

Date: Tuesday, 11 March 2025
Time: 10.30am
Meeting Room: Groundfloor Boardroom, Auckland Town
Venue: Hall, 301-305 Queen Street, Auckland

Waitematā Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson	Genevieve Sage
Deputy Chairperson	Greg Moyle, (JP, ED)
Members	Alexandra Bonham
	Allan Matson
	Richard Northey, (ONZM)
	Anahera Rawiri
	Sarah Trotman, (ONZM)

(Quorum 4 members)

Katherine Kang
Democracy Advisor

6 March 2025

Contact Telephone:
Email: Katherine.kang@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

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Karakia

Whakataka te hau ki te uru.

The wind blows from the west.

Whakataka te hau ki te tonga.

The wind blows from the south.

Kia mākinakina ki uta.

It pierces the land with its wintry nip.

Kia mātaratara ki tai.

And slices the sea with its freezing chill.

Kia hī ake ana te atakura

When the red dawn breaks

he tio, he huka, he hauhū.

there is ice, snow and frost.

tihei mauri ora!

indeed, there is life

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.: CP2025/03542

Te take mō te pūrongo Purpose of the report

1. To present the Waitemata Local Board workshop agenda for 11 March 2025.

Whakarāpopototanga matua Executive summary

The following will be board specific:

2. Most workshops are open to the public to attend as observers in person or online.
3. Some sessions may not be open to the public. The staff / 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. The public can observe the workshop on via MS Teams. The link can be found on the front page of the agenda.
5. 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.
6. Workshops do not have decision-making authority.
7. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
8. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
9. The following will be covered in the workshop:

Item 1 – 10.30am – 11.10am

Development Contributions 2025 proposal

Presenter/s: Tracey Wisnewski – Project Manager, Hao Chen – Local Board Financial Advisory Manager, Holly Berry - Senior Programme Manager, Beth Sullivan – Principle Advisor

Purpose: Staff to discuss with the Board the Development Contribution 2025 proposal. This workshop is for staff to support the Board in providing feedback on the draft Contributions Policy 2025 public consultation and feedback held in September to December 2024.

Governance role: Input into policies, plans and strategies

Item 3

Proposed Outcome/s:	The Board will feel supported and informed in providing their input on any impacts from the Development Contributions 2025 proposal.
Attachment/s:	Attachment A – Development Contributions 2025 proposal presentation
Item 2 – 11.10am – 12.10pm	
Symonds Street Cemetery annual update	
Presenter/s:	Lynda Lucas – Reporting and Planning Lead
Purpose:	Staff to provide the Board an annual work programme presentation on Symonds Street Cemetery; staff and the Board will discuss the Symonds Street Cemetery Conservation Plan, an update on the actions identified in 2024 and other work programme updates.
Governance role:	Local initiatives and specific decisions
Proposed Outcome/s:	The Board will be updated on the Symonds Street Cemetery work and provide staff with feedback.
Attachment/s:	Attachment B – Symonds Street Cemetery annual update presentation
12.10pm – 1.10pm	
Break	
Item 3 – 1.10pm – 3.40pm	
CLOSED Workshop	
Confidential reason:	The workshop materials will contain confidential information about potential implications on private landowners whose properties would be blighted if this information became public. NZTA wishes to keep this information confidential until NZTA has engaged directly with potentially affected landowners and have the certainty required to have those conversations.



Funding growth infrastructure

Proposed Government reforms Contributions Policy 2025

Governing Body Workshop

5 March 2025



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



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



Consultation

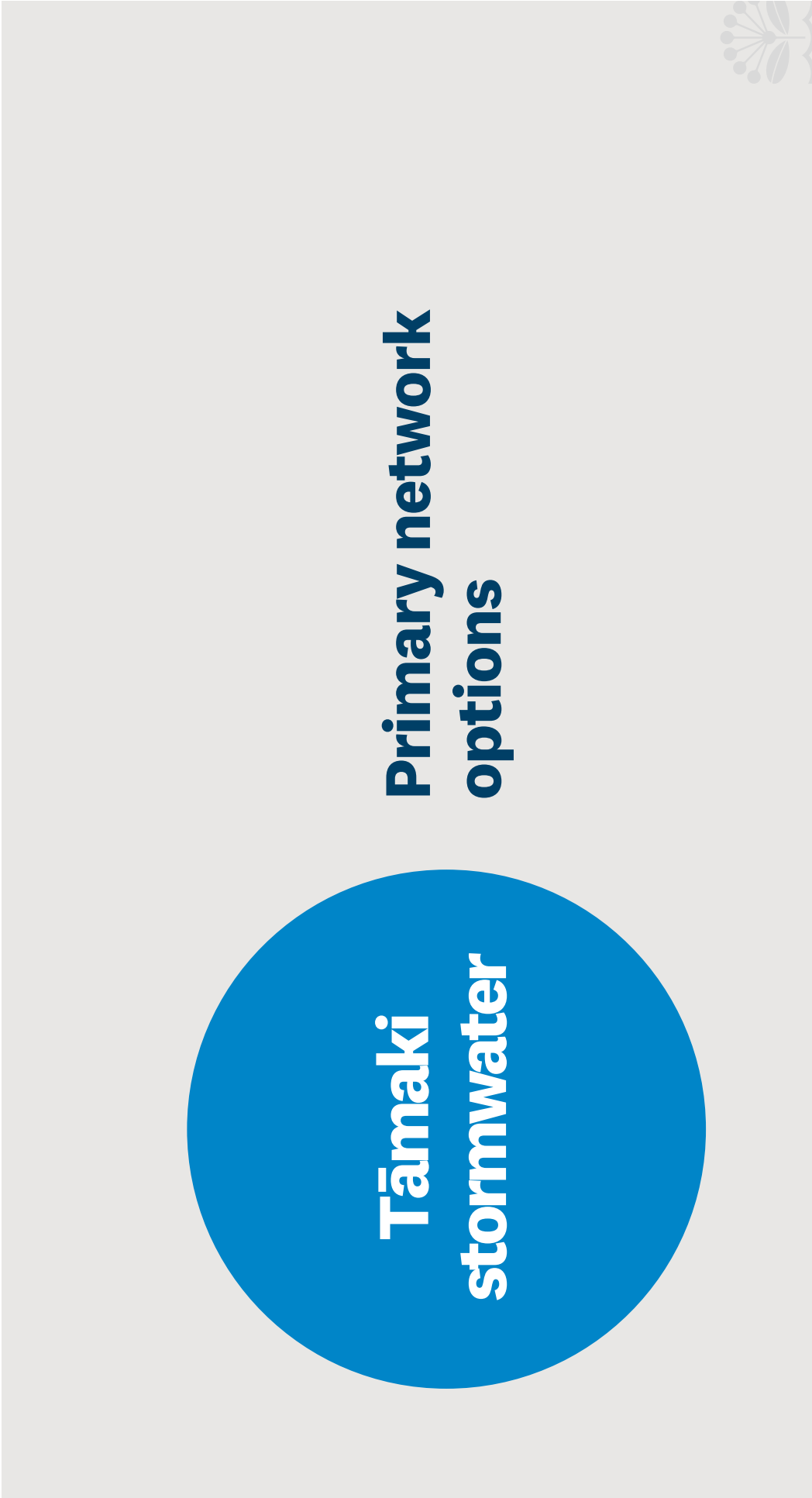
Consultation issues for consideration

- 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





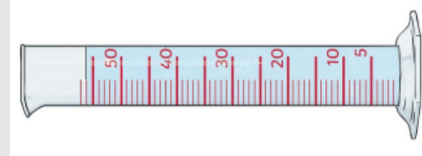
Tāmaki is growing quickly



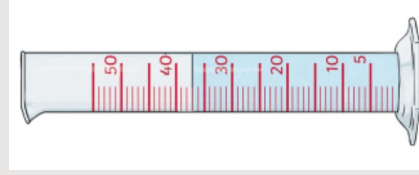
- Household numbers are expected to increase 2.5 times
- Impervious Surface Area (ISA) is expected to increase from 45% to 60%

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



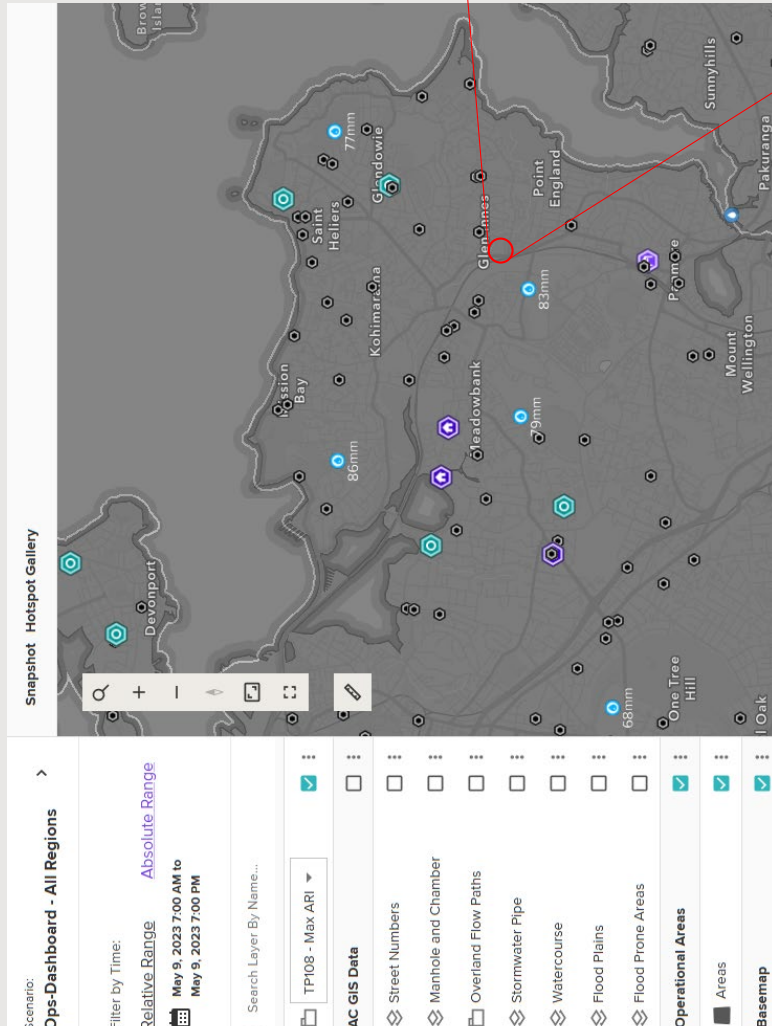
An extreme storm has a 1% chance of happening each year (or 1 in 100)
In Tamaki this is equivalent to 56mm of rain falling in 1hr.



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 9th May 2023



Nuisance flooding on property



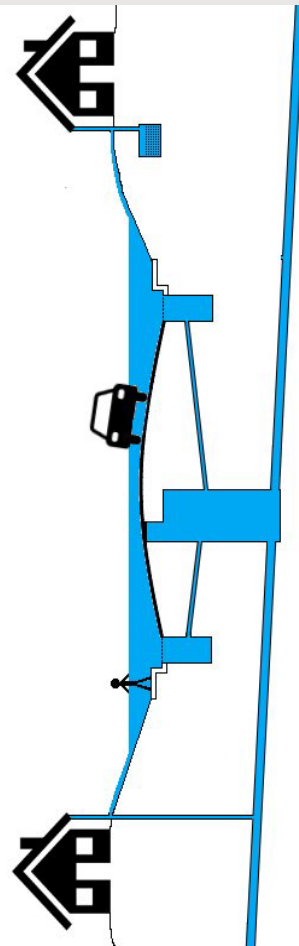
14 Requests for service to the Council from the Tamaki Catchment

<https://www.rnz.co.nz/news/national/489572/in-pictures-extended-flooding-occurred-lit-with-beautiful-views>

EXISTING DEVELOPMENT PRE-INTENSIFICATION



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

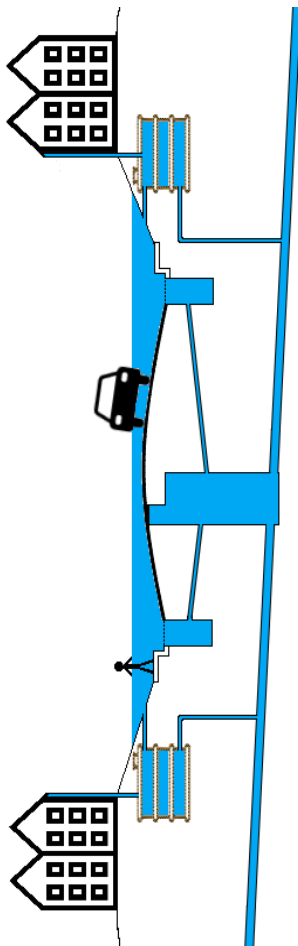


- The current pipes were designed to handle storms that have a 50% chance of happening each year, but larger storms (with lower probabilities) cause **frequent flooding**.
- Runoff flows overland once network is full
- Dangerous depths on some roads, hazard worse and more frequent with growth and climate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

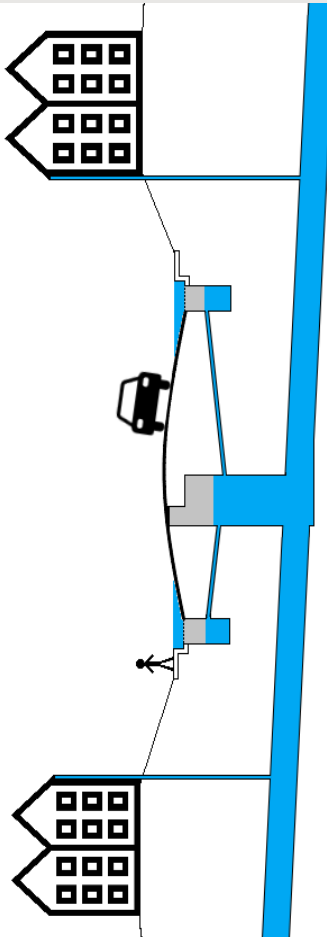
Primary Network Costs

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

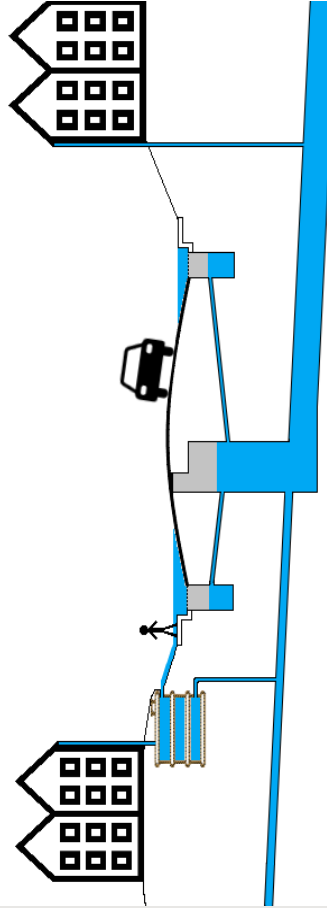
Primary Network Costs (with KO projects removed)

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

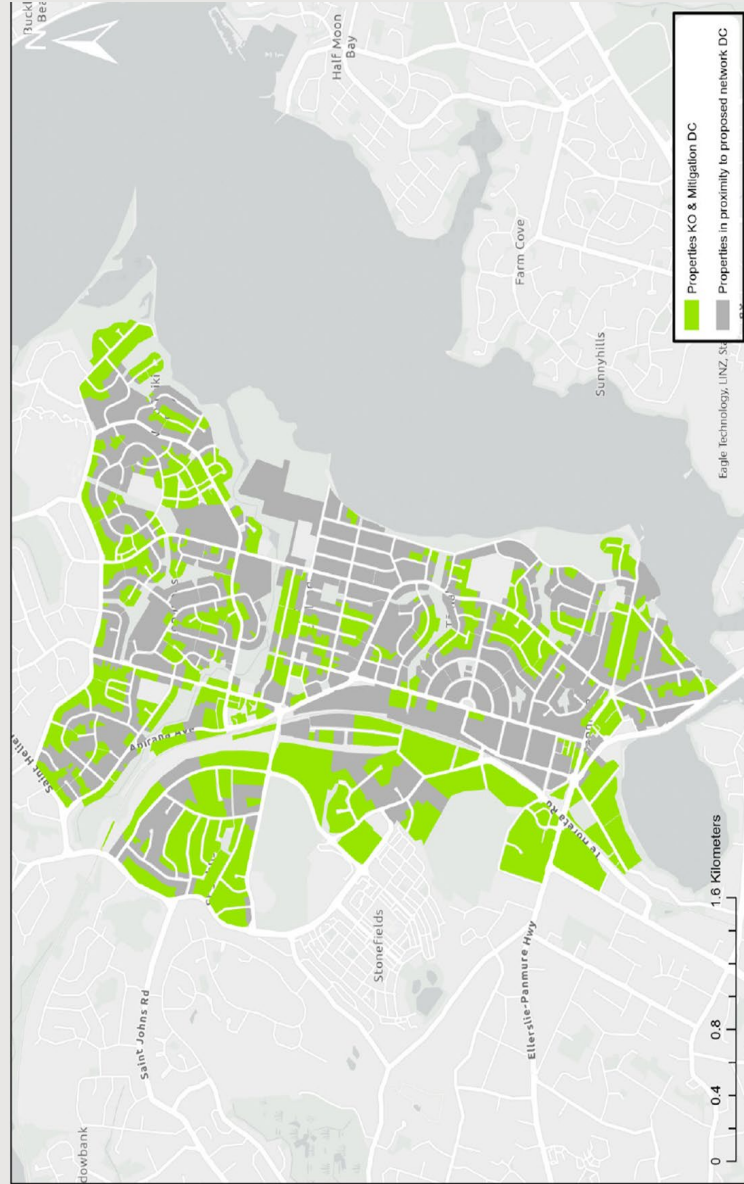
Primary Network Costs

Estimated Developer on site Costs	DC Cost Escalated (Growth)	Rates Cost Escalated (Renewal & improvement)
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<p>Consultation Option</p> <p>Comprehensive pipe upgrades</p> <p>Commits Council to fund \$668m of new SW pipes from 2034-2054, 77% to be recovered through DCs.</p> <p>Consultation Feedback</p> <ul style="list-style-type: none"> • Developer mitigation should be considered • Cost of stormwater network upgrades too high • Allocation between developers and ratepayers is considered unfair • Allocation between different developers is considered unfair 	<p>Alternate Option</p> <p>Targeted upgrades prioritised for road safety</p> <p>Commits Council to fund \$472m of new SW pipes from 2034-2054, 59% to be recovered through DCs.</p> <ul style="list-style-type: none"> • Changes made in response to consultation feedback • Strikes a balance between cost and improving safety • The whole community, both existing and future residents, benefit from safer roads and access
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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
Status Quo	Catchment scale projects only	<\$10k
Option 3: Comprehensive Network Upgrades	Catchment scale projects only	<\$10k
	Pipe network improvements	Per consultation
Option 2: Upgrades prioritised for road safety		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



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**



Symonds Street Cemetery annual update 2024/2025

Waitematā Local Board workshop

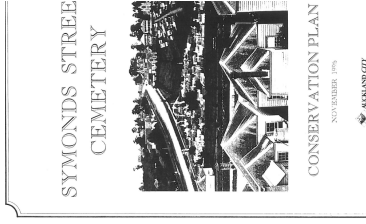
11 March 2025





Symonds Street Cemetery Conservation Plan

Conservation Plan objectives		Managed by:
1.	To conserve and stabilise the documentary information, historic fabric and heritage value of the Cemetery.	1400 monuments - Parks and Community Facilities (PCF) 6 monuments - Ministry of Culture and Heritage (MCH)
2.	To record all historic fabric and document all works.	PCF - SSC Conservation Programme Treatment Records
3.	To preserve and enhance the landscape character of the Cemetery.	PCF - Full Facility Maintenance Contract PCF - Arb Maintenance Contract PCF - Ecological Contract RI - Waiparuru Stream restoration
4.	To protect and manage the botanical and visual integrity of the reserve's coastal forest stand	PCF - Arb Maintenance Contract PCF - SSC Oak Monitoring Programme - 52 oak trees PCF - Full Facility Maintenance Contract
5.	To control and manage invasive flora and fauna.	PCF - Waitemata Ecological Contract
6.	To improve awareness of the existence of the reserve, it's features and it's historic importance.	PCF - Activation and response Auckland Central Library research centre FSSC and volunteers
7.	To increase appropriate public use and enjoyment of the reserve.	PCF - Activation and telling stories (STQRY) Community Safety Team
8.	To frequently review approaches and methods of management to ensure that resources are utilised to best meet the objectives of this plan and maximise public benefit.	PCF - Cemetery Curator in collaboration with all the contract managers and stakeholders.
9.	To manage the reserve in a manner which is responsive to the requirements of the 1993 ICOMOS NZ Charter, Historic Places Act 1993 and the RMA.	PCF and Heritage staff Pouhere Toanga NZ MCH
10.	To administer and manage the reserve in accordance with the statutory obligations imposed by relevant legislation	PCF, Heritage, Resource Consents Liaison with Pouhere Toanga NZ



5.0 Objectives

The following objectives are a series of strategic goals for the conservation, management and monitoring of the reserve and provide a focus for the work of the reserve which will be undertaken in the future. The objectives are based on the following information:

- To record all historic fabric and document all works.
- To preserve and enhance the landscape character of the cemetery.
- To protect and manage the botanical and visual integrity of the coastal forest stand.
- To control and manage invasive flora and fauna.
- To improve awareness of the existence of the reserve, its features and its historic importance.
- To frequently review approaches and methods of management to ensure that resources are utilised to best meet the objectives of this plan and maximise public benefit.
- To manage the reserve in a manner which is responsive to the requirements of the 1993 ICOMOS NZ Charter, Historic Places Act 1993 and the RMA.
- To administer and manage the reserve in accordance with the statutory obligations imposed by relevant legislation.



Summary update on the actions identified for 2024

Ongoing

- support families with applications for memorial conservation
- maintain and improve STQRY content

Increase public enjoyment and raise awareness

✓
Eight Heritage Festival events
Eight tours for school kids
Four guided tours
[SSC Video – Our green oasis](#)
1100 views on Youtube

Monument conservation and protection

✓
Major restoration of four memorials
Repair or preventative work on 28 monuments

Encourage volunteer activity

✓
Friends of SSC:
- guided walks
- working bees
- eyes and ears
Heritage Rose Society:
-prune and care of roses

Protect and manage the botanical and the forest areas

✓
Waiparuru stream restoration – stage 3

✗
Monitor and manage oaks



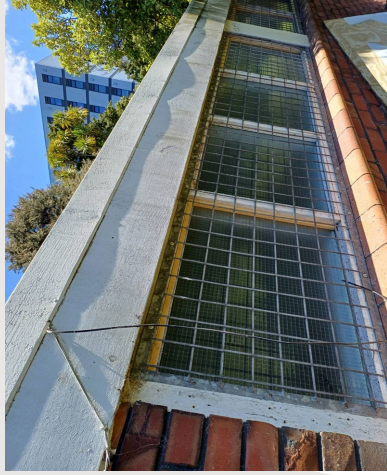


External impacts



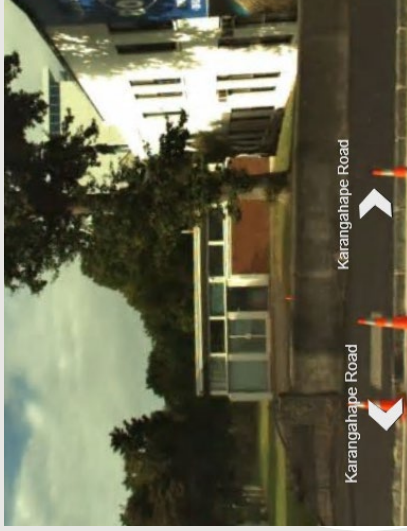
6-8 Upper Queen St development

Issues with fire exit and proximity of building at 10 Upper Queen St.



Security improved

Gates and window security has been replaced and improved on the shed. Enforcement officers are providing surveillance



Tahara House no longer in use

Building not suitable as a mortuary for body preparation. Due to the cost of seismic work being prohibitive for Chevra Kadisha Society.



Community Facilities – maintenance services (ABS)



General Maintenance

Led by Area Manager
Martin Wong

Higher service levels encourages visitation by demonstrating that the cemetery is well cared for and a pleasant place to visit.



Arboricultural Services

Led by Senior Arborist
Tom Brown

Quarterly contractor inspection.
Parks pruning scheduled on average every eight years.
Reactive maintenance through Request for Service.



Ecological pest control contract

Led by Jillana Robertson

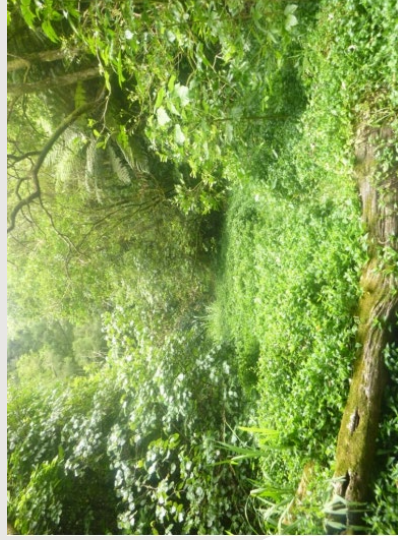
To control and manage invasive flora and fauna.
Possums and rodents controlled.



Waiparuru Stream Restoration Plan FY21-FY23

Led by - Theresa Pearce, Healthy Waters

Year four
of the planned
-weed control
-planting
-trapping, baiting
and pest control



2018

Tradescantia infestation in the mid-to lower reaches of the stream prior to control.



2024

After - Tradescantia controlled and planting. Natural regeneration occurring. Parataniwha and Whau establishing on the flood plain.



