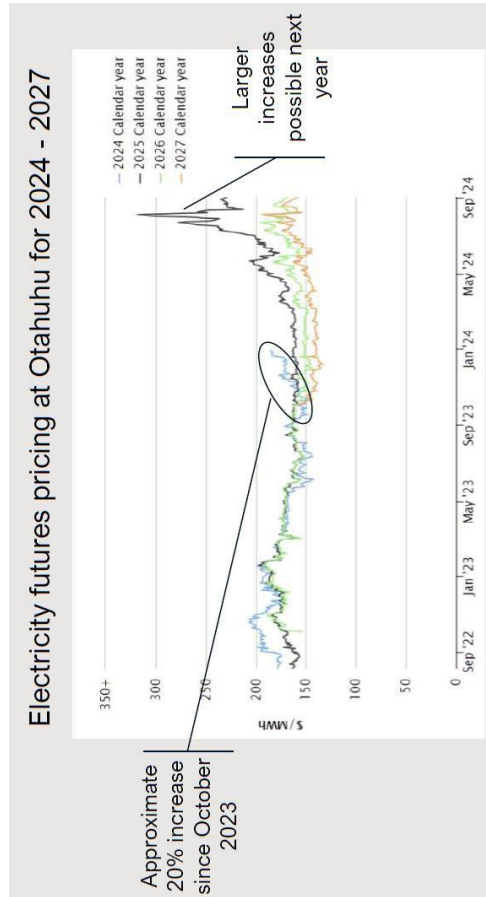
# Local board collective budget position

21 Local boards net operating funding (OPEX)



Cost pressures, revenue pressures, mitigations		
Cost pressures	Full Facilities scheduled maintenance	\$9.1m
	Utilities (Electricity/Gas)	\$5.2m
	Improved libraries rostering	\$1.5m
Revenue pressures	Pools and Leisure revenue shortfalls	\$1.9m
	Venue Hire revenue shortfalls	\$0.5m
	Leasing improvements	(\$0.6m)
Total 21 local boards		\$17.6m

# Utilities pricing graphs



## Local board budget position

LB Cost pressure	2025/2026 baseline OPEX funding	Fairer Funding \$34.6m OPEX top up	Total net OPEX cost pressures	Additional OPEX available	Remaining cost pressure
Albert-Eden	10.7	3.7	2.5	1.2	
Devonport-Takapuna	9.6	0.0	0.5		0.5
Franklin	13.2	3.3	1.1	2.2	
Great Barrier	1.7	1.1	-0.0	1.2	
Henderson-Massey	20.8	0.0	1.0		1.0
Hibiscus and Bays	14.5	1.3	0.8	0.5	
Howick	21.2	0.1	1.0		0.9
Kaipatiki	11.0	2.1	1.0	1.1	
Mangere-Otahuhu	16.1	0.0	1.0		1.0
Manurewa	10.8	5.8	0.8	5.1	
Maungakiekie-Tamaki	13.4	0.8	0.5	0.3	
Orakei	11.4	1.0	0.2	0.8	
Otara-Papatoetoe	15.9	0.0	1.3		1.3
Papakura	12.5	0.0	0.7		0.7
Puketapapa	8.0	2.4	1.7	0.8	
Rodney	10.3	8.0	0.0	8.0	
Upper Harbour	12.0	0.0	0.9		0.9
Waiheke	4.6	1.0	0.1	0.8	
Waitakere Ranges	8.7	0.4	0.1	0.3	
Waitemata	16.8	0.0	0.6		0.6
Whau	10.3	3.4	1.8	1.6	
<b>Total 21 local boards</b>	<b>253.4</b>	<b>34.6</b>	<b>17.6</b>	<b>23.9</b>	<b>6.9</b>

Summary:

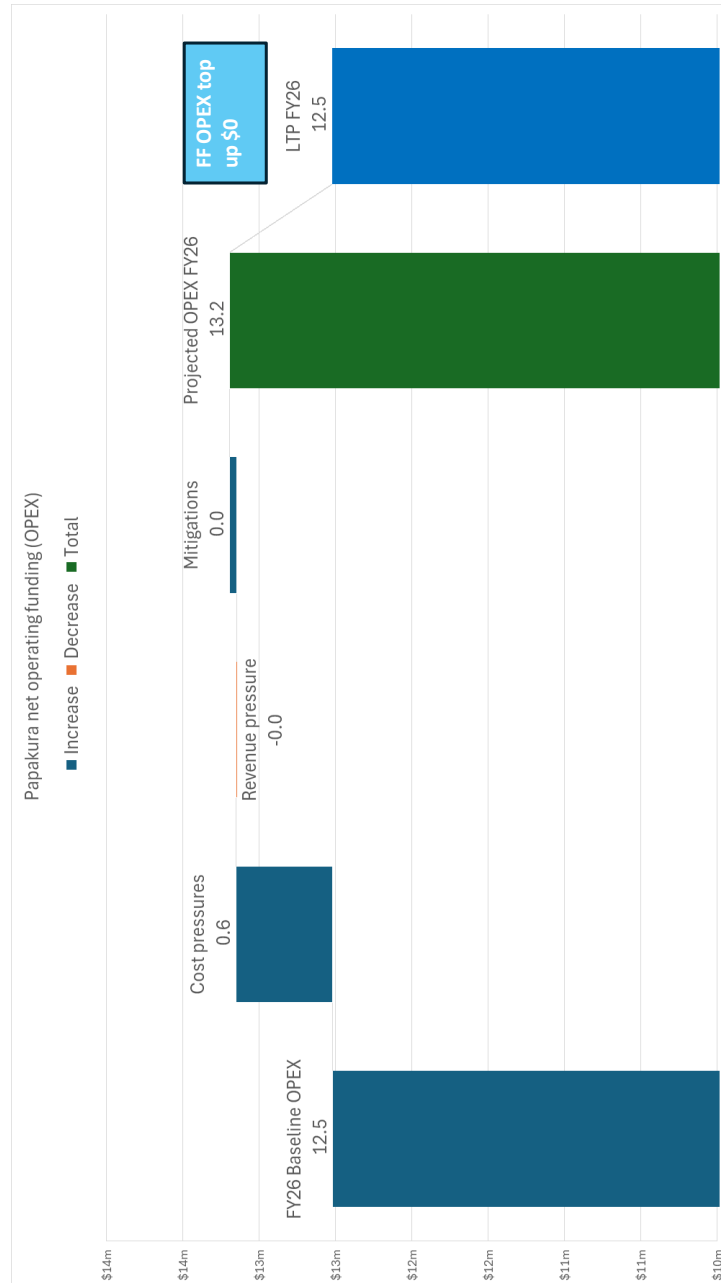
After addressing cost-pressures, \$24m FF top-ups would remain across 13 local boards.

\$6.9m cost pressures across 8 local boards not covered by FF top-ups.



# Papakura local board

Cost pressures, revenue pressures, mitigations		
	Full Facilities scheduled maintenance	\$0.36 million
Cost pressure	Utilities	\$0.21 million
	Libraries rostering	\$0.06 million
Revenue pressure	Pools and Leisure revenue change	\$ -
	Venue Hire revenue change	\$ -
Mitigations	Leasing revenue shortfall	\$0.04 million
	Total	\$0.67 million





## Addressing local cost pressures with additional options

- Fairer Funding – local boards have funding envelopes based on equity. 13 local boards received additional OPEX to support a transition, 8 local boards did not.
- There is a need to address cost pressures for Annual Budget 2025/2026.
- Fulsome advice on strategic change options and opportunities across local services that can be implemented in time to address cost pressures will not be ready for the 2025/2026 financial year, and there may be a need for additional options to support local boards in the interim.
- Without additional options it is unlikely that local boards without sufficient new funding to offset the new emerging cost pressures will be able to manage these within existing funding levels.
- To support a smoother transition to Fairer Funding, staff have prepared **additional options for managing local cost pressures for 2025/2026** – first presented to the Joint Governance Working Party on 14 February 2025.



## Resolution passed by JGWP February 2025

Resolution number JGWPC/2025/4

MOVED by Chairperson J Fairey, seconded by Deputy Chairperson C Handley:

**That the Joint Governance Working Party:**

- a) **tono / request advice on both an interim approach for FY25/26 to aid transition to Fairer Funding and an enduring solution for future financial years, noting initial advice on multiboard services which could address some of the transition issues will be coming to the April meeting of the JGWP but not in time for FY25/26**
- b) **tuhi tīpkoa / note the three identified options as potential ways to address local board cost pressures in the short term: Local boards manage within existing local board funding envelopes; recalibration of the \$35 million operating funding increase for 2025/2026; and seeking additional funding to accommodate cost pressures including utilizing the Delivering Differently budget**
- c) **tono / request that staff seek formal local board feedback on matters relating to local board cost pressures and report back to the Joint Governance Working Party in April 2025, to support a recommendation to the Governing Body for Annual Budget 2025/2026.**

**CARRIED**



## Summary of options

Option 1: Manage within existing LB funding envelopes with support from staff

Option 2: Recalibration of the allocation of the \$35 million operating funding increase for local boards

Option 3: Provide additional funding for local services to accommodate cost pressures

A combination of these options is likely to be required.



Option 1: Local boards manage within existing local board funding envelopes, with support from staff to find efficiencies and enhance revenue for asset-based services

Under this 'status quo' approach, local boards would address cost pressures by:

- Utilising new operating funding (share of \$35m top-up funding)
- Adopting and seeking staff on opportunities which can be implemented for 2025/2026 to increase revenue or reduce costs
- Working with staff to seek cost efficiencies and revenue enhancements during the year – as part of their day-to-day operational management of these services.

#### Risks and impacts

- Advice not fully ready and implementable across the full local board service portfolio for 2025/2026.
- Available advice may be limited to those tailored to local priorities and reducing these will impact the delivery of local board plan outcomes.
- May not align with the principle of no local board being worse off in its service levels in the first year of transition.



## Option 1: Local board financial position

LB Cost pressure	2025/2026 baseline OPEX funding	Fairer Funding \$34.6m OPEX top up	Total net OPEX cost pressures	Additional OPEX available	Remaining cost pressure
Albert-Eden	10.7	3.7	2.5	1.2	
Devonport-Takapuna	9.6	0.0	0.5		0.5
Franklin	13.2	3.3	1.1	2.2	
Great Barrier	1.7	1.1	-0.0	1.2	
Henderson-Massey	20.8	0.0	1.0		1.0
Hibiscus and Bays	14.5	1.3	0.8	0.5	
Howick	21.2	0.1	1.0		0.9
Kaipatiki	11.0	2.1	1.0	1.1	
Mangere-Otahuhu	16.1	0.0	1.0		1.0
Manurewa	10.8	5.8	0.8	5.1	
Maungakiekie-Tamaki	13.4	0.8	0.5	0.3	
Orakei	11.4	1.0	0.2	0.8	
Otara-Papatoetoe	15.9	0.0	1.3		1.3
Papakura	12.5	0.0	0.7		0.7
Puketapapa	8.0	2.4	1.7	0.8	
Rodney	10.3	8.0	0.0	8.0	
Upper Harbour	12.0	0.0	0.9		0.9
Waikeke	4.6	1.0	0.1	0.8	
Waitakere Ranges	8.7	0.4	0.1	0.3	
Waitemata	16.8	0.0	0.6		0.6
Whau	10.3	3.4	1.8	1.6	
<b>Total 21 local boards</b>	<b>253.4</b>	<b>34.6</b>	<b>17.6</b>	<b>23.9</b>	<b>6.9</b>

Under option 1, after addressing cost-pressures there would be \$23.9m FF top-ups remaining across 13 local boards.

8 local boards without a top-up will continue to have a \$6.9m cost pressure to manage within their funding envelope.



## Option 2: Recalibration of the allocation of the \$35 million operating funding increase for local boards in 2025/2026

Under this approach, a portion of the \$35m new operating funding for 2025/2026 could be used as temporary support for local boards unable to fully offset cost pressures.

- Allocation of the \$35m to individual local boards may change compared to LTP
- A one-year recalibration continues to make progress towards funding equity over 4 years
- No impact to rates
- Noting some of the \$35m additional funding may be unused if insufficient new, implementable options are identified

### Risks and impacts

- Funding equity gap for 2025/2026 slightly larger, departure from LB Funding Policy 2025
- A one-year approach - local boards may have cumulative cost pressures to solve in FY26/27
- Continued application slows progress to significant funding equity
- Perceived retreat on historical commitments through the LTP for individual local boards



## Option 2: Local board financial position (100% cost pressure coverage)

Scenario: 100% cost pressure funded from \$34.6m FF OPEX top up	2025/2026 baseline OPEX funding	100% cost pressures covered	FF top up under 100% coverage	Net OPEX position
Albert-Eden	10.7	2.5	1.9	14.4
Devonport-Takapuna	9.6	0.5	0.0	10.4
Franklin	13.2	1.1	1.2	13.7
Great Barrier	1.7	0.0	0.7	2.4
Henderson-Massey	20.8	1.0	0.0	22.9
Hibiscus and Bays	14.5	0.8	0.0	15.7
Howick	21.2	1.0	0.0	22.7
Kaipatiki	11.0	1.0	0.5	13.1
Mangere-Otahuhu	16.1	1.0	0.0	16.9
Manurewa	10.8	0.8	3.8	15.8
Maungakiekie-Tamaki	13.4	0.5	0.0	11.3
Orakei	11.4	0.2	0.0	11.8
Otara-Papatoetoe	15.9	1.3	0.0	18.1
Papakura	12.5	0.7	0.0	13.7
Puketapapa	8.0	1.7	1.1	9.9
Rodney	10.3	0.0	5.7	16.1
Upper Harbour	12.0	0.9	0.0	13.4
Waiheke	4.6	0.1	0.3	5.0
Waitakere Ranges	8.7	0.1	0.0	8.9
Waitemata	16.8	0.6	0.0	17.9
Whau	10.3	1.8	1.7	13.9
<b>Total 21 local boards</b>	<b>253.4</b>	<b>17.6</b>	<b>17.0</b>	<b>288.1</b>

Under option 2, after addressing the full \$17.6m cost pressure, the remaining \$17m top-up would be distributed in line with the equitable funding method in the Local Board Funding Policy 2025.





Option 3: Provide additional funding for local services to accommodate cost pressures to be either funded by higher rates increases or savings for other activities

Under this approach, the Governing Body could provide additional funding for local services.

- This could be achieved within existing overall LTP funding levels from:
  - Improvements in LTP assumptions, such as interest rates, depreciation costs
  - Balancing funding levels across a wider range of council services, including savings from other activities
- The Governing Body has the flexibility to make minor adjustments to rates, however the political direction is clear that higher rates must be a last resort.

#### Risks and impacts

- Could impact on other services if funding is re-allocated
- Inequitably allocating additional funding to local boards departs from LB Funding Policy 2025 and slows progress towards funding equity



## Improvements to cost allocation and budget accuracy

Some net-zero transfers between Regional and individual Local Boards are needed to more accurately reflect the full cost and funding required to deliver local community services at a Local Board level.

Approximately \$25 million in regional to local funding movements are needed to align costs and budgets to the relevant activity and governance decision maker.

- There is no impact to council's overall finances from these changes, however this does impact relative local board funding equity.
- There is no impact to levels of service being delivered in local board areas.

Transfers from Regional to Local boards- \$25m	
Arboriculture and ecological contracts	\$10.90m
Community Wellbeing – centralised costs e.g. staffing	\$4.15m
Pools and Leisure – centralised costs e.g. staffing, training	\$4.38m
Pools and Leisure – outsourced provider contracts	\$3.95m
Parks and Community Facilities – FFC scheduled costs	\$2.07m
Total 21 local boards	\$25.45m

## Impact of net zero re-baseline and transfers

Net opex (\$m)	LTP year 2 OPEX funding	Community wellbeing	Parks & community facilities	Pools and Leisure	Total	OPEX funding after transfers and rebaselining
Regional		-4.1	-13.0	-8.3	-25.4	
Albert-Eden	14.4	0.1	1.2	0.6	1.9	16.3
Devonport-Takapuna	9.6	-0.1	0.5	0.1	0.5	10.2
Franklin	16.4	0.1	0.6	0.8	1.5	17.9
Great Barrier	2.8	0.0	0.1		0.1	2.9
Henderson-Massey	20.8	0.2	0.9	2.1	3.2	24.0
Hibiscus and Bays	15.9	0.1	0.5	0.6	1.2	17.0
Howick	21.2	-0.4	1.0	0.5	1.0	22.2
Kaipatiki	13.2	0.0	0.7	0.8	1.5	14.6
Mangere-Otahuhu	16.1	0.8	0.6	0.7	2.1	18.1
Manurewa	16.6	0.5	0.4	0.6	1.5	18.2
Maungakiekie-Tamaki	14.2	0.0	0.8	1.1	1.9	16.0
Orakei	12.4	0.2	1.0	0.1	1.3	13.7
Otara-Papatoetoe	15.9	0.6	0.5	0.4	1.4	17.4
Papakura	12.5	0.2	0.3	-0.7	-0.2	12.4
Puketapapa	10.4	-0.1	-0.1	0.4	0.2	10.6
Rodney	18.3	0.2	0.8		1.0	19.3
Upper Harbour	12.0	0.7	0.9	0.1	1.7	13.7
Waiheke	5.6	0.1	0.2		0.3	5.9
Waitakere Ranges	9.1	0.1	0.6		0.7	9.8
Waitemata	16.8	1.0	1.2	0.3	2.6	19.4
Whau	13.7	-0.2	0.2		0.0	13.8
<b>Grand Total</b>	<b>288.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>313.4</b>

- Includes:
- Regional to local Between local boards
  - Notable items
    - Arb and Eco contracts
    - Centralised costs for Pools and Leisure, Libraries
    - Realignment of Full Facilities contracts – scheduled costs
    - Cost increases for contracted Pools and Leisure sites

## Next Steps

- Report to March business meetings to seek local board feedback to Joint Governance Working Party on options to manage local board cost pressures
- Staff will seek a Joint Governance Working Party recommendation to the Governing Body as part of Annual Budget 2025/2026 decisions.