

Date: Thursday, 13 March 2025
Time: 1:30 pm
Meeting Room: Manurewa Local Board Office
Venue: 7 Hill Road
Manurewa

Manurewa Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson	Matt Winiata
Deputy Chairperson	Glenn Murphy
Members	Joseph Allan
	Heather Andrew
	Angela Cunningham-Marino
	Andrew Lesa
	Rangi McLean

Chloe Hill
Democracy Advisor

7 March 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.: CP2024/19909

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 Manurewa Local Board workshop agenda for 13 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 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. Workshops will be recorded and a link to the recording will be included in the published documents / Email chloe.hill@aucklandcouncil.govt.nz for a link to join the workshop online / The public can observe the workshop via MS Teams where direct attendance is impractical
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. Please note the time is often subject to change.
10. The following will be covered in the workshop:

Item 1 – 1.30-2.15pm

Development Contributions 2025 proposal

Presenter/s:

Tracey Wisnewski

(Project Manager, Financial Strategy)

Brigid Duffield

(Chief Advisor Growth Infrastructure Funding and Financing, Planning and Resource Consents)

	<p>Holly Berry (Senior Programme Manager, Planning and Resource Consents)</p> <p>Governance role: Input to regional decision-making</p> <p>Proposed Outcome/s: Receive an overview of the Development Contributions 2025 proposal, prior to providing formal feedback.</p> <p>Attachment/s: Attachment [A] – Development Contributions Proposal 2025</p>
Item 2 – 2.15-2.45pm	
Local Board Time	
Presenter/s:	Members and Staff
Purpose:	An opportunity for staff to update members, the chair to update members and members to update each other.
Attachment/s: <i>No Attachments</i>	
Item 3 – 2.45-3.30pm	
Proposed New Welcoming Manurewa Activity	
Presenter/s:	<p>Claire Liousse (Empowered Community Specialist, Community Wellbeing)</p> <p>Lisa Diggins (Specialist Advisor, Community Wellbeing)</p> <p>Sunita Kashyap (Manager Community Innovation, Community Wellbeing)</p> <p>Zeprina Fale (Welcoming Communities Coordinator Ōtara-Papatoetoe, Community Wellbeing)</p>
Governance role:	Setting direction / priorities / budget
Proposed Outcome/s:	Receive local board insights from the Welcoming Communities programme in five pilot local boards since March 2023 and discuss a proposed new activity in the work programme 2025/2026.
Attachment/s: Attachment [B] – Welcoming Manurewa – proposal for 2025/2026	
Break	
Item 4 – 3.40-4.40pm	
Road resurfacing workshop	
Presenter/s:	<p>Peter Naber (Elected Member Relationship Partner, Auckland Transport)</p> <p>Peter Scott</p>

<p>(Asset Manager Road Corridor, Auckland Transport)</p> <p>Tek Chin (Contract Manager - South Urban, Auckland Transport)</p> <p>Euan Ross (Stakeholder Manager Road Maintenance, Auckland Transport)</p> <p>Governance role: Oversight and monitoring</p> <p>Proposed Outcome/s: Be informed on the process of road resurfacing and provide feedback.</p> <p>Attachment/s: Attachment [C] – Road Resurfacing Presentation</p>
<p>Item 4 – 4.40-5.10pm</p>
<p>Lease Renewal - 119R Rowandale Avenue, Manurewa</p> <p>Presenter/s: Gordon Ford (Community Lease Specialist, Parks and Community Facilities)</p> <p>Governance role: Setting direction / priorities / budget</p> <p>Proposed Outcome/s: Provide direction of the lease renewal of 119R Rowandale Avenue.</p> <p>Attachment/s: Attachment [D] – Community Lease Renewal</p>

Ngā tāpirihanga Attachments

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B	Welcoming Manurewa – proposal for 2025/2026	37
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D	Community Lease Renewal	65



Funding growth infrastructure

Proposed Government reforms Contributions Policy 2025

Local board workshop

5 March 2025

Item 3

Attachment A



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



Contributions Policy 2025

Item 3

Attachment A



Consultation

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



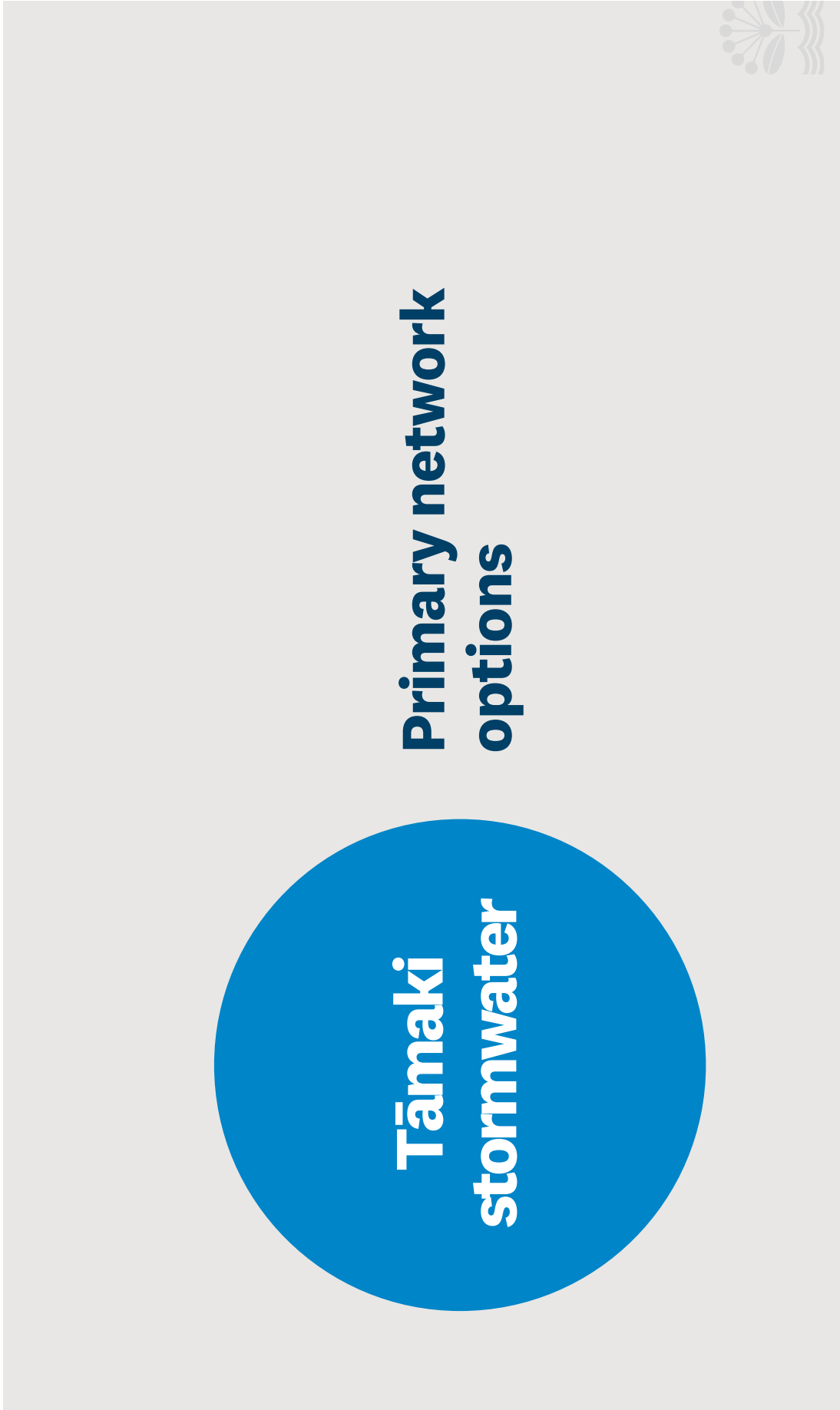
Consultation issues for consideration

- 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

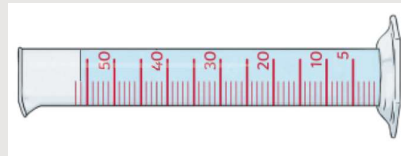


- Household numbers are expected to increase 2.5 times
- Impervious Surface Area (ISA) is expected to increase from 45% to 90%

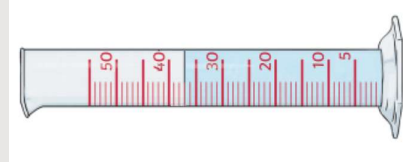


What is in the Stormwater DC Policy

- 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



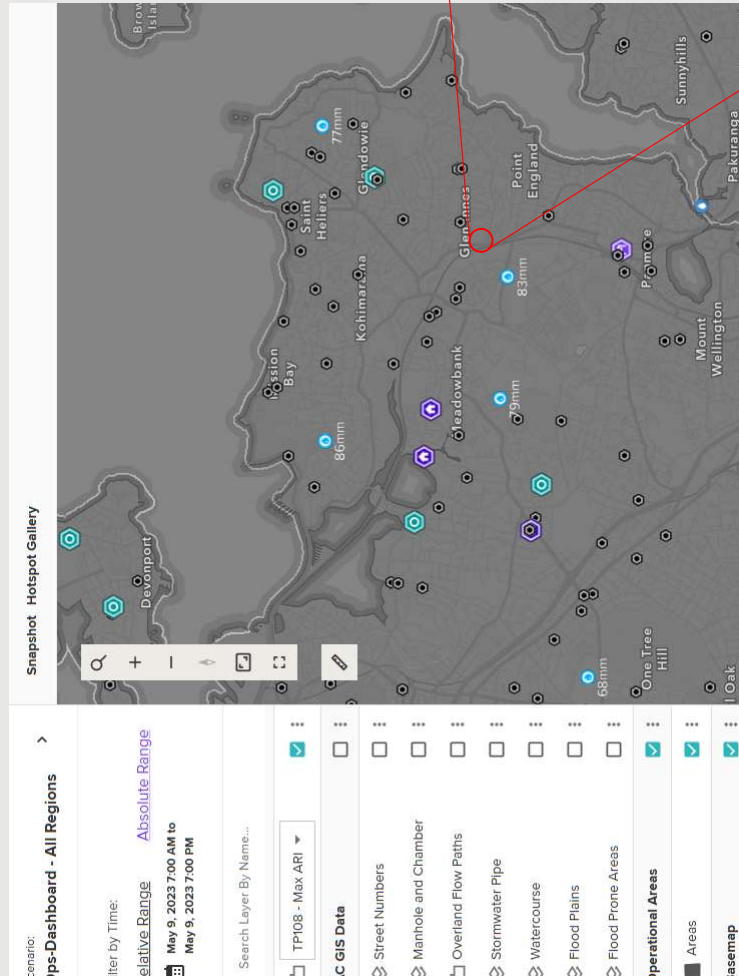
An extreme storm has a 1% chance of happening each year (or 1 in 100)
In Tamaki this is equivalent to 56mm of rain falling in 1hr.



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



Road flooding Apirana Ave

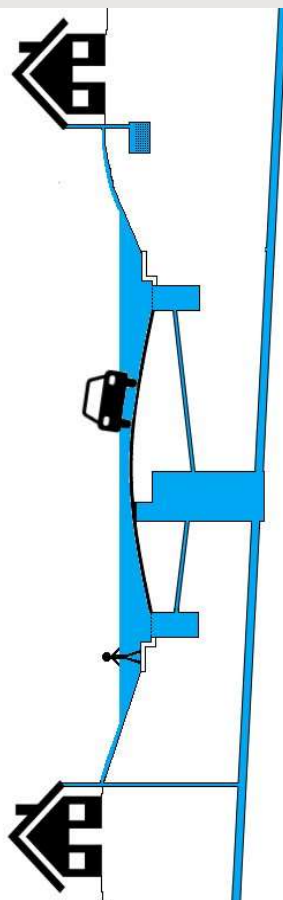
4 Requests for service to the Council from the Tamaki Catchment

<https://www.rnz.co.nz/news/national/489572/in-pictures-widespread-flooding-as-auckland-hit-with-heavy-rain>

Existing Development Pre-intensification



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

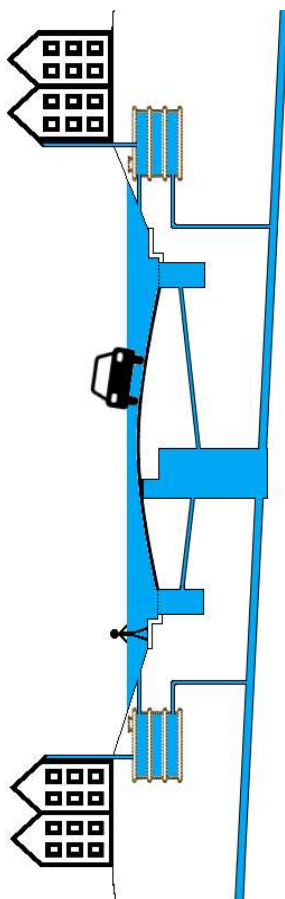


The current pipes were designed to handle storms that have a 50% chance of happening each year, but larger storms (with lower probabilities) cause **frequent flooding**.
Runoff flows overland once network is full
Dangerous depths on some roads, hazard worse and more frequent with growth and climate change.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

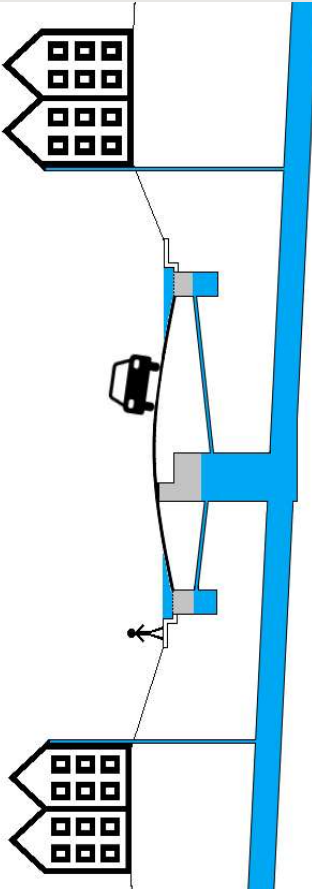
Primary Network Costs

Developer on site Cost	DC Cost	Rates Cost Escalated (Renewals only)
\$2 billion	\$0	\$37m

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

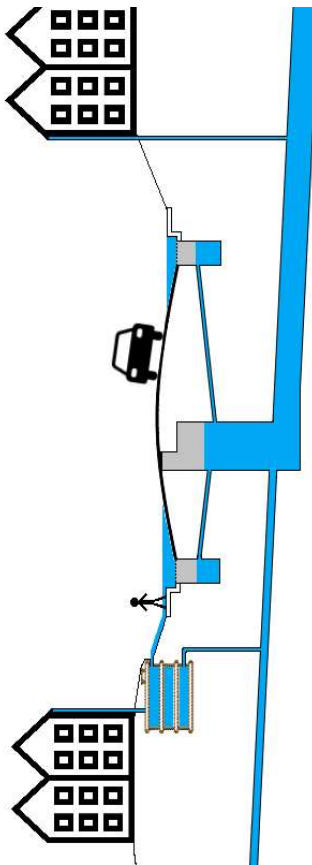
Primary Network Costs (with KO projects removed)

Developer Cost on site	DC Cost Escalated (Growth)	Rates Cost Escalated (Renewals & improvement)
\$	\$512m	\$156m

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)
\$566m	\$280m	\$192m

<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

