

**Date:** Tuesday 11 March 2025  
**Time:** 10.30am  
**Meeting Room:** Local Board Office  
**Venue:** 560 Mount Albert Road  
Three Kings

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## Maungakiekie-Tāmaki Local Board Workshop

### OPEN NOTES ITEM ATTACHMENTS

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## Memorandum

11 March 2025

**To:** Maungakiekie-Tāmaki Local Board  
**Subject:** Te Kete Rukuruku Update  
**From:** Dawn Bardsley  
**Contact information:** dawn.bardsley@aucklandcouncil.govt.nz

## Purpose

1. To update the local board on recent progress on Māori naming in Te Kete Rukuruku.
2. To seek feedback on the naming of three libraries.
3. To understand if the local board wish to hold a small community event to celebrate and learn about the names once they are adopted.

## Summary

4. The Maungakiekie-Tāmaki Local Board invited iwi to name 35 parks through Te Kete Rukuruku in September 2019 (MT/2019/216).
5. Shared interests on 23 sites has now been resolved and naming is underway.
6. A region wide convention for Auckland Libraries has been established of Te Pātaka Kōrero o (Māori name). It is recommended that the three libraries in the Maungakiekie-Tāmaki Local Board area be brought into line with this new convention.
7. Names are expected to be received from iwi prior to 30 June 2025, although this is not yet confirmed by iwi.
8. A budget of \$6,600 will be sought as part of the local board's 2025/2026 financial year annual work programme to complete tranche one.
9. Feedback is sought on whether the local board would like to hold a small event with mana whenua, to share the names and stories with the community once the names are adopted next year. A budget of \$3,000 would be required to deliver this event.

## Context

10. Te Kete Rukuruku (TKR) is a culture and identity programme that collects and tells the unique Māori stories of Tāmaki Makaurau / Auckland. It is a partnership, led by iwi, between Auckland Council and all 19 mana whenua groups that have interests across the region.
11. A key outcome of the programme is for te reo Māori to be seen, heard, learned and spoken. The programme contributes towards reclaiming Māori identity and the restoration of mana and mauri (life force) to the whenua (land). This is achieved through the restoration of the Māori language, traditional names and storytelling.
12. Te Kete Rukuruku process, as agreed with mana whenua and local boards, is that te reo Māori names are provided by mana whenua. Iwi have the mātauranga and the mana for deciding the appropriate Māori names for the whenua. Public feedback on these names is



not sought. In some cases, the Māori names have been attached to the park or area for hundreds of years.

13. When received, the Māori names will be accepted and adopted by the local board. Communication and public notification of the Māori names will commence following this formal adoption.

### Project Scope

14. The scope of the TKR programme, and particularly the Māori naming of parks and places, is defined as the naming, renaming or dual naming of parks and places throughout Tāmaki Makaurau.
15. The programme recognises that there was a rich layer of Māori names that existed across Tāmaki Makaurau. It provides an opportunity to learn te Reo, Māori history and Māori values relevant to places throughout Tāmaki Makaurau.
16. It is expected that, in most cases, Māori naming will be dual naming. Dual naming means that a Māori name is added to the existing name thereby enriching the stories about that place or facility without taking anything away. For the public this means signage will present both names with the English name following the Māori name. This is in accordance with council's Māori language policy and signage guidelines.
17. Dual naming also means that a Māori name sits alongside another name that is not related in its meaning. In other words, the two names are not translations of each other but independent and unique.
18. Te Kete Rukuruku is not a signage project. Once names are adopted signage will be replaced only when due for renewal, except for one bilingual exemplar park selected. Should the local board wish to upgrade signage sooner to reflect the new names, funding would be required from the local board's capital works budget.

### Overview of naming process

19. The naming process can be broadly summarised into six steps:
  - 1) Local board confirms the list of parks and reserves to be named as tranche one. Any consultation with community groups, stakeholders or the public should occur prior to the parks being put forward to iwi for naming.
  - 2) The confirmed list of sites is reported to a business meeting for formal resolution.
  - 3) The confirmed list of sites is then provided to iwi who will discuss and agree on who will name each park.
  - 4) Iwi undertake their own research and provide a name and a narrative outlining the meaning or story behind the name. The name may be an ancestral name that has been attached to that area prior to European occupation, or it could be a contemporary name often relating to historical activities or features. The names are not open to public consultation or negotiation. If there is any risk of a Māori name for a specific site not being supported, the site should not be included on the list proposed for naming.
  - 5) The names are presented to the local board by mana whenua at a 'hui tuku ingoa'. This is an opportunity to build on the relationship with mana whenua, receive the names and hear the stories behind them.
  - 6) A report is presented at a local board business meeting for formal adoption of the Māori names. Once adopted all the names are entered into Auckland Council's website and any designated reserves will then be gazetted. Stakeholders and community groups are advised of the new names and a community celebration/event may be held.



### Gazettal

20. The council as landowner can name parks and places by resolution, through the exercise of its power of general competence under section 12 of the Local Government Act.
21. Where the land is vested in council and held as reserve under the Reserves Act, the council may name or change the name of a reserve by notice in the Gazette (s16(10) Reserves Act).
22. As part of TKR process any sites subject to the Reserves Act will be gazetted following adoption by the local board.
23. The TKR gazettal process does not include changes to classification of the land, it applies to name changes only. Any changes to classification should be undertaken as a separate process.

### Background

24. The Maungakiekie-Tāmaki Local Board joined the programme selecting 35 parks to receive Māori names in September 2019 (MT/2019/216).
  25. In July 2020, the local board requested a new park in Aveline Place, Glen Innes, be added into tranche one for naming.
  26. Iwi requested that the Tāmaki Path be added into the tranche for naming. The local board confirmed this addition on 3 December 2024 through resolution MT/2024/195.
  27. Five sites have been identified as having been sold or being considered for sale and were removed from tranche one:
    - 134 Mt Wellington Highway
    - 150 Mt Wellington Highway
    - 162 Mt Wellington Highway
    - 184 Mt Wellington Highway
    - 59 Mountain Road
  28. Sunset View Reserve was named as part of the Auckland Manukau Eastern Transport Initiative (AMETI) project and removed from the TKR programme.
  29. This resulted in 31 sites remaining in tranche one for naming. Please see Attachment One for details.
  30. Nine iwi initially expressed interest in discussions around the naming of these sites.
    - Ngāi Tai ki Tāmaki
    - Ngāti Maru
    - Ngāti Paoa Iwi Trust
    - Ngāti Paoa Trust Board
    - Ngāti Tamaterā
    - Ngaati Te Ata Waiohua
    - Ngaati Whanaunga
    - Ngāti Whātua Ōrākei
    - Te Ākitai Waiohua
- Noting that Auckland Council is now engaging solely with Ngāti Paoa Iwi Trust regarding all Ngāti Paoa interests in the Maungakiekie-Tāmaki area
31. Challenges reaching agreement between iwi about who will name each site has resulted in significant delays to delivery of the programme in this local board area.

### Discussion

32. The local board has one activity line in their work programme for financial year 2024/2025, SharePoint ID 4157.
33. Over the last few months discussions have progressed well and iwi have agreed on who will be naming 23 of the 31 parks. The other eight parks will need to remain on hold for the time



being, and will be deferred into tranche two should the local board wish to do more naming once these first 23 names are adopted.

34. Names will be provided for the 23 sites by Ngāti Paoa Iwi Trust, Ngāi Tai ki Tāmaki, Ngaati Te Ata Waiohua and Te Aakitai Waiohua.
35. A timeline has not yet been confirmed from iwi for receipt of the names but indications are that the names will be received this financial year.

#### Libraries

36. The libraries team has been leading a programme to provide te reo Māori names for the 55 Auckland Council libraries across the Auckland region.
37. Research was conducted to determine a naming convention that would be appropriate for libraries. This included consultation with mana whenua and historians.
38. The preferred naming convention for libraries is Te Pātaka Kōrero o (Māori place name) followed by the existing name which is retained as a dual name.
39. The concept of pātaka kōrero was developed as a metaphor for libraries. The notion of a pātaka (food storehouse) has been used as an analogy of feeding the minds of people. It also refers to the historical and cultural importance of the pātaka as a central facility of marae. Kōrero refers to the crucial role of language, stories and discussion in the transferal of information. Therefore, the combination of all these concepts reveals “Pātaka Kōrero”.
40. Te Kete Rukuruku supports the library process by engaging with mana whenua and local boards. The library names will be included as part of the park naming process. This will confirm the site-specific portion of the names and formalises them by resolution.
41. The Maungakiekie-Tāmaki Local Board has three libraries in their local board area:
  - Glen Innes Library
  - Onehunga Library
  - Panmure Library
42. Mana whenua will consider the existing names and, if appropriate, may choose to either retain them or provide alternate names. Previous examples include:
  - Te Pātaka Kōrero o Manurewa / Manurewa Library where the same Māori name was used
  - Te Pātaka Kōrero o Te Kōpua / Waitākere Library. This library is located in Henderson and the traditional name for the Henderson area is Te Kōpua.
43. So far local boards in Manurewa, Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Waitākere Ranges, Henderson-Massey, Waitematā, Devonport-Takapuna, Papakura, Waiheke and Whau have some or all of their libraries using the naming convention. Howick, Franklin, Hibiscus and Bays and Kaipātiki are pending receipt of their names.
44. This is a regional naming convention. It is recommended that the local board consider including the naming of their three libraries in tranche one. This will bring all the Maungakiekie-Tāmaki libraries in line with this preferred naming convention, and will provide consistency across the local board area.
45. If supported, a formal adoption of the names will be required by resolution and can be included with the park naming when the 23 park names are adopted.





### Financial considerations

46. Te Kete Rukuruku payment structure is detailed in table one below. Payment is only made as each milestone is reached.

Table one

Milestone	Requirements	Payment per iwi
1. Shared interests	<ul style="list-style-type: none"> <li>List of sites reviewed.</li> <li>Interests indicated for each site.</li> <li>Hui held to identify and discuss overlapping interests (multiple hui usually required).</li> <li>Naming process finalised and each site has agreed iwi allocated for naming either solely or jointly.</li> </ul>	\$1,000
2. Naming	<ul style="list-style-type: none"> <li>Site visits.</li> <li>Research and ratification.</li> <li>Discussions with other iwi, if jointly naming.</li> <li>Names provided.</li> </ul>	\$1,500
3. Hui Tuku Ingoa	<ul style="list-style-type: none"> <li>Review and finalisation of names including spelling, checking duplications, supply of narratives.</li> <li>Red flag process completed along with any resulting discussion between iwi.</li> <li>Presentation of names to the local board at hui tuku ingoa.</li> </ul>	\$1,000
4. Adoption	<ul style="list-style-type: none"> <li>Final approval of names and their associated narratives, including any necessary reviews or changes.</li> </ul>	\$100 per name

47. A budget of \$7,000 has been carried forward this financial year (2024/2025). This is enough to cover the costs of milestone payment one that has recently been completed. Should the names be received from all four iwi this financial year, then an additional \$4,000 will be needed. It is expected that this money will be available from end of year savings from Te Kete Rukuruku operational budget, if needed.
48. Assuming that all names are received this financial year, then funding of \$6,600 to complete the tranche next financial year will be required. This amount covers completion of milestone three for four iwi and the adoption of 26 names. This will be applied for as part of the local board's annual work programme for financial year 2025/2026.

### Bilingual Exemplar Park

49. One exemplar park may be selected where all signage throughout the park is upgraded to be fully bilingual and include the new Māori name. A full narrative is also usually provided in the park so that the story behind the name is highlighted. A QR code is included so that the correct pronunciation can be learnt.
50. This signage is fully funded from Te Kete Rukuruku's capital works budget. No local board funding is required.



51. A site assessment of all parks being named will be completed. This looks at a number of considerations such as:
- size and location
  - usage
  - existing signage
  - cultural connections
  - iwi feedback
52. These are rated and a recommendation is workshopped with the local board. The site is confirmed by resolution at a business meeting when the Māori names are adopted.

#### **Whakarewatanga (whaka-rewa-tanga) event**

53. Most local boards also wish to hold a whakarewatanga event at one site. This is a small local event held with iwi, the local board and the local community. Usually the site that is selected is the park that receives the new bilingual signage, which is unveiled as part of the event.
54. This is an excellent opportunity for local schools, park stakeholders and members of the public to be invited to learn about the programme. The event provides an opportunity for residents to hear about some of the names and stories associated with the area directly from mana whenua, with a focus on the story of the exemplar park name. Costs vary depending on the scale of the event, but are estimated at \$3,000, which would cater for 50 to a 100 people.
55. Feedback is sought on whether the local board would like to hold such an event, this funding will be required from the local board's budget in financial year 2025/2026. This is assuming the names will be received and adopted during the next financial year.

#### **Next steps**

56. The local board should advise if they support the libraries being named in accordance with the current regional convention. Te Kete Rukuruku staff will then advise iwi that the three libraries have been added to the tranche for naming.
57. The local board should consider if they would like to hold a whakarewatanga next year with a corresponding budget of \$3,000.
58. It is expected that iwi will provide the names prior to 30 June 2025. At the time of writing this memo we are awaiting confirmation of this timeline.

#### **Attachments**

Attachment A: List of sites being named in tranche one



Sites for naming	Considerations for naming	GeoMaps Address
116 Mt Wellington Highway	Tiny piece of land on road edge contiguous with Van Damms Lagoon. Being held for AMETI. This should have the same name as Van Damms	116 Mt Wellington Highway
134 Mt Wellington Highway	Sold 2017 (134A Mt Wellington Highway)	134 Mt Wellington Highway
150 Mt Wellington Highway	Sold 2016	150 Mt Wellington Highway
162 Mt Wellington Highway	zoned residential. Rationalisation process - Remove from tranche	162 Mt Wellington Highway
184 Mt Wellington Highway	zoned Business mixed use. Rationalisation process - Remove from tranche	184 Mt Wellington Highway
59 Mountain Rd, Mt Wellington	zoned Business mixed use. Approved for sale - remove from tranche	59 Mountain Rd, Mt Wellington
Anns Creek Reserve		811-813 Great South Road Mount Wellington
Aveline Place Reserve	Sole Māori name required.	23 Te Nohotu Road GLEN INNES
Boundary Reserve	Being split in two East and West, changes coming with TRC development	143 Tripoli Road Point England Auckland 1072
Church St Corner Reserve	No signage. Within Transform Onehunga boundary. Defer to tranche two	156A Captain Springs Road Te Papapa
Church St Reserve	Large power pylon. Within Transform Onehunga boundary. Defer to tranche two	227A Church Street Onehunga Auckland
Court Crescent Reserve		4C Court Crescent Panmure Auckland 1072
Eastview Reserve	High level concept prepared incl nature play, future greenways route.	7 Eastview Road GLEN INNES / 180A Apirana Ave
Elstree North Reserve	No signage. Adjacent to Tāmaki College. Connects to Leybourne Circle and Wimbledon res (split by road).	38A Elstree Avenue Glen Innes Auckland
Elstree Reserve	Odd corner site, no current plans, large established trees	136 Elstree Avenue Point England Auckland
Fergusson Domain	Concept plan available. Within Transform Onehunga boundary. Defer to tranche two.	5 Olea Road Onehunga
Flat Rock Reserve	No current plans, future greenway aspiration, numerous entry points, old sign.	416A Panama Road Mount Wellington
Gloucester Reserve (Gloucester Park)	North and south, split by motorway, south has limited access, north former sports use, no current plans. Within Transform Onehunga boundary.	62-70 Onehunga Mall Onehunga Auckland

Hamlin Park	A sportspark in Mt Wellington. Sports clubs redevelopment.	39 Hamlin Road Mount Wellington Auckland
Hobson Reserve	No current plans, small playground, old sign.	43-45 Court Crescent Panmure Auckland
Hochstetter Pond (the Grotto)	Natural landscape feature. Within Transform Onehunga boundary. Defer to tranche two.	36 Grotto Street TE PAPAPA
Johnson Reserve	Daylighting waterway, 3-5 year timeline potentially	47A Dunkirk Road Panmure Auckland
Leybourne Circle Reserve		113 Leybourne Circle Glen Innes Auckland
Maybury Reserve	Proposed destination playground, water course works. Ruapotaka marae.	40 Maybury Street Point England Auckland
Miami Parade Reserve	Entrance to Manukau Foreshore walkway and should be considered for naming as part of that.	Adj. to 69 Captain Springs Road Te Papapa
Onehunga Bay Reserve	Future greenway. Within Transform Onehunga boundary	71-91 Beachcroft Avenue Onehunga Auckland
Paddington Reserve		27 Paddington Street Glen Innes Auckland
<del>Paisley Place Recreation Reserve</del>	Odd piece of land, joins Bowden Foreshore Reserve, no assets. starts at Bowden Foreshore Reserve 1/16A, no assets and then continues past Ports of Auckland Land at 2/16A and 3/16A Bowden Rd. Contiguous with Ports of Auckland land. Under review for sale, remove from tranche.	Paisley Place Mount Wellington Auckland
Panmure Basin	Potential bilingual park. Jubilee Bridge up for renewal and being named as part of that project.	29 Lagoon Drive Panmure
Panmure Wharf Reserve	Upgrade completed including new signage.	102-104 Kings Road Panmure Auckland
Riverside Reserve	Possible fitness trail, access to unnamed coastal path/Tāmaki Path. Contiguous with Mt Wellington War Memorial and Dunkirk Reserves.	192 Riverside Avenue Point England Auckland
Southdown Reserve	Closed due to asbestos contamination, no current plans.	127-139 Hugo Johnston Drive Penrose
<del>Sunset View Reserve</del>	Being named as part of AMETI. No longer part of TKR	6 Sunset View Road Panmure Auckland
Tāmaki Path	This is the path only, not the reserves the path runs through. It was completed some years ago but never named. Iwi requested it be included for naming.	Coastal path running from Panmure Wharf along the Tāmaki River to Wai o Taiki.
Van Damm's Lagoon		7 Te Horeta Road MOUNT WELLINGTON
West Tāmaki Reserve	No current plans, two entrances, small playground for renewal.	199A West Tamaki Road Glen Innes Auckland
Wimbledon Reserve		24A Wimbledon Crescent Glen Innes Auckland

**KEY**

Orange	No agreement for naming defer to tranche 2
Green	Shared interests resolved and iwi now finalising names
Purple	Removed from tranche





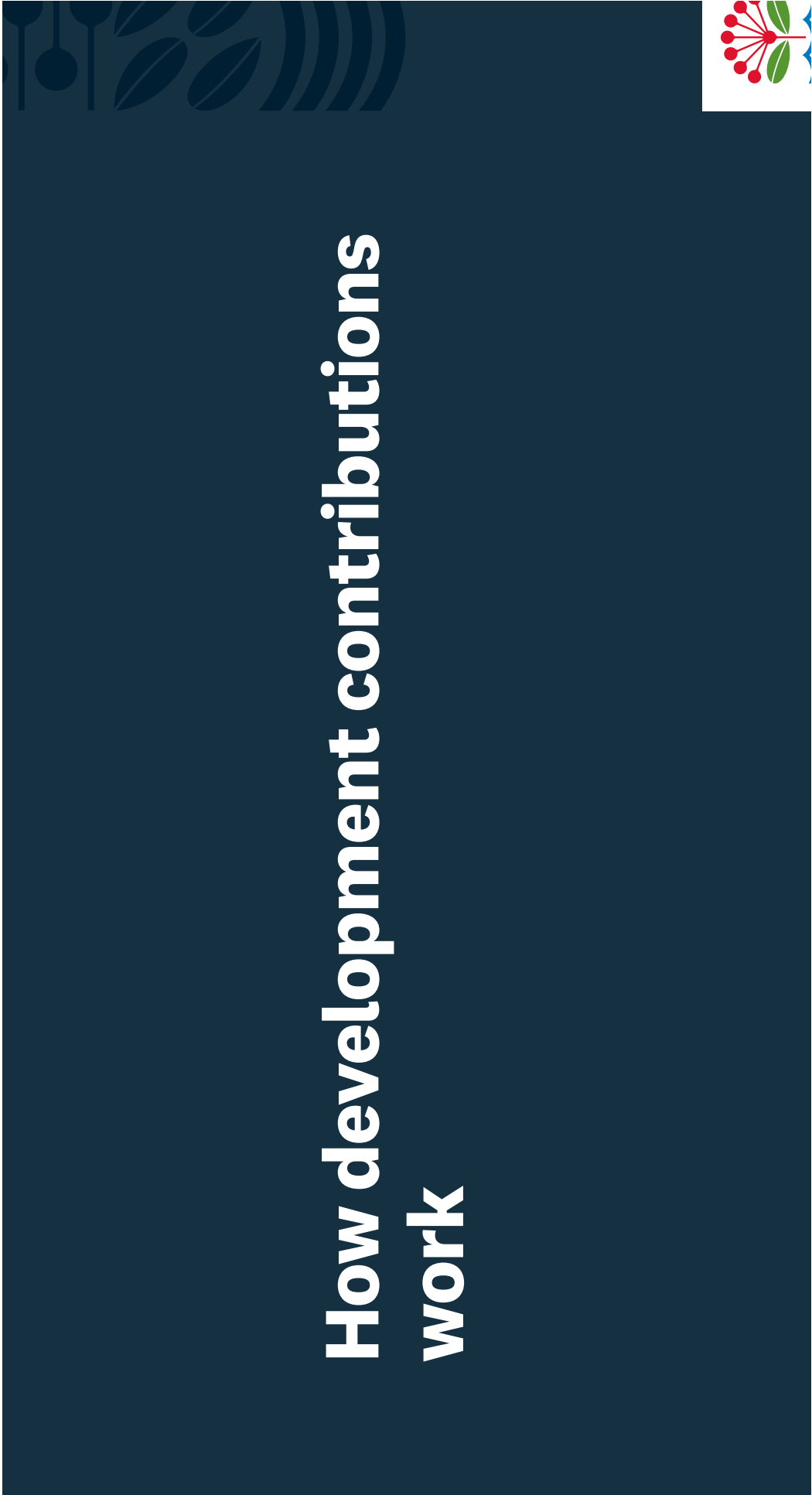
# Funding growth infrastructure

## Proposed Government reforms

### Contributions Policy 2025

Local Board Presentation

3-18 March 2025



## Purpose of development contributions (DCs)

To recover from developers a fair share of the cost of growth infrastructure they create demand for, and benefit from (ratepayers meet the share of cost that existing properties benefit from or create the need for)

### Reserves

- Reserve acquisition
- Reserve development

### Network Infrastructure

- Stormwater
- Transport
- Public transport

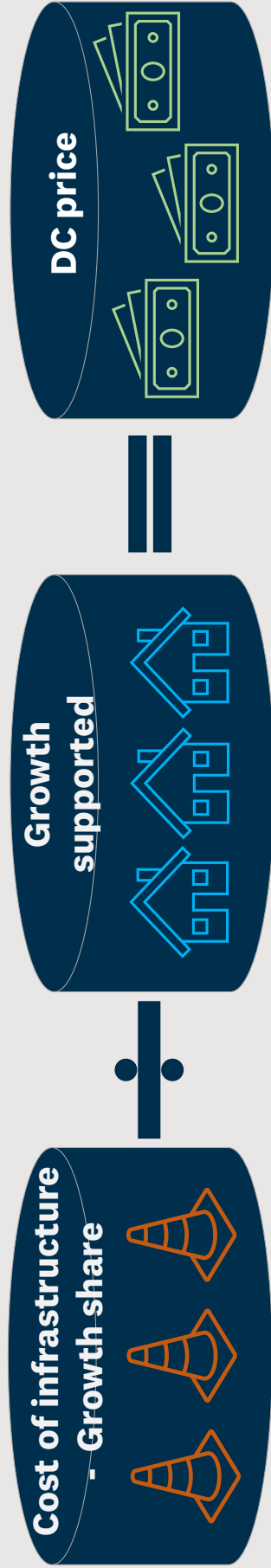
### Community Infrastructure

- Community service facilities
- Local recreation facilities
- Regional recreational facilities

DCs recover the cost of infrastructure we've already delivered and that we have planned to deliver

DCs are assessed based on the policy when a developer applies for a building or resource consent

# How we set DC charges



Project costs of investments are aggregated to a combined activity and funding area level

Determine the growth levels in each funding area related to that activity







## Going for Housing Growth

- **Objectives:**
  - Increase affordable housing
  - Improve living conditions for renters and homeowners
  - Support productivity, economic growth and job creation

- **Three pillars**

Freeing up  
land for  
development  
and removing  
unnecessary  
planning  
barriers

Improving  
infrastructure  
funding and  
financing

Providing  
incentives for  
communities  
and councils  
to support  
growth





## Pillar 2

### Government announcements on 28 February:

- Development levies
- Updates to IFF and targeted rates

## Development levies

- DCs can't recover costs outside areas where growth and infrastructure planned
- Developer levies recover aggregate growth share of costs planned or not
- Single average levy for (transport, stormwater, parks, community facilities) across urban area
- Higher charges can be set for areas with particularly high-cost infrastructure
- Out of zone development can have separate charges set
- Third party funding can be used for non-growth component at funder discretion
- Regulatory oversight applying standard national methodology for calculation



## Updates to IFF Act and targeted rates

- **Infrastructure Funding and Financing Act**
  - Streamlined development and approval process
  - Making it easier for landowner/developer proposals where they are the subject of the levy
- **Targeted rates**
  - Allowing rates to be set based on date of creation of a rating unit



## Timeline

- Bills introduced September 2025
- Enacted mid 2026
- Development levies introduced with 2027 LTPs



## Potential impacts on Auckland Council

Overall approach seeks to address a number of issues raised by Auckland Council and wider sector

- Provides improved certainty for both council and developers
- Mechanism to charge development in areas where investment is not yet fully planned



## Further details to come

- Will full-development approach to required infrastructure and expected development be taken?
- How much specificity will be required to establish aggregate costs of growth?
- Will regulatory regime replace testing and policy development through courts?





## Next steps

- Staff to continue engagement with government officials as policy fleshed out and legislation developed
- Contributions Policy will still be required for at least next two years – continue with updates and improvements

Item 5

Attachment C

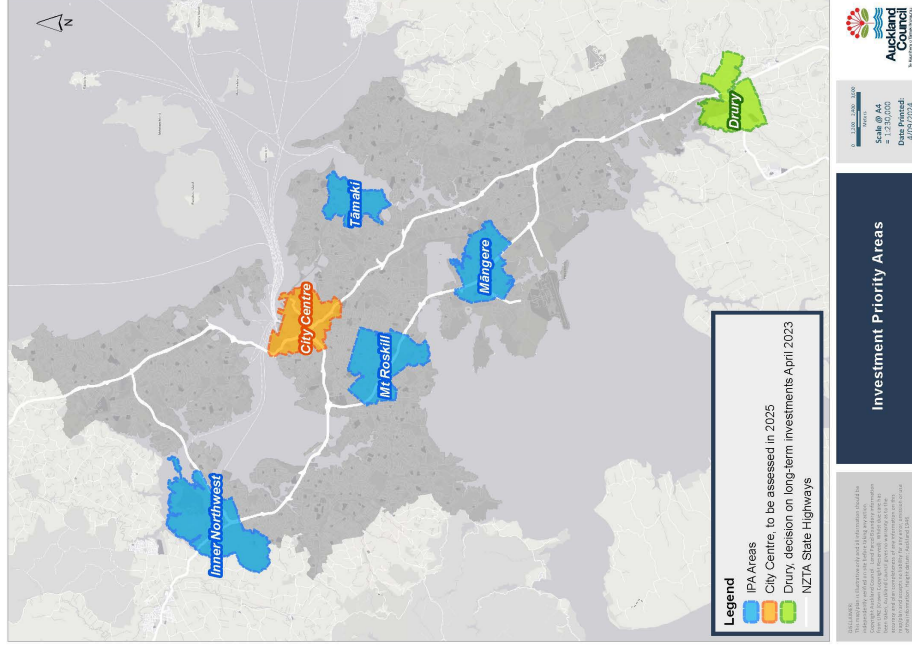


## Purpose of changes to the Policy

Contributions Policy is being amended to include:

- CAPEX investment decisions in 2024-2034 Long-term Plan (LTP) and amendments to Drury
- Investments beyond LTP for Investment Priority Areas (IPAs) at Inner Northwest (Red Hills, Westgate and Whenuapai) and Auckland Housing Programme (AHP) areas at Māngere, Mt Roskill and Tāmaki
- Minor policy amendments

Proposal developed following pre-engagement with developers (100+ attendees at 4 forums)



# Contributions Policy 2025 proposal changes



- Reflects decisions made through the LTP and adjustments to Drury
- Updates to our methodology for calculating DCs
- Includes investments required over a longer time horizon in the north-west and AHP areas at Māngere, Mt Roskill and Tāmaki
- Cumulative impact of growth requires major investment
  - Beyond capacity of 10-year budget despite commitment to investment priority areas
  - Reduces future service level shortfalls and funding challenges
  - Fair that early developers pay their share
  - Alternative is ratepayer or taxpayer pays or lower future service levels

*Note: inclusion of City Centre (CRL stations at Maungawhau and Karang-a-hape). additional transport requirements for Drury and stormwater*

## Consultation Proposal

- LTP updates
  - Investment of \$10.3bn funded by \$2.3bn of DCs raising price from \$21k to \$30k
- Drury price rises from \$70k to \$83k – costing update and project deferral
- Investment beyond LTP in IPAs

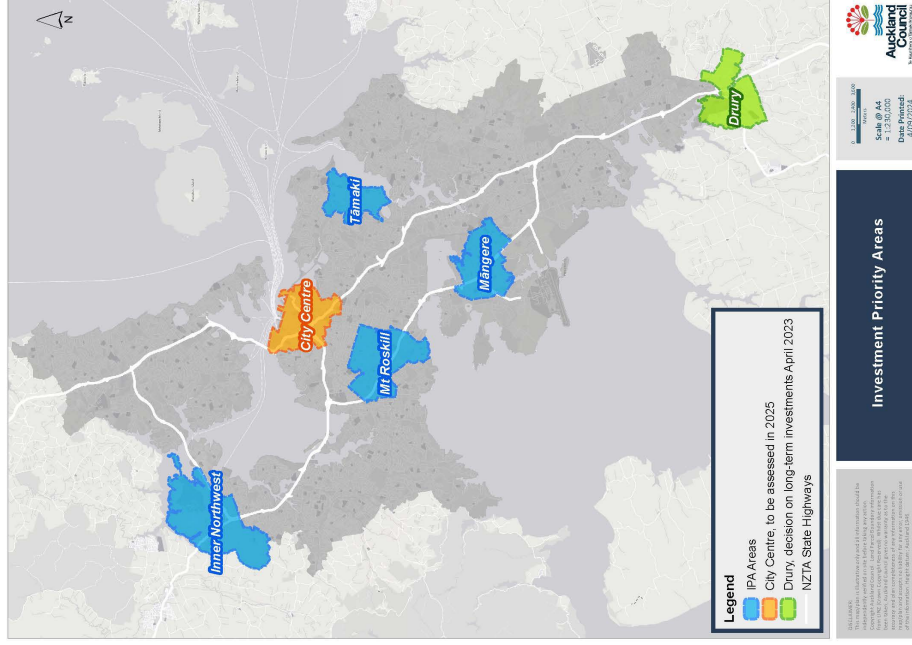
Infrastructure Category \$ million	North-west	Māngere	Mt Roskill	Tāmaki	Total
Transport	3,066	912	1,615	546	6,140
Parks	1,021	0	0	0	1,021
Community Facilities	215	0	0	60	275
Stormwater	0	0	0	806	806
<b>Total</b>	<b>4,302</b>	<b>912</b>	<b>1,615</b>	<b>1,412</b>	<b>8,240</b>

## Consultation Proposal DC Pricing

	Current price	Proposed DC investment within LTP	Proposed DC investment beyond 2034	Proposed total
<b>North-west</b>	\$25,167	\$27k (\$27k to \$34k)	\$71k (\$61k to \$75k)	\$98k (\$89k to \$101k)
<b>Mangere</b>	\$18,123	\$22k (\$21k to \$23K)	\$7k	\$29k (\$28k to \$30k)
<b>Mt Roskill</b>	\$20,406	\$32k (\$25k to \$59k)	\$20k	\$52k (\$46k to \$80K)
<b>Tamaki</b>	\$31,157	\$40k	\$79k	\$119k
<b>Auckland Wide</b>	<b>\$21,000</b>	<b>\$30k</b>	<b>\$20k</b>	<b>\$50k</b>

## What this means for your board?

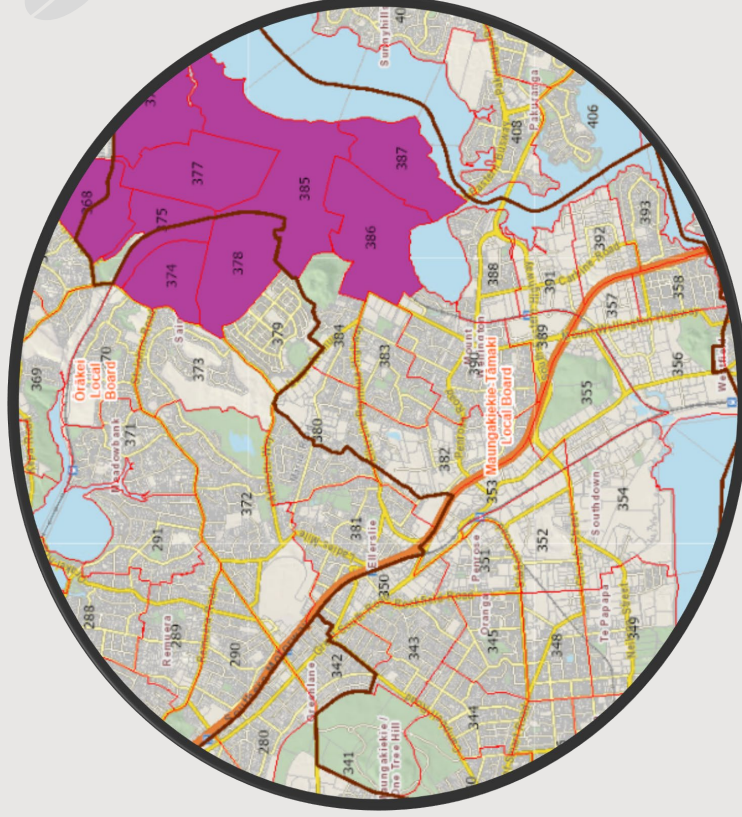
- For your local board area
- Update in LTP capex and rise in DCs on average
  - If 30 years adopted
    - Increase in investment and DCs in IPAs areas
    - And in rest of Auckland for wider growth share of projects in IPAs



## What this means for Maungakiekie Tāmaki Local Board?

For some of your local board area

- Increase in priority area capex Tamaki AHP area
- Impacted areas
  - Lined border – LB area
  - Purple – IPA pricing

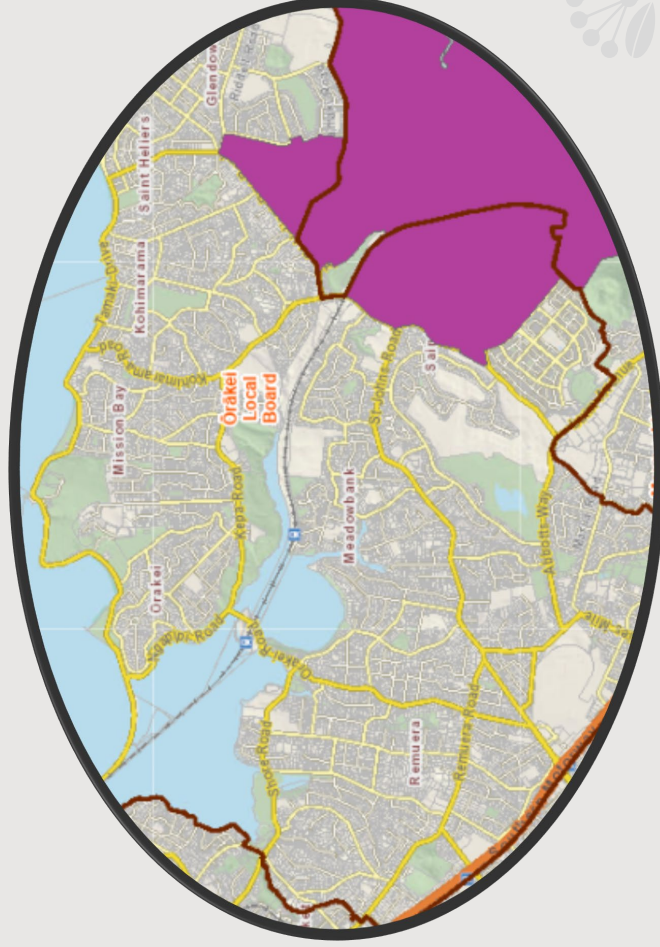




## What this means for Ōrākei Local Board?

For some of your local board area

- Increase in priority area capex
- Tamaki AHP area
- Impacted areas
  - Lined border – LB area
  - Purple – IPA pricing



- **Consultation ran from 30 Sep to 15 Nov**
- **147 submissions received**
- **Memo on submission themes distributed to all elected members on 13 February**



## Consultation

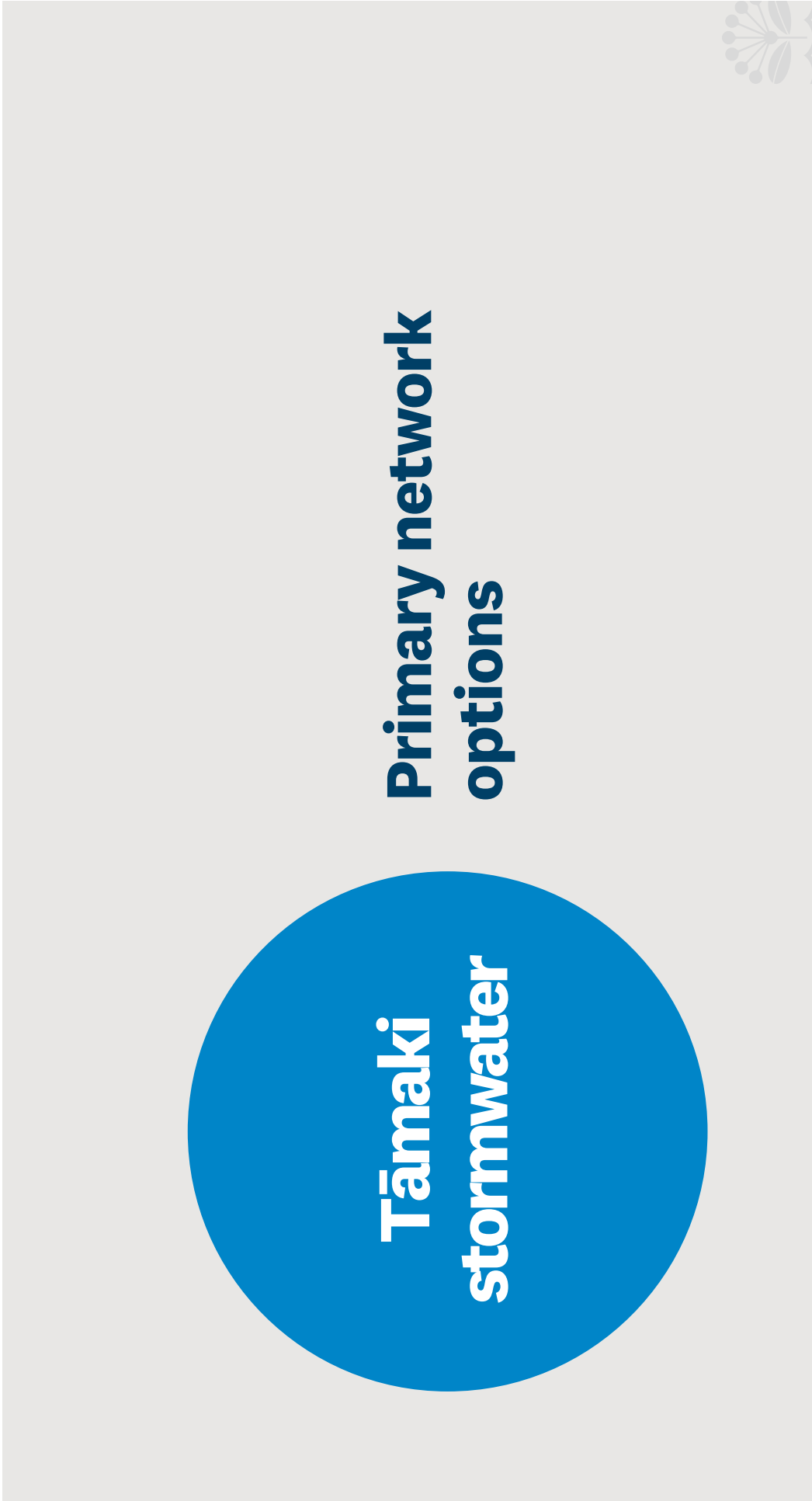
## Consultation issues for consideration

- Tāmaki stormwater
- North-west funding areas
- Footpaths and safety features in AHP areas
- Drury cycleway

## Other consultation themes

- Opposition to long-term view
  - Policy decision of the council to match long-term cost with long-term growth to fairly recover costs
- Dispute of impact on house prices
  - Economic analysis provided with consultation material
- Issues with data or calculations
  - Being addressed by staff prior to your decision-making
- Requests for more collaboration with developers
  - Working together on options to accelerate infrastructure
  - Area-based collaboration - e.g. Franklin





# Tāmaki is growing quickly

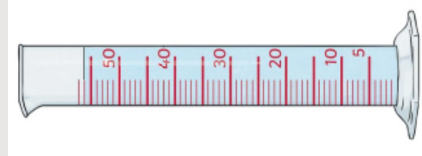


- Household numbers are expected to increase 2.5 times
- Impervious Surface Area (ISA) is expected to increase from 45% to 60%

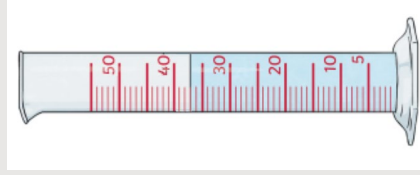


## What is in the Stormwater DC Policy

- Developers raised concerns about scale of investment, cost and DCs, and share to growth against share to existing properties (ratepayers)
- Catchment scale projects (\$70m) that address flood mitigation and water quality improvements (such as the Omaru Creek/Maybury Reserve) will remain in the proposed DC policy
- Decision needed on a level of service for the piped stormwater network (primary drainage system)
- The piped network manages drainage from sites and roads in frequent to medium sized storms – not extreme flood events



**An extreme storm has a 1% chance of happening each year (or 1 in 100)**  
**In Tamaki this is equivalent to 56mm of rain falling in 1hr.**



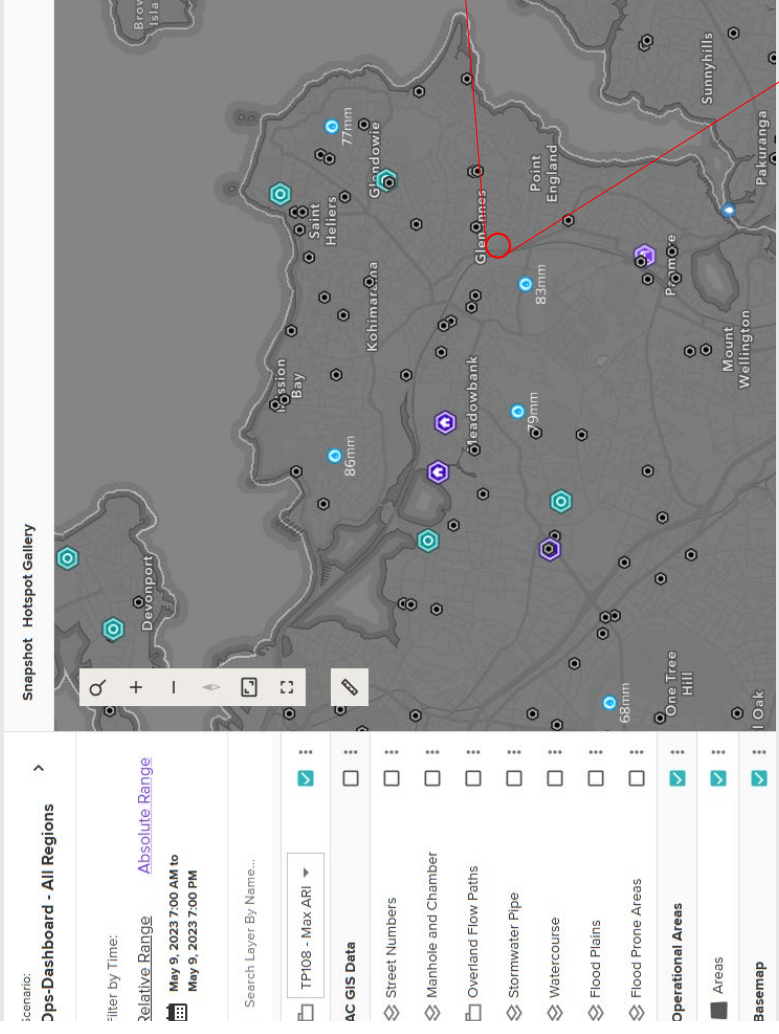
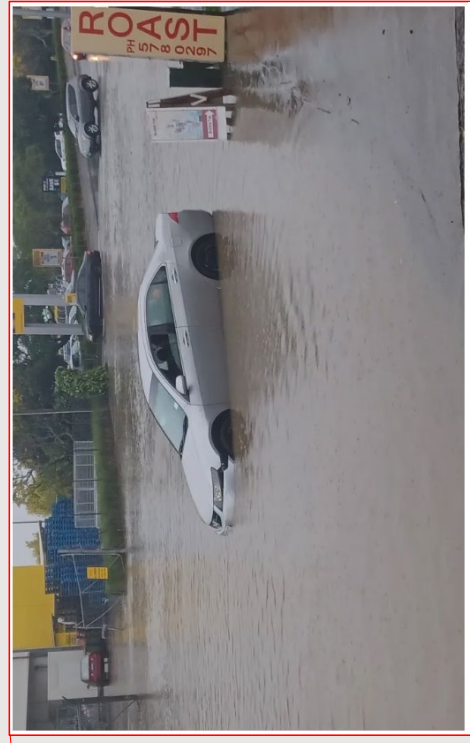
**A medium sized storm has a 10% chance of happening each year (or 1 in 10).**  
**In Tamaki this is equivalent to 37mm of rain falling in 1hr**



# An approximate 10% storm occurred on 9<sup>th</sup> May 2023



Nuisance flooding on property



14 Requests for service to the Council from the Tamaki Catchment

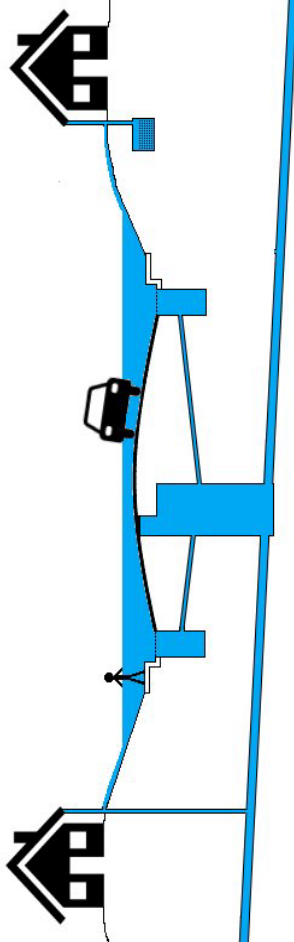
<https://www.rnz.co.nz/news/national/489572/in-pictures-...>



### EXISTING DEVELOPMENT Pre-intensification



10% chance of a storm this size each year ≈37mm in 1hr

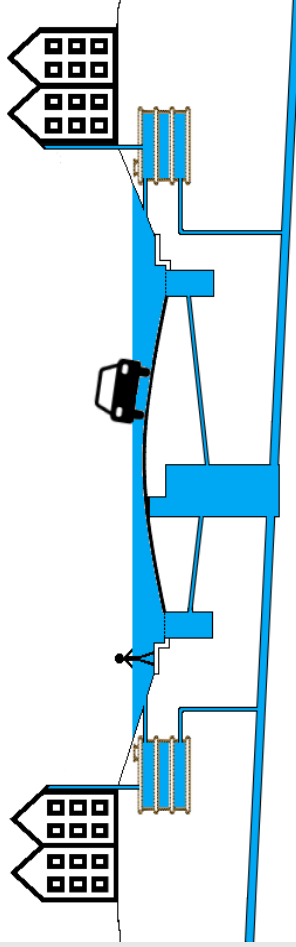


- The current pipes were designed to handle storms that have a 50% chance of happening each year, but larger storms (with lower probabilities) cause **frequent flooding**.
- Runoff flows overland once network is full
- Dangerous depths on some roads, hazard worse and more frequent with growth and climate change.
- Numerous properties use soakage to ground to manage stormwater.

### STATUS QUO OPTION: Developers mitigate onsite



10% chance of a storm this size each year ≈37mm in 1hr



- **Existing pipes are retained, so there is still frequent flooding**
- Developers use tanks, cumulative impact can increase depths.
- Dangerous depths on some roads, will get worse and more frequent
- High reliance on compliance.

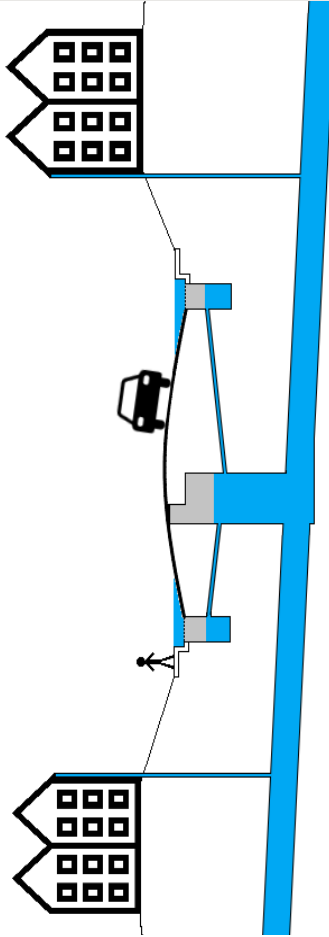
#### Primary Network Costs

Developer on site Cost	DC Cost	Rates Cost Escalated (Renewals only)

**Consultation Option: All Primary Network Upgraded**



10% chance of a storm this size each year ≈37mm in 1hr



- Bigger pipes across the catchment to handle storms that have a 10% chance of happening each year, **Less frequent flooding on roads and properties.**
- Low reliance on compliance
- Significant funding commitment from Council 2034-2054

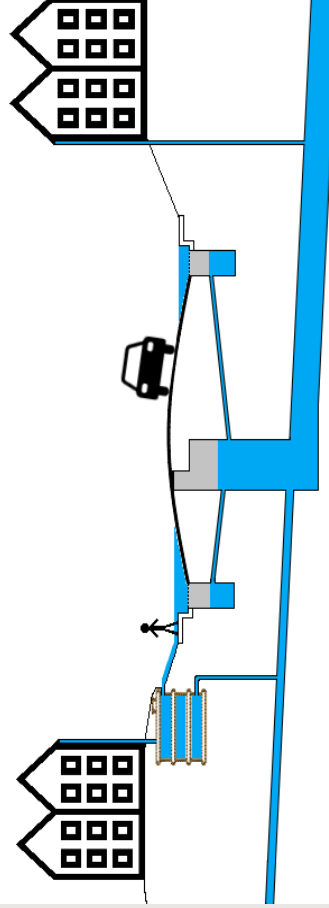
**Primary Network Costs (with KO projects removed)**

Developer Cost on site	DC Cost Escalated (Growth)	Rates Cost Escalated (Renewals & improvement)
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**Alternate Option: Upgrades prioritised for road safety (Targeted Upgrades)**



10% chance of a storm this size each year ≈37mm in 1hr



- Bigger pipes only where depth on roads is dangerous, designed to handle storms that have a 10% chance of happening each year, **Less frequent road flooding.**
- Developers upstream of upsized pipes use tanks.
- Medium reliance on compliance

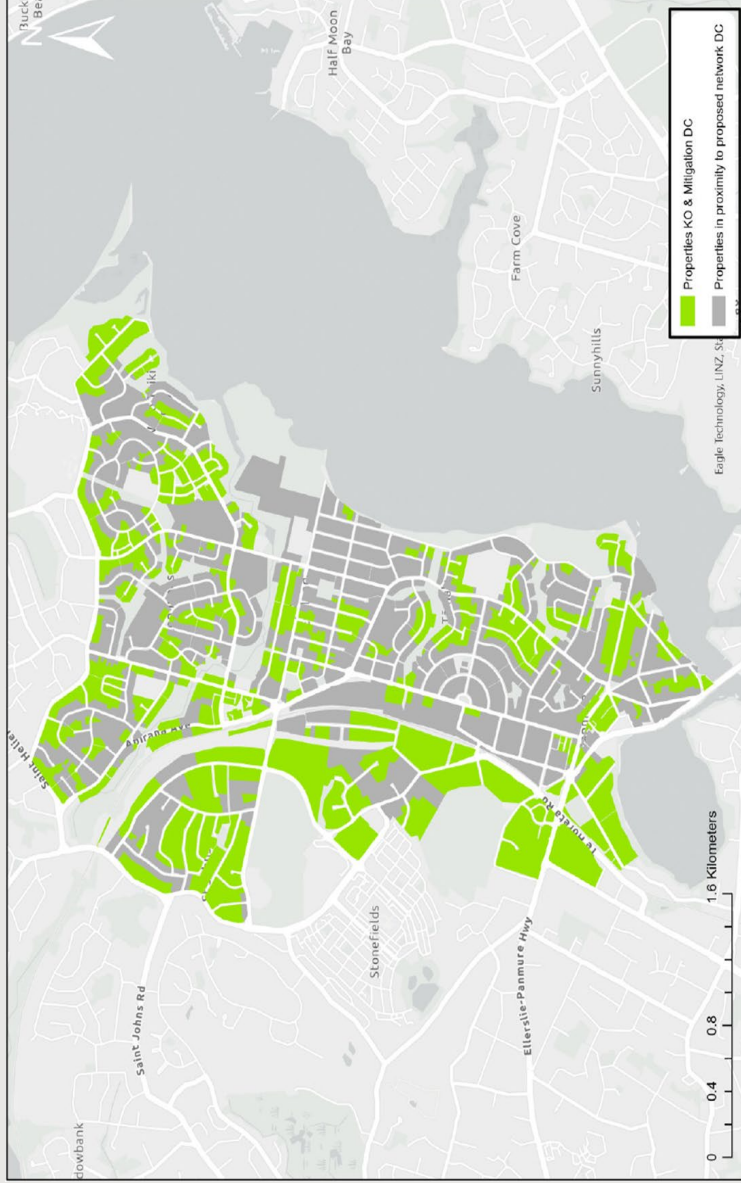
**Primary Network Costs**

Estimated Developer on site Costs	DC Cost Escalated (Growth)	Rates Cost Escalated (Renewal & improvement)
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<p><b>Consultation Option</b></p> <p><b>Comprehensive pipe upgrades</b></p> <p><b>Commits Council to fund \$668m of new SW pipes from 2034-2054, 77% to be recovered through DCs.</b></p> <p>Consultation Feedback</p> <ul style="list-style-type: none"> <li>• Developer mitigation should be considered</li> <li>• Cost of stormwater network upgrades too high</li> <li>• Allocation between developers and ratepayers is considered unfair</li> <li>• Allocation between different developers is considered unfair</li> </ul>	<p><b>Alternate Option</b></p> <p><b>Targeted upgrades prioritised for road safety</b></p> <p><b>Commits Council to fund \$472m of new SW pipes from 2034-2054, 59% to be recovered through DCs.</b></p> <ul style="list-style-type: none"> <li>• Changes made in response to consultation feedback</li> <li>• Strikes a balance between cost and improving safety</li> <li>• The whole community, both existing and future residents, benefit from safer roads and access</li> </ul>
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# Differential pricing for Developers that will not be able to connect to a Council funded stormwater pipe



- Developers in the Grey zone will be able to connect directly to a Council funded pipe
- Grey zone is 50% of the overall developable area
- Green zone areas utilise new network but do not have the same benefit of having a pipe to connect to

Green zone developers differential pricing = average(50% causation + 50% benefit) = 50% discount

# Total Tamaki Stormwater DC Per HUE by Option

Option		DC Per HUE
<b>Status Quo</b>	Catchment scale projects only	<\$10k
<b>Option 3: Comprehensive Network Upgrades</b>	Catchment scale projects only	<\$10k
	Pipe network improvements	Per consultation
<b>Option 2: Upgrades prioritised for road safety</b>		Grey zone    Green zone
	Catchment scale projects only	<\$10k
	Pipe network improvements	DC    DC ≈ ½ Green Zone

- Pipe renewal costs allocated 100% to ratepayers.
- Pipe extensions are driven by growth but some benefit to existing community – 80% growth.
- Pipe upgrades driven by, and benefit, both growth and existing properties - 55.5% growth.



## Inner Northwest funding areas

- **Consultation proposed single transport funding area**
- **Could consider three areas based on expected development pace**
- **Limited difference in investment required**

## Issue and analysis

- Future transport network designed to connect entire area
- Substantial element of cost is interest incurred until DCs received
- Redhills/Westgate will grow earlier than Whenuapai
- Interest cost incurred overall is lower for Redhills/Westgate and higher for Whenuapai



### Option A: Status quo

- Existing single funding area
- Proposed DC price \$41,100 – small increase from consultation



### Option B: Three funding areas

- Redhills / Westgate – small decrease
- Whenuapai South – moderate increase
- Whenuapai North – significant increase





**Other Issues**

- **High cost of footpath and safety investment planned for AHP areas**
  - Option to extend existing footpaths in high use areas rather than full replacement
  - Option to replace raised tables with chicanes
- **Drury cycleway**
  - Concerns raised around scale and cost
  - Updates to scope and projected cost

DC Price

# Next steps

- **Direction on key issues - today**
- **Briefing sessions for Local Boards – next 2 weeks**
- **Staff to update proposed policy**
- **Decision-making on updated policy - 1 May 2025**