

Date: Tuesday, 18 March 2025
Time: 9.30am
Meeting Room: The Leslie Comrie Board Room
Venue: Level One Franklin: The Centre,
12 Massey Ave
Pukekohe

Franklin Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson Angela Fulljames
Deputy Chairperson Alan Cole
Members Malcolm Bell JP
Sharlene Druyven
Gary Holmes
Amanda Hopkins
Andrew Kay
Amanda Kinzett
Logan Soole

Denise Gunn
Democracy Advisor

13 March 2025

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1 Ngā Tamōtanga | Apologies

At the close of the agenda an apology from Member Hopkins 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.

3 Local Board Workshop

Local Board Workshop

File No.: CP2025/03948

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 Franklin Local Board workshop agenda for 18 March 2025.

Whakarāpopototanga matua Executive summary

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 are welcome to attend in person.
Email franklinlocalboard@aucklandcouncil.govt.nz for a request to join the workshop online,
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:

Session 1 - 9.30-10.00am

Drury East Development – Waihoehoe Stream Corridor

Presenter/s: Lea van Heerden, Senior Parks Planner

Purpose: Identify the Local Board's perspective on this proposal and gauge their feedback on the vision for this key environmental and recreational area

Governance role: Setting direction/priorities/budgets

Proposed Outcome/s: Board feedback regarding additional assets within the stream corridor

Attachment A: Drury East Development – Waihoehoe Stream Corridor

Session 2 – 10.00-10.30am

Beachlands Community Hub discussion

Presenters: Melody Osborne

Purpose: Further discussions on community engagement regarding the proposed hub

Governance Role: Setting direction/priorities/budgets

Proposed Outcome: Board define position and feedback regarding the proposal

No materials available at time of publication

Break 10.30-10.45am

Session 3 –10.45-11.30am

Development Contributions

Presenter: Andrew Duncan, Manager Financial Policy
Chris Freke (AT) optional
Nadine Perera (AT)

Purpose: To assist local boards and help them provide feedback on the draft Contributions Policy 2025 public consultation and feedback held in September to December 2024

Governance role: Input to regional decision-making

Proposed outcome: Board informed of public feedback, define position and feedback

Attachment C: Funding Growth Infrastructure: proposed Government reforms Contributions Policy 2025

Session 4 –11.30-12.15pm

Rural Libraries options

Presenter/s: Jo Brewster, Manager Pataka Korero Kaewa
Hazel Audain, Rural Libraries Coordinator
Melody Osborn – Manager Franklin Pukekohe Community Hub

Purpose: Receive feedback and direction on future funding options to support six community-led libraries in Franklin

Governance role: Oversight and monitoring

Proposed Outcome/s: Board to provide direction on the 2025-2026 work programme development

Attachment D:	Options to support community-led libraries to increase their impact and reach
LUNCH 12.15-1.00pm	
Session 5 – 1.00-1.30pm	
Auckland Transport – Climate Change	
Presenter/s:	Bruce Thomas, Elected Member Relationship Manager, AT Cathy Bebelman, Environmental Specialist Ashishika Sharman
Purpose:	Update the board on Auckland Transport’s climate change approach
Governance role:	Keeping informed/setting direction
Proposed Outcome/s:	Board are updated
Attachment:	Franklin Local Board Adaptation update
Session 6 1.30-2.00pm	
General Business	
Presenter/s:	Georgina Gilmour, Senior Advisor Chair
Purpose:	Update the board on matters arising/seek direction where requested.
Governance role:	Keeping informed/setting direction
Proposed Outcome/s:	Board are updated
No materials available at time of publication	
Session 7 – 2.00-3.00pm	
NZTA Waka Kotahi update	
Presenters:	Jenni Wild, NZTA Waka Kotahi Bruce Thomas, Elected Member Relationship Manager, Auckland Transport Jenni Scott, Fulton Hogan Reuben Saathof, Fulton Hogan Mark Allan, NZTA Waka Kotahi Chris Smith, NZTA Waka Kotahi Luke Cameron, CF Projects
Purpose:	Update the board on SH1 Papakura to Drury; SH22 Paerātā roundabout; SH22 Drury upgrade
Governance role:	Keeping informed
Proposed outcome:	Board updated on NZTA Waka Kotahi projects in the board area
Attachment E:	SH22 Drury Upgrade
Attachment F:	Papakura to Drury presentation NZTA Waka Kotahi
Attachment G:	Bombay and SH22 – GSR traffic lights
Attachment H:	Paerātā Roundabout

Ngā tāpirihanga Attachments

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86 Fitzgerald - Drury East - Fulton Hogan EPA Plans

Local Board Update
Lea van Heerden, Parks Planning

February 2025

Purpose of the presentation

1. Project Overview
2. Wider Open Space Integration
3. Opportunities and Constraints
4. Development of the Esplanade Area
5. Staff Feedback



Project Overview

- Title:** Drury East Fulton Hogan Fast-Track Development
- Location:** Drury East, South Auckland
- Approval:** Granted under the COVID-19 Recovery (Fast-track Consenting) Act 2020
- Scope:** Up to 248 residential units
28 future development allotments
Infrastructure: roads, water, wastewater, and stormwater services
A variety of open spaces



Open Space Integration

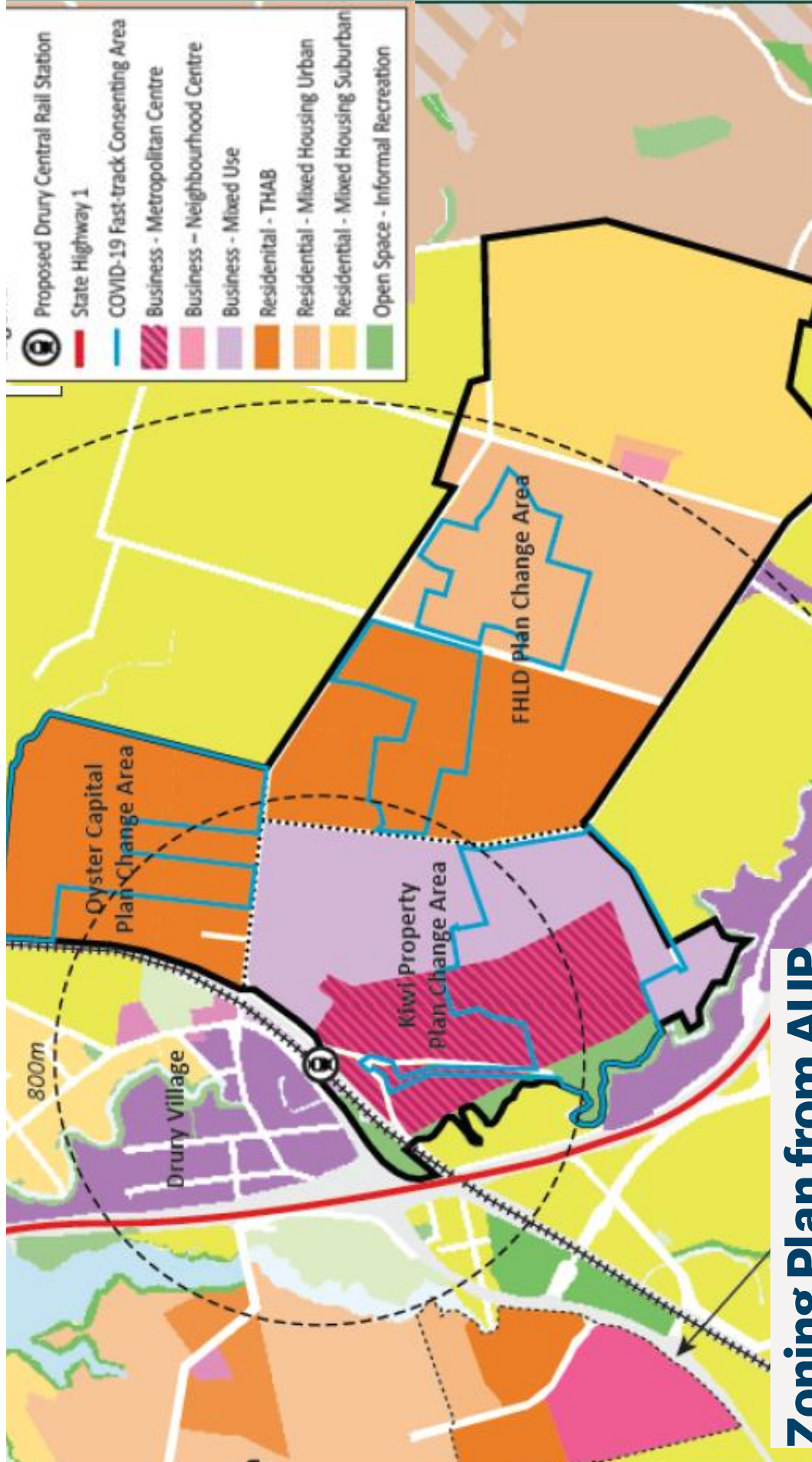
- Inclusion of neighbourhood parks to provide accessible green spaces.
- Using stream corridors in the form of esplanades and drainage reserves to enable blue-green networks.
- Supports community engagement, recreation, and environmental well-being.
- Aligns with urban planning principles and Local Iwi to balance housing density with green spaces.



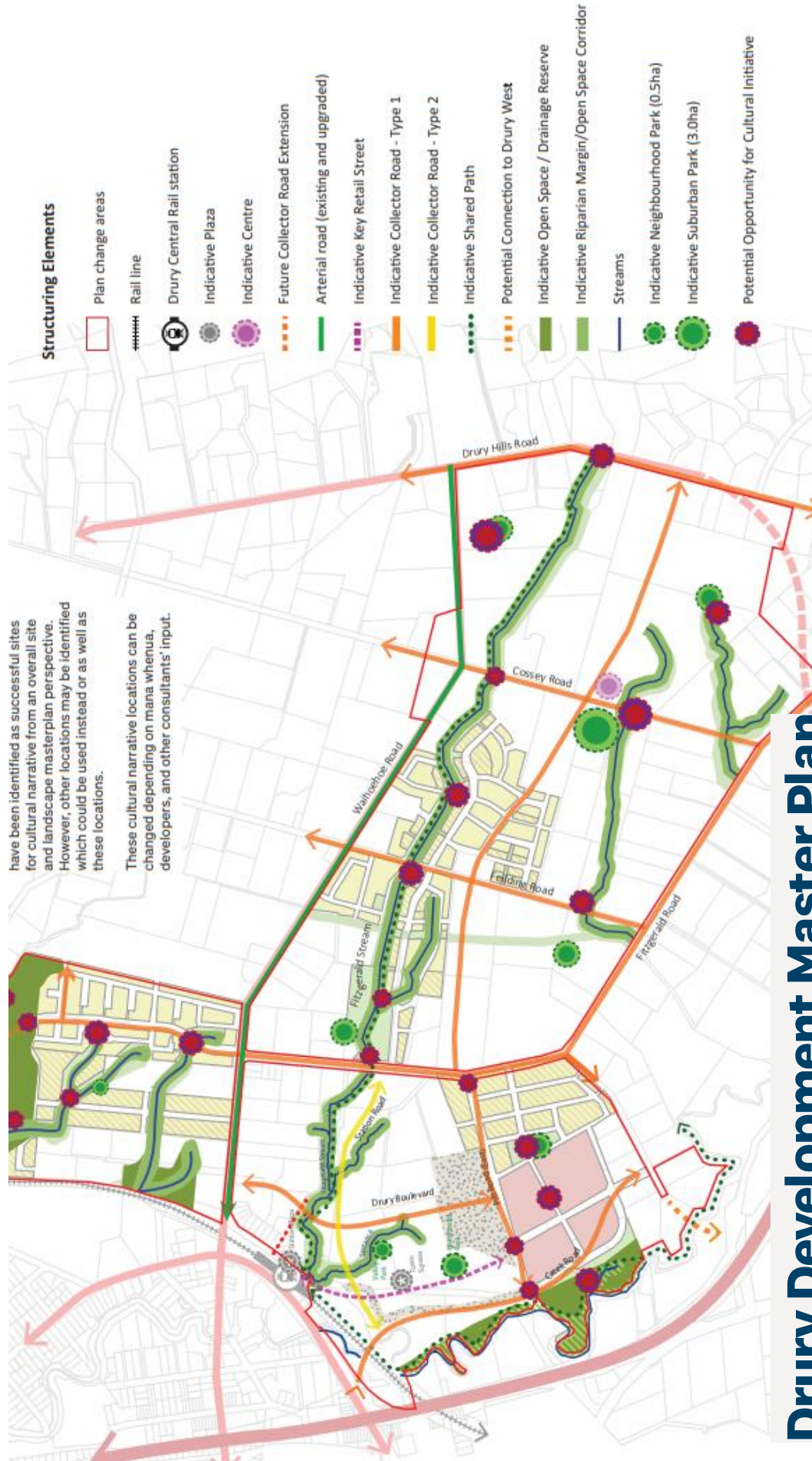
Opportunities and Constraints

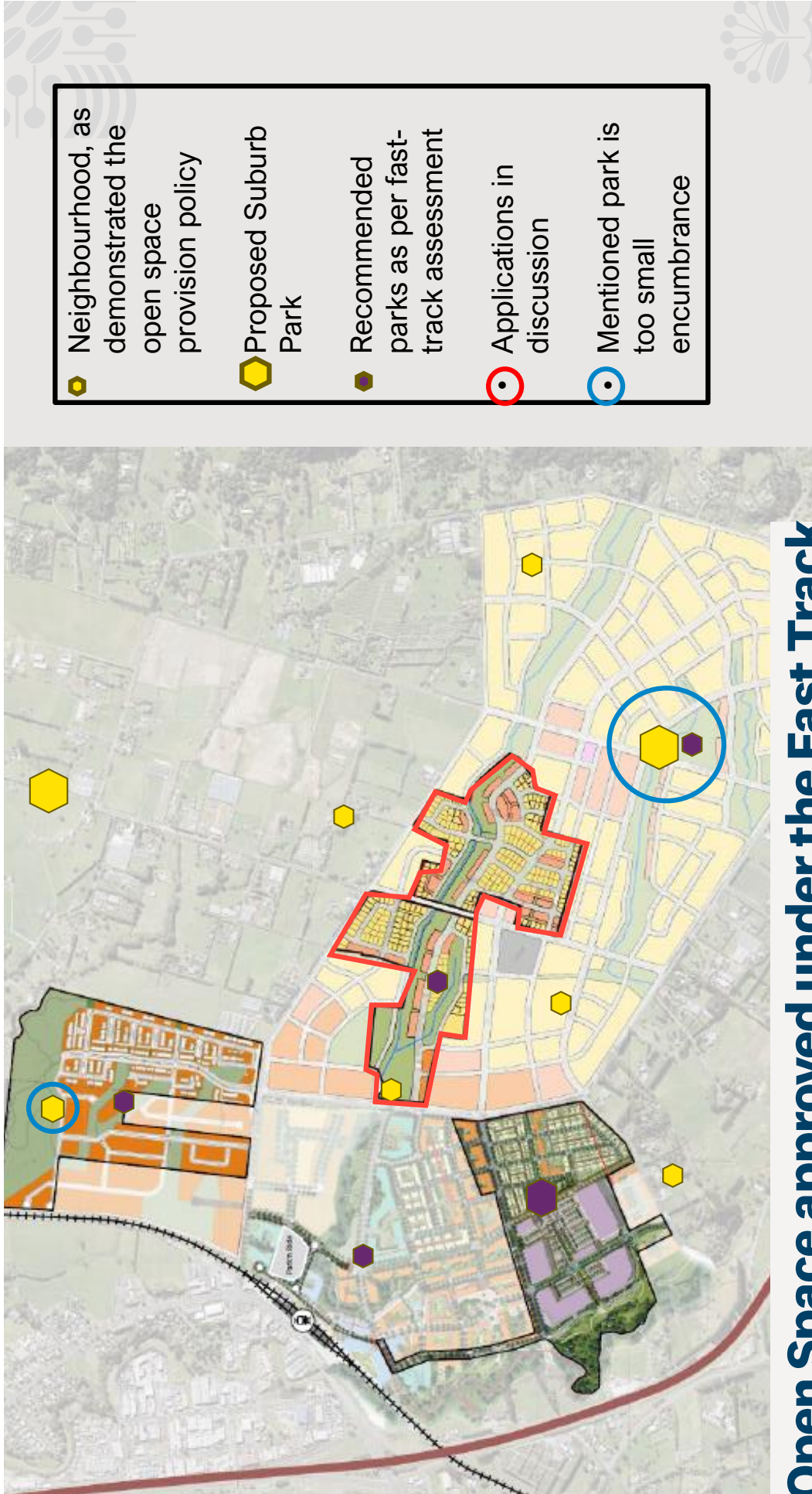
- No strategic needs assessment exists for playspaces and amenities in this area.
- The areas under consideration are outside the Local Board Greenways Plan.
- New developments will guide future updates to the Greenways Plan and other strategic documents.





Zoning Plan from AID





Stream Corridor Development



What is FHD proposing?

Development within the esplanade comprised of:

- A combination of hoggin and concrete paths with a sandblast finish
- Various Iwi presentations through surface treatments and Pou.
- Fruit trees
- A significant amount of seating opportunities - retaining along the stream and forming a large length of terraced concrete/gabion seating
- Fitness station
- Custom-designed furniture
- Manholes



Iwi Cultural Narrative

1. Mana Whenua is deeply involved in shaping Drury East's cultural framework.
2. Strong focus on awa, repo, and mauri of water health.
3. Collaborative design includes sculptures, and ecological corridors.
4. Cultural narrative integrates whakapapa, whenua, and visual storytelling.
5. Enhancing water connections through wetlands, stormwater, and ecological restoration



Purpose of an Esplanade Reserve

- Protect conservation values, including water quality and natural habitats.
- Enable public access to and along water bodies.
- Provide for recreational use near coastlines and waterways.
- Maintain or enhance natural character and landscape features.
- Support hazard mitigation like erosion and flood management.
- Land must be free of encumbrances.



Council Staff Feedback

- Remove all manholes.
- Reduce or eliminate retaining walls using naturally planted or grassed slopes where possible.
- Use a single concrete path, avoiding maintenance-heavy materials like hoggin. AT involvement may be required for shared paths.
- Simplify and reduce seating to match user scope and numbers.
- Ensure landscape assets sit above the 10-year flood level.
- Incorporate Mana Whenua art at key nodes with minimal hard elements.



Council Staff Feedback

- Revise the planting palette for sightlines, habitat, and path safety.
- Limit grassed areas to gentle, mowable slopes, avoiding small patches.
- Use low-growing plants for safety at crossings and viewshafts to avoid greenwall effects.
- Create ecosystem mosaics with stream-shading trees and understory plants.
- Locate fruit trees at strategic locations that are easily accessible for people and maintenance staff.
- Simple fitness stations can be located at strategic points above the flood level to activate the space.





Questions

See layout menu for other options



Funding growth infrastructure

Proposed Government reforms

Contributions Policy 2025

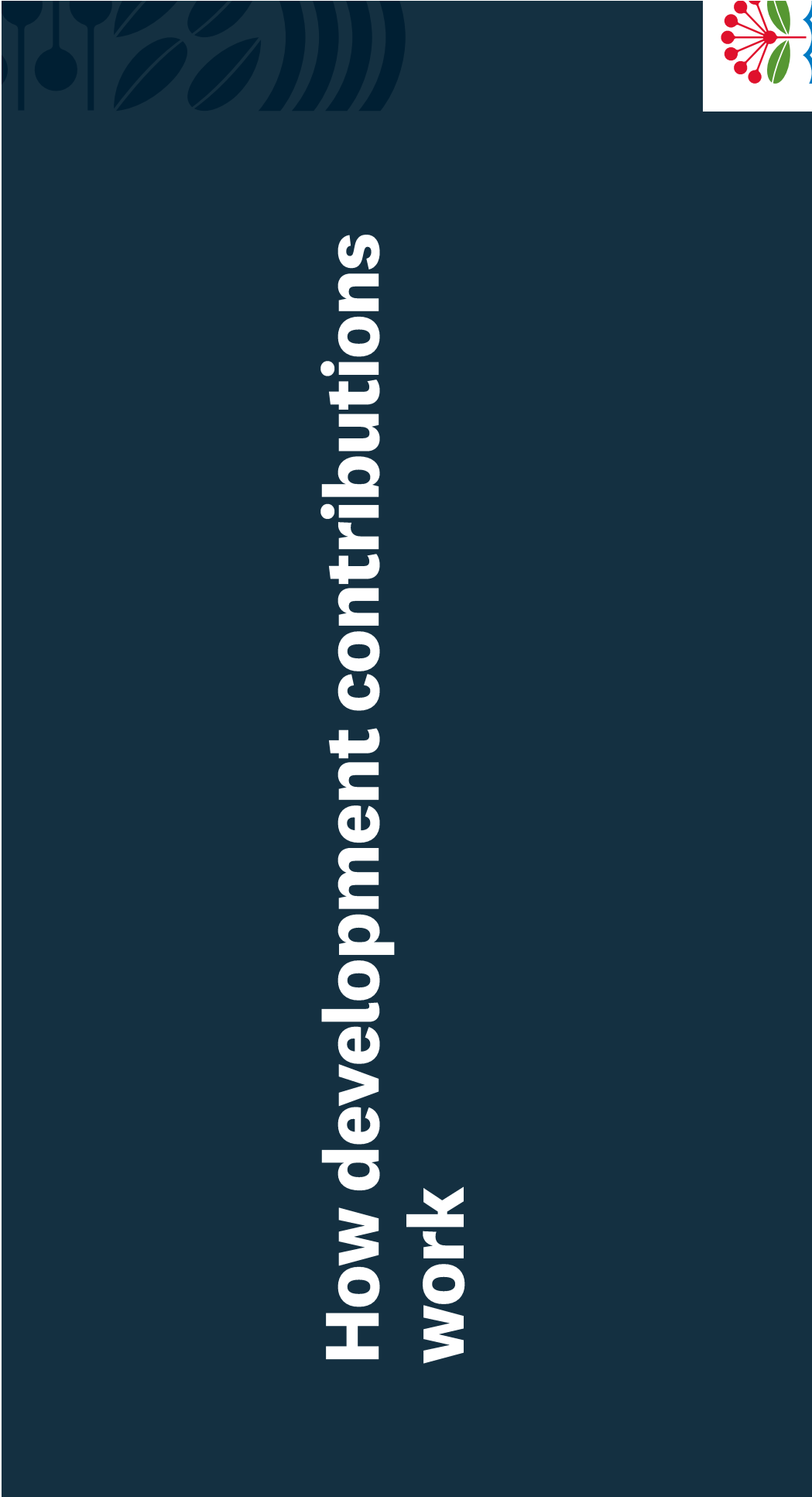
Local Board Presentation

3-18 March 2025



Item 3

Attachment B



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

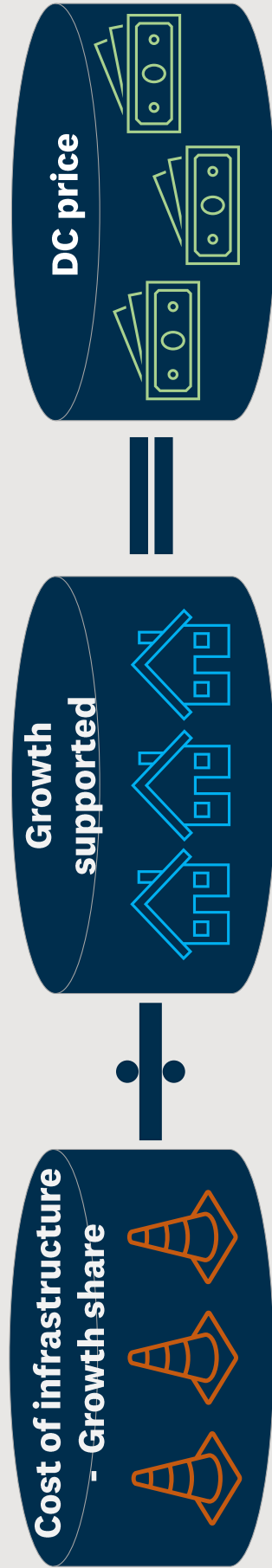
Community Infrastructure

- 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

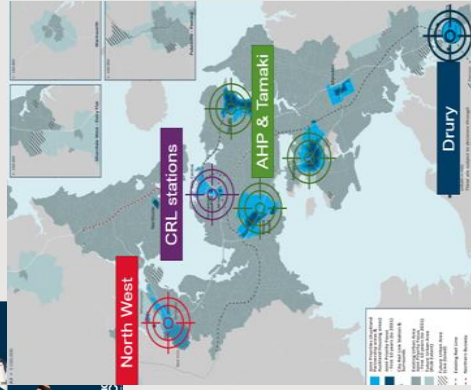
- Staff to continue engagement with government officials as policy fleshed out and legislation developed
- Contributions Policy will still be required for at least next two years – continue with updates and improvements

Item 3

Attachment B



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, Mit 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

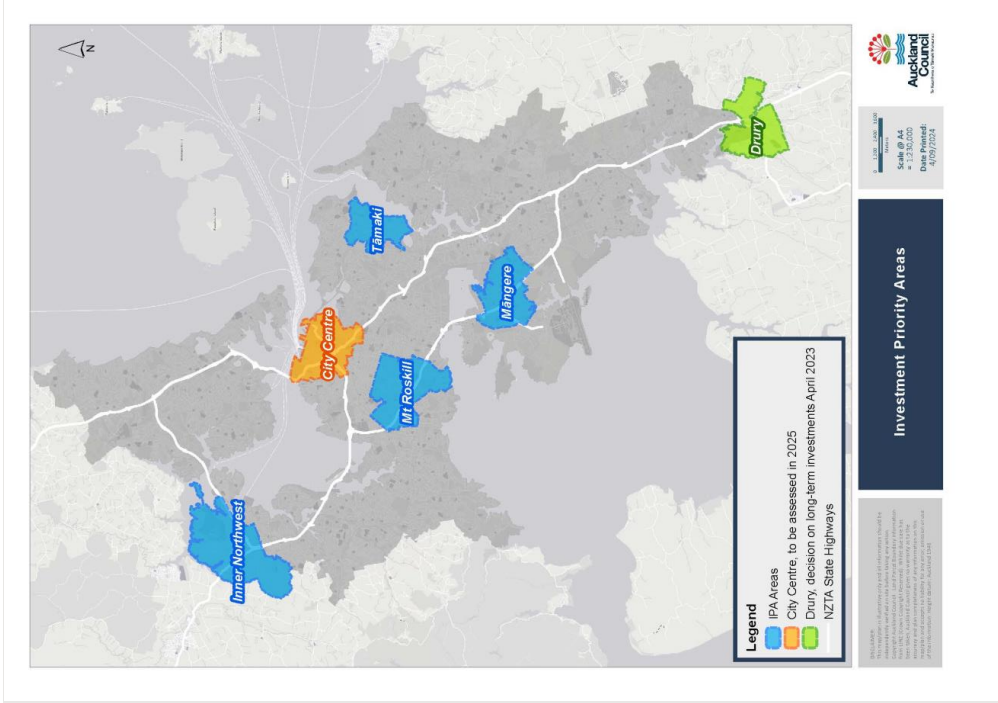
Consultation Proposal DC Pricing

	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**

