

Date: Wednesday 12 March 2025
Time: 9:15am
Meeting Room: Local Board Chambers
Venue: 35 Coles Crescent
Papakura
Auckland

Papakura Local Board Workshop

OPEN NOTES ITEM ATTACHMENTS

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Funding growth infrastructure

Proposed Government reforms

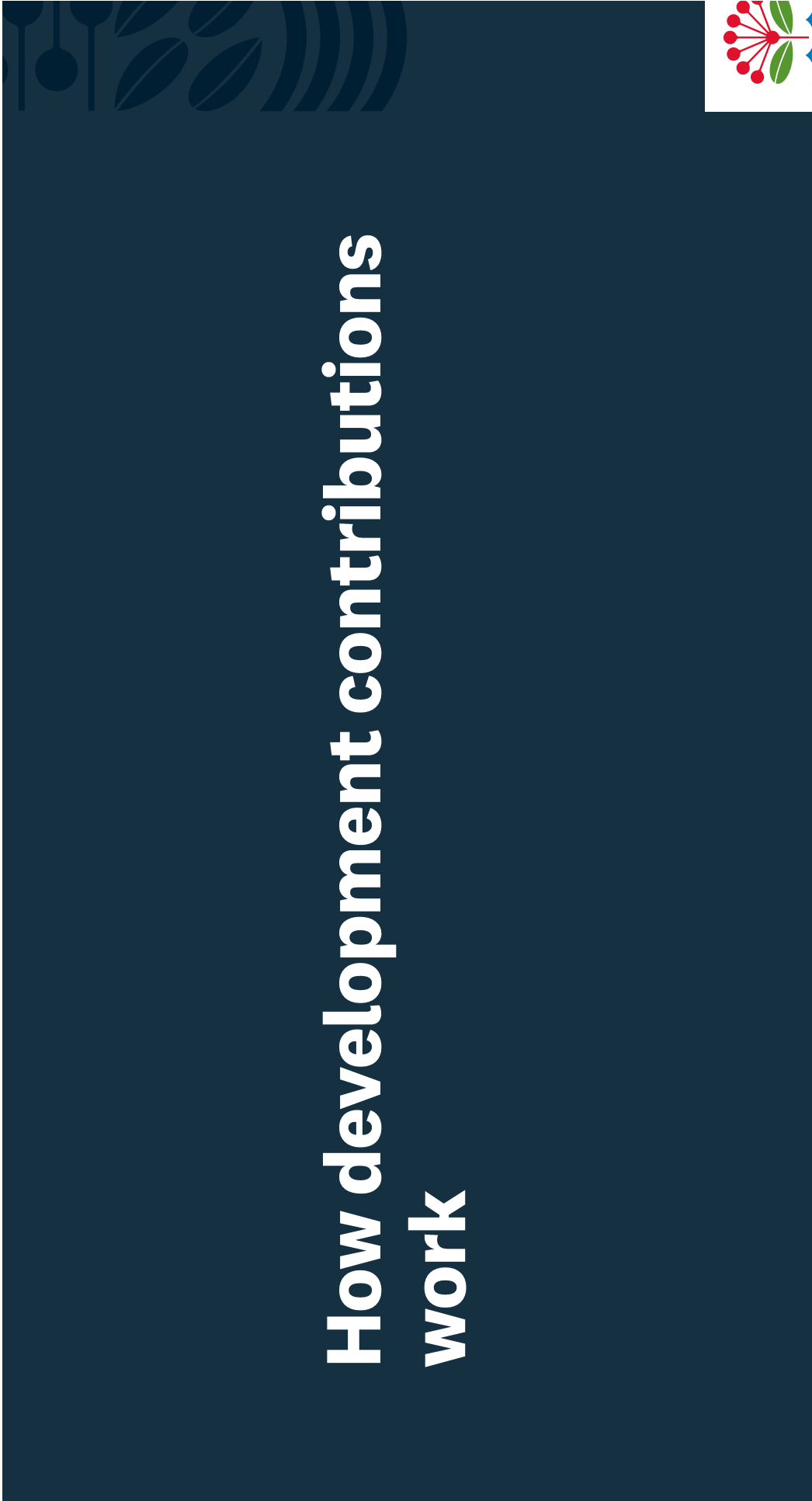
Contributions Policy 2025

Local Board Presentation

3-18 March 2025

Item 3

Attachment A



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)

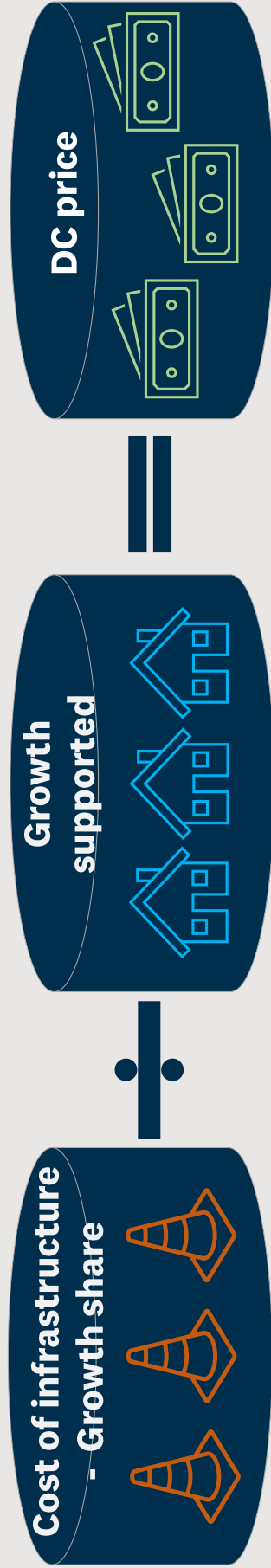
Reserves

- | | Network Infrastructure | Community Infrastructure |
|-----------------------|-------------------------------|------------------------------------|
| • Reserve acquisition | • Stormwater | • Community service facilities |
| • Reserve development | • Transport | • Local recreation facilities |
| | • Public transport | • 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

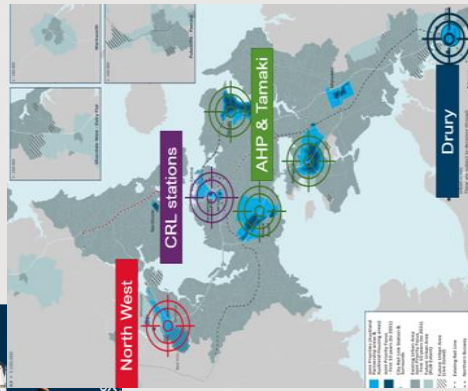
- Staff to continue engagement with government officials as policy fleshed out and legislation developed
- Contributions Policy will still be required for at least next two years – continue with updates and improvements

Item 3

Attachment A



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
Total	4,302	912	1,615	1,412	8,240

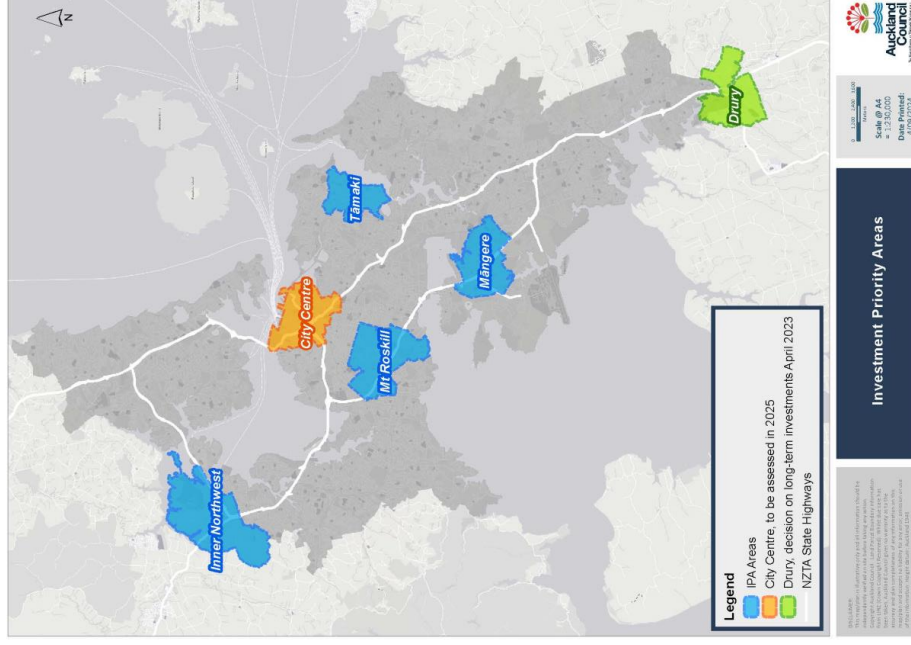
Consultation Proposal DC Pricing

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

What this means for your board?

For your local board area

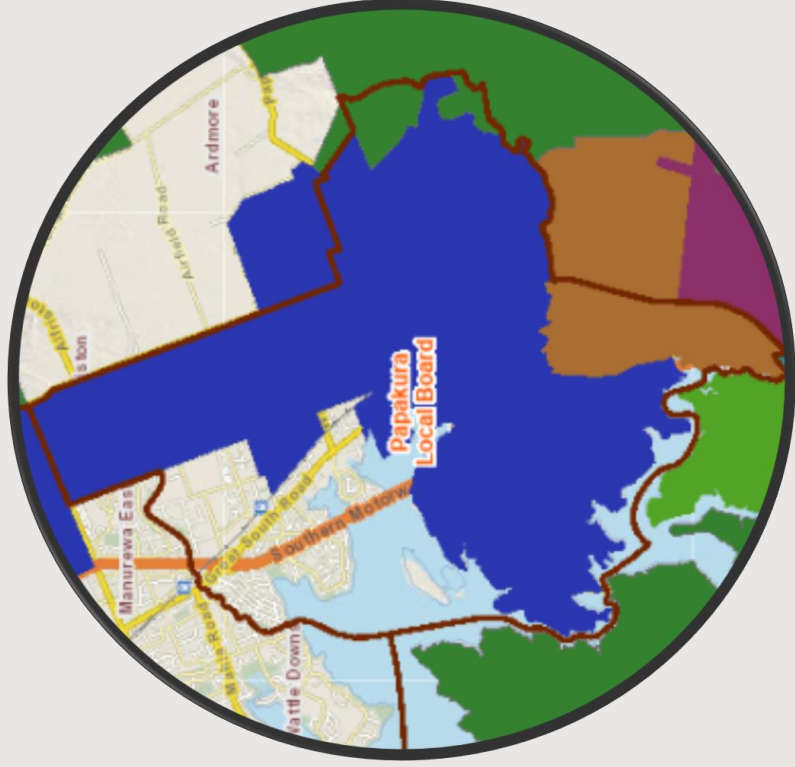
- Update in LTP capex and rise in DCs on average
- If 30 years adopted
 - Increase in investment and DCs in IPAs areas
 - And in rest of Auckland for wider growth share of projects in IPAs



What this means for Papakura Local Board?

For some of your local board area

- Updates in priority area capex Drury AHP
- Impacted areas
 - Lined border – LB area
 - Blue and brown – IPA pricing



What this means for Franklin Local Board?

For some of your local board area

- Updates in priority area capex Drury AHP
- Impacted areas
 - Lined border – LB area
 - Lime green, brown, purple, blue, yellow – IPA pricing



What this means for Manurewa Local Board?

For some of your local board area

- Updates in priority area capex
Drury AHP
- Impacted areas
 - Lined border – LB area
 - Blue – 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




Primary network options

- Comprehensive upgrades
- Targeted upgrades

**Tāmaki
stormwater**

Inner Northwest funding areas

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



- **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**



Direction Setting – 12 March 2025

Notable trees report – March 2025 business meeting



- Papakura Local Board can advocate to add trees within their area
- Trees can only be considered if they are formerly nominated through council's our nominations form - see council website link below:
- <https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Documents/guidance-for-nominating-notable-trees.pdf>
- Tree needs to meet the criteria set out in the Auckland Unitary Plan
- can only be added through a publicly notified plan change process
- nominating a tree does not constitute 'automatic' scheduling
- It is a long process
- Staff have only recently comprehensively evaluated all of the nominated trees held in the database over the last several years
- new nominations are welcome
- Staff uncertain when the next plan change will be to consider the next 'batch' of nominations





Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill

- Proposes a mechanism for extending New Zealand's parliamentary term from three to four years, subject to a binding referendum
- The Bill doesn't automatically change the term to four years.
- Instead, Parliament can choose to extend its term from three to four years if select committees are structured in a way that fairly reflects the makeup of Parliament.
- To make this happen, Parliament must pass a resolution within the first three months of a new term stating that the proportionality requirement has been met, and the Governor-General must then issue a proclamation.
- Potential for impact on local election cycles
- Policy and Planning Committee will consider the council's submission on 10 April
- Submission closing date is 17 April 2025
- **Do you want to make a submission?**





Papakura Local Board Recognition Certificates

- Recommending aligning with June volunteer month
- **Timeline for 2025**
 - Wed 25 June 2025 Business meeting
 - Wed 14 May 2025 -1 – 2pm – Workshop re volunteer nominations (1 hour)
 - Fri 2 May 2025 – Nominations close
 - Thurs 17 April 2025 – Nominations open





2025/2026 work programme

- Vic will speak to this.

WORKSHOP – 19 MARCH 2025

Time	Topic	Purpose	Proposed outcome
9.30 – 10.30am (60 mins)	Annual Plan Have Your Say – Sir Edmund Hillary Library foyer	Information dissemination	To consult with the community
12-12.30pm	Lunch break		
12.30pm- 4.30pm (240mins)	Local Board Annual Planning workshop 6 - Local Board Work Programme & Targets	Provide direction on preferred approach	To receive local board feedback on the draft 2025/2026 work programmes (this will be used to update work programmes before presenting the finalised work programmes to the board)



WORKSHOP – 19 MARCH 2025 CONTINUED

Time	Topic	Purpose	Proposed outcome
4.30-5pm (30mins) last item of the day	Direction Setting	Provide direction on preferred approach	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.





Reminder upcoming events

Thurs 13 Mar 2025, 9.30am – 2.30pm – Papakura Positive Community Hui, Papakura Marae

Thurs 13 Mar 2025, 4 – 5.30pm, Joint Franklin and Papakura Local Boards meeting on site at Runciman Tennis, 29 Pitt Road, Drury - **Jan / Kelvin – Lynn needs confirmation**

Fri 14 Mar 2025, 5.20 – 8pm - Meet and Greet event - Local Board, Youth Council and Rangatahi. Te Paataka Koorero o Takaanini. **Andrew, Jan, Kelvin have accepted**

Sat 15 Mar 2025, 11am – 2.30pm – Fiafia Pasifika Month, Paataka Koorero o Takaanini

Sat 15 Mar 2025, 1.30 – 5.30pm – Takanini Sikh Parade Celebrating 20th Anniversary of Takanini Gurdwara Temple

Sat 15 Mar 2025, 6pm – 8.30pm – Movies in the Park “The War with Grandpa”, Central Park. **Andrew, Felicity, Kelvin, George have accepted**

Sat 22 Mar 2025, 1 – 4pm – Music in Parks Papakura, Central Park





Reminder upcoming events - continued

Fri 28 Mar 2025, 5.45am for 6am start – Blessing, Opaheke Park

Fri 28 Mar 2025, 3 – 5pm – Opaheke Passive Park opening

Sat 29 Mar 2025, 11am – 3pm – Papakura Summer Variety Concert, Central Park

Sat 22 – 29 Mar 2025 – World of Cultures, Papakura Library



Updates from members

For members to provide strategic updates related to meetings/ briefings they have attended, highlighting opportunities for board decision making or advocacy.