

I hereby give notice that an ordinary meeting of the Albert-Eden Local Board will be held on:

Date: Thursday, 27 March 2025
Time: 10.00am
Meeting Room: Albert-Eden Local Board Office
Venue: 114 Dominion Road
Mt Eden

Albert-Eden Local Board

OPEN AGENDA

MEMBERSHIP

Chairperson	Kendyl Smith
Deputy Chairperson	Margi Watson
Members	José Fowler
	Julia Maskill
	Christina Robertson
	Liv Roe
	Rex Smith
	Jack Tan

(Quorum 4 members)

Michael Mendoza - Democracy Advisor

23 March 2025

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1 Nau mai | Welcome

2 Ngā Tamōtanga | Apologies

At the close of the agenda no apologies had been received.

3 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.

4 Te Whakaū i ngā Āmiki | Confirmation of Minutes

That the Albert-Eden Local Board:

- a) whakaū / confirm the minutes of its ordinary meeting held on Thursday, 27 February 2025, as true and correct record.

5 He Tamōtanga Motuhake | Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

6 Te Mihi | Acknowledgements

6.1 Acknowledgement - YMCA North and Mt Albert Community and Leisure Centre

Te take mō te pūrongo

Purpose of the report

1. For the local board to note a formal acknowledgement on the meeting agenda.

Whakarāpopototanga matua

Executive summary

2. The local board acknowledge and thank YMCA North's Jill Gibson and her team, for operating the Mt Albert Community and Leisure Centre at Mt Albert War Memorial Reserve.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) acknowledge and thank the YMCA North, and especially Jill Gibson and her team, for operating the Mt Albert Community and Leisure Centre at Mt Albert War Memorial Reserve, on behalf of Auckland Council since the 1990s, and note the significant contribution they have made to the community, people's lives, local activities, delivery of the Schools Cultural Festival and more, and wish them much success as they move into operating other services on behalf of council.

7 Ngā Petihana | Petitions

At the close of the agenda no requests to present petitions had been received.

8 Ngā Tono Whakaaturanga | Deputations

Standing Order 7.7 provides for deputations. Those applying for deputations are required to give seven working days notice of subject matter and applications are approved by the Chairperson of the Albert-Eden Local Board. This means that details relating to deputations can be included in the published agenda. Total speaking time per deputation is ten minutes or as resolved by the meeting.

At the close of the agenda no requests for deputations had been received.

9 Te Matapaki Tūmatanui | Public Forum

A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of three minutes per speaker is allowed, following which there may be questions from members.

9.1 Public Forum - David Riley – Reading Warrior

Te take mō te pūrongo

Purpose of the report

1. To enable an opportunity for David Riley – Reading Warrior, to deliver a presentation during the Public Forum segment of the business meeting.

Whakarāpopototanga matua

Executive summary

2. David Riley – Reading Warrior, will be in attendance to present to the local board a brief presentation thanking the board for its local grant support (provided to 'Oceana Literacy Trust', last October 2024, during the Local Grants Round One 2024/2025), and to provide the board with an update on the "Kainga Pukapuka - Home Libraries" project.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) David Riley – Reading Warrior, for his attendance and presentation regarding "Kainga Pukapuka - Home Libraries" project, and acknowledgement of the board's Local Grant Round One 2024/2025 grant support.

9.2 Public Forum - Emma McInnes - Waterview Speed Reversals

Te take mō te pūrongo

Purpose of the report

1. To enable an opportunity for Emma McInnes - Waterview Primary School Bike Train, to deliver a presentation during the Public Forum segment of the business meeting.

Whakarāpopototanga matua
Executive summary

2. Emma McInnes - Waterview Primary School Bike Train, will be in attendance to present to the local board a brief presentation regarding Waterview Speed Reversals.

Ngā tūtohunga
Recommendation/s

That the Albert-Eden Local Board:

- a) Emma McInnes - Waterview Primary School Bike Train, for her attendance and presentation regarding Waterview Speed Reversals.

9.3 Public Forum - Hengi Fusitu'a - Marist Rugby League Football Club Auckland

Te take mō te pūrongo
Purpose of the report

1. To enable an opportunity for Hengi Fusitu'a - Marist Rugby League Football Club Auckland, to deliver a presentation during the Public Forum segment of the business meeting.

Whakarāpopototanga matua
Executive summary

2. Hengi Fusitu'a - Marist Rugby League Football Club Auckland, will be in attendance to present to the local board a presentation regarding the club's future plans and timelines.

Ngā tūtohunga
Recommendation/s

That the Albert-Eden Local Board:

- a) thank Hengi Fusitu'a - Marist Rugby League Football Club Auckland, for his attendance and presentation regarding the club's future plans and timelines.

9.4 Public Forum - Dr Rashi Parker, BirdCare Aotearoa

Te take mō te pūrongo
Purpose of the report

1. To enable an opportunity for Dr Rashi Parker, BirdCare Aotearoa, to deliver a presentation during the Public Forum segment of the business meeting.

Whakarāpopototanga matua
Executive summary

2. Dr Rashi Parker, BirdCare Aotearoa, will be in attendance to present to the local board the group's concerns for taonga birdlife and threats to biodiversity across the Owairaka-Maungawhau rohe and to speak to its recent local board grant application.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) thank Dr Rashi Parker, BirdCare Aotearoa, for her attendance and Public Forum presentation outlining the group's concerns for taonga birdlife and threats to biodiversity across the Owairaka-Maungawhau rohe.

10 Ngā Pakihi Autaia | Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

11 Ngā Pānui mō ngā Mōtini | Notices of Motion

Under Standing Order 2.5.1 or Standing Order 1.9.1, Notices of Motion have been received from Members Rex Smith and Christina Robertson for consideration under items 12 and 13 respectively.

Notice of Motion - Member Rex Smith – Guidelines for applying discretion to community lease fees and charges

File No.: CP2025/04808

Whakarāpopototanga matua Executive summary

1. Member R Smith has given notice of a motion that they wish to propose.
2. The notice, signed by Member R Smith, and Chairperson K Smith as seconder, is appended as Attachment A.

Motion

That the Albert-Eden Local Board:

- a) request that the following guidelines be applied when considering renewal or granting of new community leases:
 - i) that all lessees shall be given 6 months notice both verbally and in writing of the impending increase in rental and maintenance fee
 - ii) lessees shall have 3 months in which to respond as to whether they accept the terms of renewal including the increased rental and maintenance fee, or whether they wish to seek a concession.
- b) note that when considering renewal or granting of new community leases where a lessee is:
 - i) performing a service which is regarded as being significant to the local community, and/or
 - ii) is likely to suffer financial hardship from a combination of the new rental rate of \$1300 and/or the maintenance fee, and/or
 - iii) may need to forfeit the lease due to the proposed increase in rental to \$1300 and/or the maintenance fee.
- c) the local board may, in its sole discretion, apply a concession rate of:
 - i) up to 100 per cent of the first year's rental of \$1300 plus Goods and Services Tax (GST), and up to 50 per cent of the second and third years rental of the initial 3 year term and/or
 - ii) up to 100 per cent of the maintenance fee for the first year and up to 50 per cent for the second and third years of the initial 3 year term
 - iii) and note that thereafter the standard terms and conditions shall apply.
- d) request these guidelines are reviewed post 2027.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Notice of Motion – Member R Smith – Guidelines for applying discretion to community lease fees and charges	13

Ngā kaihaina Signatories

Item 12

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Notice of Motion – Member R Smith – Guidelines for applying discretion to community lease fees and charges

In accordance with Standing Orders, the following Notice of Motion is submitted for the agenda of the Albert-Eden Local Board's 27 March 2025 meeting.

Ngā tūtohunga

Recommendations

That the Albert Eden Local Board:

- a) request that the following guidelines be applied when considering renewal or granting of new community leases:
 - i) that all lessees shall be given 6 months notice both verbally and in writing of the impending increase in rental and maintenance fee
 - ii) lessees shall have 3 months in which to respond as to whether they accept the terms of renewal including the increased rental and maintenance fee, or whether they wish to seek a concession.
- b) note that when considering renewal or granting of new community leases where a lessee is:
 - i) performing a service which is regarded as being significant to the local community, and/or
 - ii) is likely to suffer financial hardship from a combination of the new rental rate of \$1300 and/or the maintenance fee, and/or
 - iii) may need to forfeit the lease due to the proposed increase in rental to \$1300 and/or the maintenance fee.
- c) the local board may, in its sole discretion, apply a concession rate of:
 - i) up to 100 per cent of the first year's rental of \$1300 plus Goods and Services Tax (GST), and up to 50 per cent of the second and third years rental of the initial 3 year term and/or
 - ii) up to 100 per cent of the maintenance fee for the first year and up to 50 per cent for the second and third years of the initial 3 year term
 - iii) and note that thereafter the standard terms and conditions shall apply.
- d) request these guidelines are reviewed post 2027.

Horopaki Context

1. In 2023, Auckland Council reviewed the Community Occupancy Guidelines and resolved as follows:
 - a) the standard rental amount shall be a proposed administration fee of \$1300 per annum if requested

- b) community groups with exclusive occupancy of council-owned buildings to pay an annual subsidised maintenance fee of:
 - \$2500 for less than 100m2
 - \$5000 for 100 - 500m2
 - \$10,000 for 500m2 plus.
 - c) although these are standard terms and conditions, they are only guidelines. Local boards have the discretion to choose to vary from these conditions **on a case-by-case basis as they deem appropriate.**
2. While implementing the local board leasing work programme, it became clear that the possibility of exercising discretion was something the local board needed to consider.
 3. Current leases being considered were deferred as it was considered that further work was required to develop guidelines for the local board to exercise its discretion, and to ensure that it was not accused of being too subjective should it choose to do so in any particular case.
 4. These guidelines are intended to ensure consistency and transparency around when and how local board discretion may be applied regarding community lease fees and charges.

Signatories

Moved by	Rex Smith –Member, Albert-Eden Local Board
Seconded by	Kendyl Smith – Chairperson, Albert-Eden Local Board

Notice of Motion - Member Christina Robertson - Speed Limit Increases

File No.: CP2025/04818

Item 13

Whakarāpopototanga matua Executive summary

1. Member C Robertson has given notice of a motion that they wish to propose.
2. The notice, signed by Member C Robertson, and Deputy Chairperson M Watson as seconder, is appended as Attachment A.

Motion

That the Albert-Eden Local Board:

- a) note the local board's support for Katoa Ka Ora speed management programme and the public support for safe speeds in Albert-Eden, particularly during Phase 2 of the Safe Speeds Programme, when most of the Albert-Eden safe speed zones now being reversed were implemented.
- b) note that 78 per cent of school leaders in Auckland supported permanent safe speed zones around schools in Auckland Transport's consultation, and that 85 per cent of deaths and serious injuries (DSI) outside schools occur outside the operating times of variable speed limits.
- c) note that the Transport and Infrastructure Committee of the Governing Body opposed the draft Land Transport Rule Setting of Speed Limits 2024 (the Speed Rule) and the requirement to reverse speed limits by 1 May and to set variable speed limit of 30 km/h outside school gates during 'school travel periods' (TICCC/2024/73).
- d) note that Phase 1 and 2 evaluation of Auckland Transport's Safe Speeds Programme found a significant drop in deaths and serious injuries (DSI) compared to the expected DSI if no changes had been made.
- e) note that Auckland Transport (AT) advised the AT Board that 'increasing speed limits may increase risks on the network; these risks include the number and severity of casualties, and infrastructure risks where some road devices become inappropriate and/or unsafe for the higher speed limit'.
- f) request that Auckland Transport urgently reassesses the list of streets proposed to be reversed to ensure compliance with the speed rule and consideration of local board input.
- g) request that Auckland Transport take a more proactive approach to defending its award-winning safe speeds programme, and the safe speed limits it has implemented since 2020.
- h) request that Auckland Transport not proceed with speed reversals while awaiting the outcome of the Judicial Review of the Speed Rule lodged in January 2025 and ask the new Minister to extend the implementation time to enable this.
- i) agree to write to the Minister of Transport requesting a review of the Speed Rule taking into consideration the recently reported drop in deaths and serious injuries, the benefits to productivity as a result of fewer crashes, and the government's recent intention to give local boards more decision making over roads in their communities, and delegates the drafting of this letter to the Chair and Deputy Chair of the local board.
- j) request that this Notice of Motion is circulated to all local boards, Transport Resilience and Infrastructure Committee members, Auckland Transport Board and the Chief Executive of Auckland Transport.

Item 13

Ngā tāpirihanga Attachments

No.	Title	Page
A	Notice of Motion – Member Christina Robertson - Speed Limit Increases	17

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Notice of Motion – Member Christina Robertson - Speed Limit Increases

In accordance with Standing Orders, the following Notice of Motion is submitted for the agenda of the Albert-Eden Local Board's 27 March 2025 meeting.

Ngā tūhunga

Recommendations

That the Albert Eden Local Board:

- a) note the local board's support for Katoa Ka Ora speed management programme and the public support for safe speeds in Albert-Eden, particularly during Phase 2 of the Safe Speeds Programme, when most of the Albert-Eden safe speed zones now being reversed were implemented.
- b) note that 78 per cent of school leaders in Auckland supported permanent safe speed zones around schools in Auckland Transport's consultation, and that 85 per cent of deaths and serious injuries (DSI) outside schools occur outside the operating times of variable speed limits.
- c) note that the Transport and Infrastructure Committee of the Governing Body opposed the draft Land Transport Rule Setting of Speed Limits 2024 (the Speed Rule) and the requirement to reverse speed limits by 1 May and to set variable speed limit of 30 km/h outside school gates during 'school travel periods' (TICCC/2024/73).
- d) note that Phase 1 and 2 evaluation of Auckland Transport's Safe Speeds Programme found a significant drop in deaths and serious injuries (DSI) compared to the expected DSI if no changes had been made.
- e) note that Auckland Transport (AT) advised the AT Board that 'increasing speed limits may increase risks on the network; these risks include the number and severity of casualties, and infrastructure risks where some road devices become inappropriate and/or unsafe for the higher speed limit'.
- f) request that Auckland Transport urgently reassesses the list of streets proposed to be reversed to ensure compliance with the speed rule and consideration of local board input.
- g) request that Auckland Transport take a more proactive approach to defending its award-winning safe speeds programme, and the safe speed limits it has implemented since 2020.
- h) request that Auckland Transport not proceed with speed reversals while awaiting the outcome of the Judicial Review of the Speed Rule lodged in January 2025 and ask the new Minister to extend the implementation time to enable this.
- i) agree to write to the Minister of Transport requesting a review of the Speed Rule taking into consideration the recently reported drop in deaths and serious injuries, the benefits to productivity as a result of fewer crashes, and the government's recent intention to give local boards more decision making over roads in their communities, and delegates the drafting of this letter to the Chair and Deputy Chair of the local board.
- j) request that this Notice of Motion is circulated to all local boards, Transport Resilience and Infrastructure Committee members, Auckland Transport Board and the Chief Executive of Auckland Transport.

Horopaki Context

1. Safe speeds have been implemented across Albert-Eden Local Board area between 2022- 23 as part of Auckland Transport's (AT) Safe Speeds programme. The evidence is clear that safe speed limits save lives.
2. Auckland Transport's award-winning Safe Speeds programme and Katoa, Ka Ora programme were developed based on evidence and the Vision Zero principle that nobody should die or be seriously injured on our roads. It has resulted in a drop of deaths and serious injuries. The Phase 1 and 2 interim evaluation of Auckland Transport's Safe Speeds Programme found a significant drop in DSI compared to the expected DSI if no changes had been made¹. 78 per cent of school leaders in Auckland supported permanent safe speed zones around schools in Auckland Transport's consultation.
3. There was very strong local support for reducing speed limits during Phase 2 consultation, ranging from 70-93 per cent of respondents across Albert-Eden suburbs².
4. The local board continues to receive requests from residents for safer speeds and/or speed calming, such as a petition regarding the 'Bird Streets' in Point Chevalier, first delivered in June 2016 with an updated petition delivered in May 2022.
5. In June 2024, the government consulted on a new speed rule. Auckland Council opposed the new speed rule which requires Auckland Transport to reverse speed limits for 'specified roads' by 1 May 2025 and set variable speed limit of 30 km/h outside school gates during 'school travel periods'.
6. The government's key rationale for the widespread speed reversions was 'productivity'. However, all the evidence strongly indicates that safer speeds save time and money as well as lives. In 2021 road crashes were estimated to cost New Zealand \$9,770,000,000 a year or 4 per cent of NZ's GDP³.
7. The new rule was made on 28 September 2024. The former Minister of Transport Simeon Brown mandated speed reversals on specified roads *if the reason or one of the reasons for setting that speed limit was because there is a school in the area*. The rule doesn't allow for any public consultation.
8. Auckland Transport's list of reversals on over 1500 streets came to light on 28 February 2025. The list has been prepared without any local board input. There is now only a limited window for stakeholders to raise issues with the approach that Auckland Transport is proposing to take in implementing the speed rule. It is

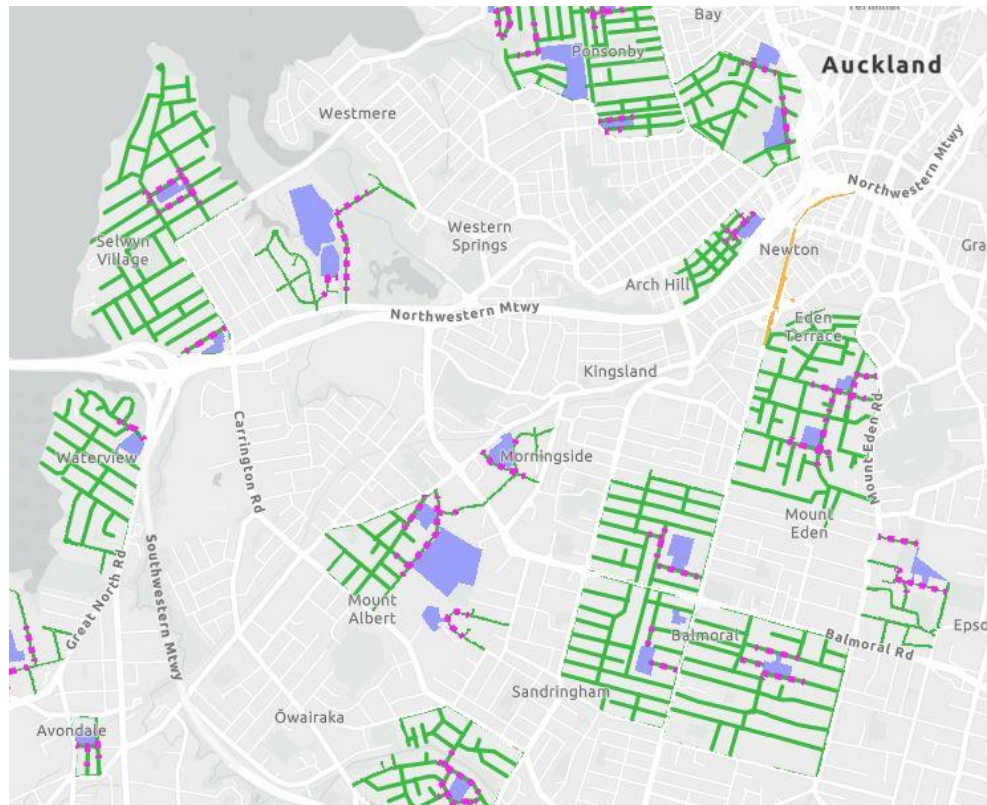
¹ <https://at.govt.nz/media/f0pn0cbi/safe-speeds-phase-1-2-3-interim-evaluation-period-ending-december-2023.pdf>

² The proposals received 76 per cent support in Epsom, 70 per cent in the Mt Eden/Balmora/Sandringham block, 93 per cent in Mt Albert, 76 per cent in Point Chevalier near Pasadena Intermediate, and 83 per cent in Waterview: <https://haveyoursayat.engagementhq.com/speed-limit-changes-around-auckland/places/map-your-feedback>

³ <https://www.rnz.co.nz/news/national/505311/road-crashes-costing-new-zealand-billions-latest-figures-show>

estimated that the total cost of the reversals is \$8.8m with only half the cost covered by the government. Auckland Council has not budgeted for the cost of any reversals.

9. All of Albert-Eden's safe speeds have been assessed for reversal under the speed rule including many cul-de-sacs and narrow roads. A variable speed limit of 30 km/h outside school gates will be set only during 'school travel periods'. The evidence from research in Auckland shows that 85 per cent of deaths and serious injuries (DSI) outside schools occur outside those hours⁴.
10. Auckland Transport has taken the position that whole suburbs must revert to higher speeds although not all streets surround a school. For example, in Waterview only 2:18 streets surround the school. Most safe speed zones in Albert-Eden were implemented primarily in order to create a safe speed zone in residential neighbourhoods, such as in Sandringham, where the safe speed limits support area-wide traffic calming consulted on and implemented in 2014⁵.
11. There are many perverse and illogical outcomes as a result of the application of the speed rule. For example, speed limits will change from 40km/h to 60km/h to 50km/h in the short distance from Upper Queen St to Ian McKinnon Drive to the top of Dominion Rd.



⁴ <https://at.govt.nz/media/1990950/auckland-transport-speed-management-plan-high-level-economic-assessment.pdf>

⁵ <https://at.govt.nz/media/675816/Sandringham-Balmoral-Quiet-Zones-Feedback-Report.pdf>

Albert-Eden Speed reversals 2025 from Auckland Transport’s website

12. Not all of Auckland’s speed limit reductions were implemented specifically to ensure safer neighbourhoods for walking and cycling around schools. For at least three suburbs, Freemans Bay, Ponsonby and Manurewa Auckland Transport stated the reason for the speed reduction is that they are *residential* areas. This potential error by Auckland Transport in applying the speed rule warrants an urgent reassessment of all speed reversals with local board input.
13. Auckland Transport advised the AT Board on 25 February 2025 that ‘increasing speed limits may increase risks on the network. These risks include the number and severity of casualties, and infrastructure risks where some road devices become inappropriate and/or unsafe for the higher speed limit’.
14. Auckland Transport is in a position to defend the speed management programme and to point out to the Government the perverse outcomes that will result from the speed rule and to share the data and evidence that speed limit changes since 2020 have reduced serious injuries and deaths in areas where they have been implemented. This is consistent with Auckland Transport’s statutory purpose to contribute to an effective, efficient and safe Auckland land transport system.
15. A judicial review is currently being brought by Movement in respect of the decision by the Minister to make the rule. Auckland Transport should support a delay to the implementation of the rule so that the substantive issues in that case can be resolved by the Court before any changes are required to be made.
16. The new Minister of Transport Christopher Bishop has already used his discretion for communities outside Auckland around the part of the speed rule that targets schools and has the ability to allow for consultation before a reversion to higher speeds.
17. The Minister has said he wants an urbanist future for Auckland and other New Zealand cities. A key element will be making sure urban streets and roads enable more walking and cycling – as well as safer travels by car, lower disruption and less congestion from crashes, and a positive effect on liveability and productivity.

Signatories

Moved by	Christina Robertson – Member, Albert-Eden Local Board
Seconded by	Margi Watson, Deputy Chairperson, Albert-Eden Local Board

Proposed new community lease with rent and maintenance fees proposal for New Zealand Fellowship of Artists Incorporated's at Nicholson Park, 25 Poronui Street, Mt Eden, Auckland.

File No.: CP2025/03440

Item 14

Te take mō te pūrongo Purpose of the report

1. To seek approval from the Albert-Eden Local Board on the proposed New Zealand Fellowship of Artists Incorporated's new community lease, alongside a rent and maintenance fees proposal for exclusive use of the council-owned building at Nicholson Park, 25 Poronui Street, Mount Eden, Auckland.

Whakarāpopototanga matua Executive summary

2. The Albert-Eden Local Board at their 22 February 2024 business meeting approved a new community lease to the New Zealand Fellowship of Artists Incorporated (the group) for 195sqm (more or less) of council-owned building space in part of Nicholson Park, 25 Poronui Street, Mount Eden, Auckland (Attachment A – Site Plan Nicholson Park, New Zealand Fellowship of Artists Incorporated).
3. The lease agreement was granted for a term of three years, commencing on 1 March 2024 with one right of renewal for a further three years, and final expiry on 28 February 2030 (Attachment B – New Zealand Fellowship of Artists Incorporated resolution number AE/2024/8).
4. The lease agreement was approved under all other terms and conditions in accordance with the Auckland Council Community Occupancy Guidelines 2012 (Updated 2023):
 - i) rent – \$1,300 plus Good and Services Tax (GST) per annum
 - ii) maintenance fee - \$5,000 plus GST per annum.
5. On 24 May 2024, the group indicated their intention to surrender their recently granted community lease due to financial constraints via a written letter of a three-months' notice period, effective 31 August 2024 (Attachment C – New Zealand Fellowship of Artists Incorporated notice of surrender of lease).
6. Staff subsequently informed the Albert-Eden Local Board of this situation via an update through the Area Operations Monthly Report in June 2024. The local board requested that staff contact the group to find out the reason for their intentions/decision and determine if/how the local board could support the group.
7. The Albert-Eden Local Board requested community leasing staff to prepare information of the recent events and possible options for the group to move forward and continue their community lease for the use of this building.
8. On 25 July 2024, the group sent through a letter addressed to the Albert-Eden Local Board with a proposed rent and maintenance fee charges offer that they could afford to be able to retain their community lease (Attachment D – New Zealand Fellowship of Artists Incorporated Proposal to Albert-Eden Local Board).
9. Following these events, leasing staff identified three options on how to proceed in favour of the New Zealand Fellowship of Artists Incorporated community lease:

- Option one - The New Zealand Fellowship of Artists Incorporated to make use of the Grants or Funding application process. However, this option would require ongoing applications over the term of the lease without a guarantee that applications would be successful.
 - Option two – The local board to request that council staff support the group to find ways to activate the premises with community activities that can potentially create revenue for the group. Then, the revenue can be used towards rent and maintenance fees payments. However, currently there is not an operational part of the council that could do this work.
 - Option three - That the Albert-Eden Local Board considers the New Zealand Fellowship of Artists Incorporated's proposed new rent and maintenance fees charges so that they can afford to keep their new granted community lease. Noting that in exercising their discretion to deviate from the Rent and Maintenance terms and conditions within the Auckland Council Community Occupancy Guidelines 2012 (updated 2023) the Albert-Eden Local Board would also risk creating inconsistency on decisions for community occupancy agreements (Attachment E – Auckland Council Community Occupancy Guidelines 2012 (updated July 2023))
10. At the Albert-Eden Local Board workshop on 19 September 2024, the local board requested that staff write a report and present at a business meeting for the board to decide on the community lease to New Zealand Fellowship of Artists Incorporated.
 11. Public notification and iwi engagement are not required as this was undertaken during the initial process of calling for expressions of interest (EoI) to lease the council-owned building (approximately 195m²) located on Nicholson Park, 25 Poronui Street, Mt Eden.
 12. The delivered activities align with the Albert-Eden Local Board Plan 2023 outcomes and objectives: *Our Community - our communities have the places and activities that enhance their lifestyles.*
 13. Nicholson Park is held by the Department of Conservation and vested in Auckland Council, in trust, for recreation purposes and subject to the Reserves Act 1977.
 14. This report recommends that the community lease to The New Zealand Fellowship of Artists Incorporated for council-owned space at Nicholson Park, 25 Poronui Street, Mt Eden, Auckland be amended with new rent and maintenance fees for a term of three years commencing from 1 January 2025 with one three-year right of renewal, initially.
 15. If the local board decides to grant the proposed community lease with amended terms and conditions, staff will work with the lessee to finalise the lease agreement.

Ngā tūhonga Recommendation/s

That the Albert-Eden Local Board:

- a) whakaae / approve a new community lease to New Zealand Fellowship of Artists Incorporated for the exclusive use of space of 195 square metres (more or less) at the council-owned building located at Nicholson Park, 25 Poronui Street, Mt Eden, Auckland on a portion of the land legally described as Part Allotment 49, Section 6 Suburbs of Auckland and Part Lot 180 Section 6 Suburbs of Auckland (Attachment A – Site Plan Nicholson Park, New Zealand Fellowship of Artists Incorporated), subject to the following terms and conditions:
 - i) term – three years, commencing 1 January 2025, with one three-year right of renewal, initially
 - ii) rent – \$300 plus Goods and Services Tax (GST) per annum for a term of three years with one right of renewal for a further three years

- iii) maintenance fee – \$2,000 plus Goods and Services Tax (GST) per annum for a term of three years with one right of renewal for a further three years
 - iv) Community Outcomes Plan - to be appended to the lease as a schedule of the lease agreement
 - v) include an additional obligation in the lease agreement that the lease holder takes actions to improve sustainable outcomes relating to their core operations.
- b) whakaae / approve revocation of resolution AE/2024/8 from the Albert-Eden Local Board business meeting held on 22 February 2024 and replace with a new resolution based on the terms and conditions abovementioned in item (a).
- c) whakaae / approve all other terms and conditions in accordance with the Auckland Council Community Occupancy Guidelines 2012 (updated July 2023), the Reserves Act 1977 and the Auckland Council standard form community lease agreement.

Horopaki Context

- 16. Local boards have the allocated authority relating to local recreation, sport and community facilities, including community leasing matters.
- 17. The New Zealand Fellowship of Artists Incorporated (the group) currently holds a community lease for a 195 square metres (more or less) area at a council-owned building in Nicholson Park, 25 Poronui Street, Mount Eden, Auckland (Attachment A – Site Plan Nicholson Park, New Zealand Fellowship of Artists Incorporated).
- 18. The group expressed their intention to formally surrender their newly granted community lease, effective 31 August 2024, due to financial constraints.
- 19. The Albert-Eden Local Board requested community leasing to prepare information of the recent events and possible options to move forward to be able to support the group.
- 20. At the Albert-Eden Local Board workshop on 19 September 2024, the local board requested staff to write a report and present at a business meeting for the board to decide on the community lease to New Zealand Fellowship of Artists Incorporated.

Land, building condition and lease

- 21. Nicholson Park is located at 25 Poronui Street, Mt Eden. The park comprises 2.3927 hectares and is described as Part Allotment 49, Section 6 Suburbs of Auckland as shown on SO 22183 and Part Lot 180 Section 6 Suburbs of Auckland as shown on SO35625. The land is classified as a recreation reserve under the Reserves Act 1977.
- 22. The building is owned by the council comprising an area of approximately 195 square metres with a large meeting room, kitchen, bathrooms and storage space underneath.
- 23. The overall building is in a good condition commensurate with its age and use requiring only external maintenance to the exterior.
- 24. As part of the financial year 2025 capex renewals work programme, there is provision for building maintenance and an upgrade project at the property. As a part of the scope of these works it is intended to convert an existing toilet cubicle into an accessible toilet, install illuminated escape route signs at exits and fit escape route doors with fastenings that comply with the NZ building code. Estimated costs are currently being sought.
- 25. An asbestos assessment was conducted in the building on 17 September 2019 with no positive findings. Re-inspection will be undertaken within the next five years.

Background

- 26. The New Zealand Fellowship of Artists Incorporated group was established in 1946 and is a registered incorporated non-profit organisation run by artists for the promotion, support,

encouragement, and education of artists. The group has leased the building at Nicholson Park since 1999 and wishes to continue to operate from the site.

27. They provide classes, demonstrations, workshops, and painting groups. The facility is known by the members and the community as the Gifford Gallery.
28. New Zealand Fellowship of Artists:
 - holds frequent art exhibitions at the site, and last year donated 50 works of art for the Charity Poppy Art Sale with all proceeds going to the Returned Services Association
 - has an open membership and welcomes people of all ethnicities and ages
 - has 114 members, which includes one paid part-time and seven volunteers. The members range in age from 22 to 51 plus
 - funds its activities through donations and hireage fees from community groups
 - fully utilise the space, both during the day and in the evenings. The facility is expected to be used seven days a week, for approximately 30 plus hours a week as well as holding exhibitions throughout the year
 - currently share the facility with:
 - a) New Zealand Calligraphers
 - b) a rug making group
 - c) Decorative artist of NZ
 - d) Doll collectors
 - e) Eden arts
 - f) EART art group which provides, art training for children from five to 16 years.
29. The group's last community lease commenced on 1 April 2016 for a three-year term with one three-year right of renewal, which reached final expiry on 31 March 2022.
30. All other terms and conditions for that lease were in accordance with the Auckland Council Community Occupancy Guidelines 2012 document which was operative at the time, with a rent fee of \$1 plus GST per annum if demanded. The group was paying an operational expenses fee of \$500 plus GST per annum that contributed to the utilities for the building which the council paid for.
31. At the local board workshop on 15 June 2023, staff presented a memorandum requesting direction on the occupancy of the building following the expiration of the lease to the New Zealand Fellowship of Artists Incorporated. The local board directed staff to seek Expressions of Interest (Eoi) for the occupancy of the building.
32. An open day was held on 12 July 2023 to allow prospective applicants to view the space.
33. After the closing date on 14 July 2023, four applications were received. Staff from Parks and Community Facilities and Community Wellbeing departments undertook a review and analysis of all the applications. The Albert-Eden Local Board was informed of the applications at the workshop held on the 30 November 2023.
34. The New Zealand Fellowship of Artists Incorporated was the successful applicant through the Expressions of Interest process.
35. The Albert-Eden Local Board, at their 22 February 2024 meeting, approved a new community lease to New Zealand Fellowship of Artists Incorporated for a term of three years, commencing on 1 March 2024 with one right of renewal for a further three years, and final expiry on 28 February 2030 (Attachment B – New Zealand Fellowship of Artists Incorporated resolution number AE/2024/8).
36. All other terms and conditions were approved in accordance with the amended Auckland Council Community Occupancy Guidelines 2012 (Updated 2023), that became effective on 1 July 2023 with:

- i) rent of \$1,300 plus Good and Services Tax (GST) per annum
- ii) maintenance fee of \$5,000 plus GST per annum.

Table 1: Fees and maintenance charges as per Auckland Council Community Occupancy Guidelines 2012 (Updated 2023)

The changes are outlined in the table below (extracted from the annual budget consultation document)

Community Lease	Building Maintenance Fee Guideline		Administration Fee Guideline	
	Current	Proposed	Current	Proposed
Building - Less than 100m ²	\$250	\$2,500	\$1	\$1,300
Building - Over 100m ² and less than 500m ²	\$500	\$5,000	\$1	\$1,300
Building - Larger than 500m ²	\$1,000	\$10,000	\$1	\$1,300
Ground lease only	\$0	\$0	\$1	\$1,300

- 37. On 24 May 2024, the group indicated their intention to surrender their recently granted community lease due to financial constraints via a written letter of a three-months' notice period, effective 31 August 2024 (Attachment C – New Zealand Fellowship of Artists Incorporated notice of surrender of lease).
- 38. The group has not signed their new community lease agreement nor have they signed a formal surrender of lease document. The new community lease is still valid and active, unless formally terminated or surrendered.
- 39. Leasing staff subsequently informed the Albert-Eden Local Board of this situation via an update through the Area Operations Monthly Report in June 2024.
- 40. The local board then requested staff to contact the group to find out the reason for their intentions/decision, ask how the local board could support them and to prepare information of the recent events and alternative options for the group to move forward.
- 41. Leasing staff discussed the situation with the group and expressed the good will of the Albert-Eden Local Board to find a way in which they could be supported and be able to keep their community lease to continue occupation and operation from the council-owned building at Nicholson Park located at 25 Poronui Street, Mt Eden.
- 42. On 25 July 2024, the group sent through a letter addressed to the Albert-Eden Local Board detailing a proposed rent and maintenance fee charges offer that they could afford to be able to retain their community lease (Attachment D – New Zealand Fellowship of Artists Incorporated proposal to the Albert-Eden Local Board). The letter proposes:
 - i) rent – \$300 plus Goods and Services Tax (GST) per annum for a term of three years with one right of renewal for a further three years
 - ii) maintenance fee - \$2,000 plus Goods and Services Tax (GST) per annum for a term of three years with one right of renewal for a further three years.
- 43. Ongoing maintenance of the building and assets will continue to be covered by the council which is accounted for in current and future budgets. An annual maintenance fee of \$2,000 (plus GST) charged to the group would cover building insurance, maintenance, and compliance costs.
- 44. The local board has authority to decide on fees and rent charges for all community leases in their area and is not required to top up the community lease revenue budget. However, the local board will not have the benefit of the additional revenue.

Tātaritanga me ngā tohutohu

Analysis and advice Staff Assessment

Alternative Options:

45. Leasing staff sought feedback from appropriate council experts to find alternative options on how to move forward and support the group and continue their community lease for the use of this building.
46. A summary of the investigated options is shown in table 2 below:

Table 2: New Zealand Fellowship of Artists Incorporated – alternative options

Options	Strategic alignment / leasing agreement	Comments	Risk
Option 1: Grants and funding process	<ul style="list-style-type: none"> ▪ The group can use the council's grant or funding process. ▪ The group could benefit from the grant process and use the money towards rent and maintenance charges. • The group is able to retain their community lease and continue occupation and operation from the council-owned building at Nicholson Park. 	<ul style="list-style-type: none"> ▪ The Grants Advisor could work with the group to guide them with their grants/funding application. ▪ This option would require ongoing applications over the term of the lease without a guarantee that applications would be successful. 	<ul style="list-style-type: none"> ▪ The sum can vary and will be at the local board's discretion of how much they will be able to approve and how often. ▪ There is a risk of approval of an inconsistent community occupancy agreement and setting of a precedent. ▪ The board will face a tough decision when it comes to future agreements and how to decide which groups need more help with financial support than others. There is a risk of delay and cost to the council to find a right community tenant through another Expressions of Interest process.
Option 2: Activation of building for community activities	<ul style="list-style-type: none"> ▪ Community Wellbeing staff from the council could assist with 'activation' of the council-owned building space for community activities in the area. ▪ Optimisation and utilisation of the premises could generate some revenue that could help towards the group's rent and maintenance fee charges. 	<ul style="list-style-type: none"> ▪ The Community Broker and/or Arts Broker could work with the group to activate the building for community activities. Although, the initial support can be provided, there is a lack of staff capacity to enable ongoing support with their community activities. ▪ Public users and fellow community groups in the area could benefit from these activities. ▪ Revenue opportunities could support the group to pay for their rent and maintenance charges. ▪ The revenue goes back to the council for 	<ul style="list-style-type: none"> ▪ There is currently no operational part of the council that could do this ongoing activation work. ▪ There will be a great need for the group to continually focus on revenue generating activities, seeking volunteer capacity with the intended skill-set for these purposes. This would take their focus and availability away from their core functions. ▪ The type of community activities permitted from the building and revenue percentage from these will be up to the local board's discretion. ▪ There is a risk for another Expressions of Interest process that will mean delays

		community use purposes.	and costs to the council while finding the right community tenant.
<p>Option 3: (Recommended)</p> <p>Acceptance of the proposal from New Zealand Fellowship of Artists Incorporated</p>	<ul style="list-style-type: none"> ▪ The New Zealand Fellowship of Artists Incorporated have sent through a proposal in writing with regards how much they can afford and are prepared to compromise on rent and maintenance fees, in order to retain their community lease agreement. ▪ The group is showing some compromise on rent and maintenance fee charges for their exclusive use of the council-owned building. ▪ It shows their commitment to keep working for their community and their commitment to keep delivering great community outcomes. ▪ This is the first time that the group would be making a financial arrangement. They have been paying an operational expense fee of \$500 plus GST per annum in past years. 	<ul style="list-style-type: none"> ▪ The Albert-Eden Local Board holds the authority and full discretion to decide to accept this proposal. ▪ The group's proposal is somewhat acceptable, based on the sudden increase in rent and maintenance fees for community occupancy. ▪ The increase in revenue arising out of the increased rental and maintenance charges would provide the local board with an alternative source of funding. ▪ If the local board decided not to raise the fees from the current baseline, there is no requirement to top up the community lease revenue budget. ▪ However, the local board will not have the benefit of the additional revenue. 	<ul style="list-style-type: none"> ▪ Noting that in exercising their discretion to deviate from the rent and maintenance terms and conditions within the Auckland Council Community Occupancy Guidelines 2012 (updated 2023) the Albert-Eden Local Board would also risk creating inconsistency on decisions for community occupancy agreements (Attachment E – Auckland Council Community Occupancy Guidelines 2012 (Updated July 2023)).

Financial information

47. The New Zealand Fellowship of Artists Incorporated's recent financial performance statements do not demonstrate their financial stability (annual deficit) to meet the proposed rent and maintenance fee payments however given their general funds position and their own recommendation on affordability, staff are comfortable with their proposal. (Attachment F – New Zealand Fellowship of Artists Incorporated Accounts 2023).
48. The following table contains brief details on the group's latest financials including accumulated funds to the end of 31 December 2023:

Table 3: New Zealand Fellowship of Artists Incorporated – summary of accounts 2023

Income for the financial performance ended 31 December 2023	Operating Expenditure	General Funds at end of year on 31 December 2023	Income less Expenses (Deficit)
\$17,552	\$23,296	\$29,284	-\$ (5,744)

Item 14

49. Ongoing maintenance of the building and assets will be covered by the council which is accounted for in current and future budgets. An annual maintenance fee of \$2,000 (plus GST) charged to the group would help towards covering building insurance, maintenance and compliance costs.
50. If local board decides not to raise the fees from the current baseline, there is no requirement to top up the community lease revenue budget. However, the local board will not have the benefit of the additional revenue.
51. Without this lease, the group’s membership will decline and they will struggle to deliver their community services.
52. Staff recommend granting the lease for a term of three years, with one three-year right of renewal initially to monitor the group’s delivery performance under the new rent and maintenance fee charges. The term aligns with the Albert-Eden Local Board leasing policy 2017 (resolution number AE/2017/52).
53. Under the Community Occupancy Guidelines 2012 (updated July 2023), a lease term of five years, with one five-year right of renewal is recommended for groups that occupy a council-owned buildings. The local board has discretion to vary the term of the lease if it wishes. However, the guidelines suggest that where the term is varied, it aligns to one of the recommended terms.

Public notification and engagement

54. Iwi engagement was conducted in March to inform Mana Whenua of this new lease. No responses were received.
55. The proposed new community lease to the New Zealand Fellowship of Artists Incorporated for the exclusive use of space at a council-owned building located at Nicholson Park was publicly notified. The notification appeared in the Central Leader on 14 March 2024 and the Auckland Council website’s Have Your Say webpage with a submission deadline for 12 April 2024.
56. The cost of the public notification was met by the Parks and Community Facilities department of the council.
57. No submissions or objections to the notified proposal were received.

**Tauākī whakaaweawe āhuarangi
Climate impact statement**

58. It is anticipated that activation of the building will not result in an increase of greenhouse gas emissions. A shared community space will, however, decrease overall energy use, as users will not consume energy at individual workspaces.
59. The shared space will provide opportunity and enable people to enjoy positive healthy lifestyles and will increase capability and connections within the local community.
60. To improve environmental outcomes and mitigate climate change impacts, the council advocates that the lease holder:
 - use sustainable waste, energy, and water efficiency systems
 - use eco labelled products and services

- seek opportunities to reduce greenhouse gas emissions from lease-related activities.
61. Asset improvements and maintenance undertaken by the council will aim for maximum re-use and recycling of existing material. This will be in alignment with the waste management hierarchy (prevention, reduction, recycle) to ensure minimum impact on greenhouse gas emission.
62. All measures taken are aimed at meeting council's climate goals, as set out in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, which are:
- to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
 - to prepare the region for the adverse impacts of climate change.
63. Climate change has unlikely potential to impact the lease, as no part of the leased area is in a flood-sensitive or coastal inundation zone. The building is highlighted in red:

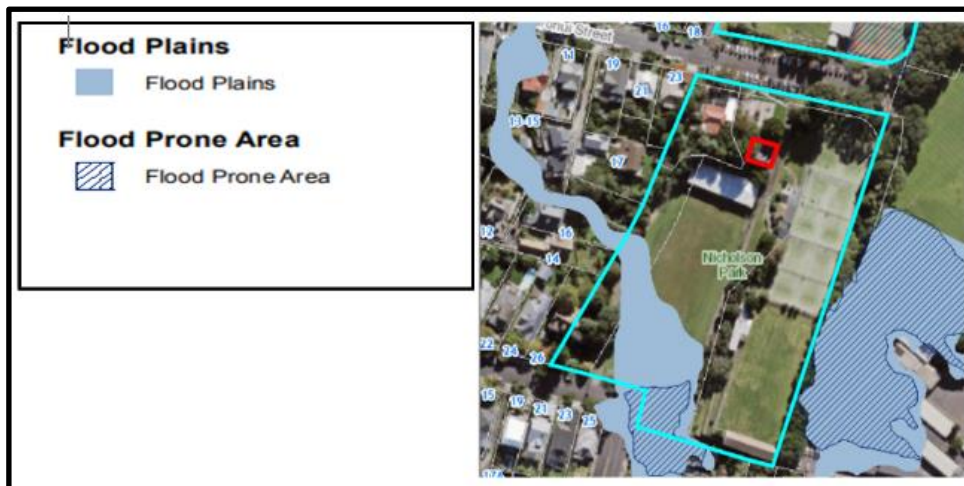


Figure 1: Auckland Emergency Management – Auckland's Hazard Viewer – Nicholson Park

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

64. Council staff from Parks and Community Facilities, Community Empowerment and Healthy Waters were consulted in the initial process and were supportive of the proposed lease as it would include positive outcomes for the community and would allow for increased usage of the site.
65. The Community Empowerment team supported the recommendation noting that art services are needed in the area and that the Fellowship of Artists were performing well and provide a valuable service to the local community.
66. Leasing staff consulted with relevant staff from Community Wellbeing regarding the options to present to the local board. Staff worked together to analyse the best option and provided their feedback, concerns, advice and recommendations that would be most beneficial to the entire community.
67. The initial investigation considered a few alternatives on how to proceed and support the New Zealand Fellowship of Artists Incorporated to continue operations and occupation of the community space.
68. It is recommended that the Albert-Eden Local Board considers the option that would be most beneficial to the community and the exclusive use of community space by the New Zealand Fellowship of Artists Incorporated.
69. For regional consistency, staff recommend that the Albert-Eden Local Board considers option three (3) - Acceptance of the Proposal from New Zealand Fellowship of Artists Incorporated and request staff to work with the group on this recommendation.

70. The proposed new community lease has no identified impact on other parts of the council group. The views of council-controlled organisations were not required for the preparation of this report’s advice.
71. Following the investigation and assessment for potential alternatives, staff presented their findings to the Albert-Eden Local Board at a workshop on 19 September 2024. The local board supported in principle option three – acceptance of the rent and maintenance proposal from New Zealand Fellowship of Artists Incorporated.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

72. The proposed lease will benefit the community by enabling initiatives that promote and provide artistic expression. This benefits the community through increased levels of wellbeing and social inclusion for the Albert-Eden Local Board area and its surrounding communities.
73. The assessment of the applications was workshopped with the Albert-Eden Local Board on 30 November 2023. The local board indicated in-principal support of the proposed new tenant.
74. The delivered activities align with the Albert-Eden Local Board Plan 2023:

Table 4: Albert-Eden Local Board Plan 2023 outcomes and objectives:

Outcome	Objective	Key initiatives
<i>Our Community – our communities have the places and activities that enhance their lifestyles.</i>	Transition our services and facilities to meet the needs of our changing community.	<ul style="list-style-type: none"> ▪ Review how we provide arts and culture and investigate how we can make better connections with arts facilities in neighbouring local board areas. ▪ Review our community leasing buildings, approach and fees to make best strategic use of those spaces.

Tauākī whakaaweawe Māori Māori impact statement

75. Iwi engagement about the council’s intention to grant a new community lease for the use of exclusive space at a council-owned building located at a portion of the land at Nicholson Park, 25 Poronui Street, Mt Eden was undertaken in March 2024 via a Mana Whenua Forum to Iwi groups identified as having an interest in land in the Albert-Eden Local Board area. The engagement involved:
 - i) a power point presentation at the Central / South Mana Whenua Forum on 27 March 2024 to all iwi identified as having an interest in the area as captured in Attachment G – Nicholson Park Mana Whenua interests
 - ii) detailed information on the land, the lessee and the lease proposal were provided at the forum as per Section 4 of the Conservation Act 1987

76. No responses or requests for hui or kaitiaki site visit were received from the iwi and mana whenua groups who attended the forum.
77. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its statutory obligations and relationship commitments to Māori. The council recognises these responsibilities are distinct from the Crown's Treaty obligations and fall within a local government Tāmaki Makaurau context.
78. These commitments are articulated in the council's key strategic planning documents; the Auckland Plan, the Long-term Plan 2021-2031, the Unitary Plan, individual local board plans and in Whiria Te Muka Tangata, Auckland Council's Māori Responsiveness Framework.
79. Community leasing aims to increase Māori wellbeing through targeted support for Māori community development projects.
80. Community leases support a wide range of activities and groups. Leases are awarded based on an understanding of local needs, interests and priorities. The activities and services provided by leaseholders create benefits for many local communities, including Māori.
81. The lessee will, via an agreed Community Outcomes Plan and through its activities, deliver Māori outcomes reflective of the local community.

Ngā ritenga ā-pūtea Financial implications

82. Although the New Zealand Fellowship of Artists Incorporated's recent financial performance statement do not demonstrate their financial stability to commit to the proposed rent and maintenance fee payments staff are comfortable given their general funds position and their own recommendation on affordability. (Attachment F – New Zealand Fellowship of Artists Incorporated Accounts 2023).
83. The following table contains brief details on the group's latest financials including accumulated funds to the end of 31 December 2023:

Table 5: New Zealand Fellowship of Artists Incorporated – summary of accounts 2023

Income for the financial performance ended 31 December 2023	Operating Expenditure	General Funds at end of year on 31 December 2023	Income less Expenses (Deficit)
\$17,552	\$23,296	\$29,284	(\$5,744)

84. Ongoing maintenance of the building and assets will be covered by the council which is accounted for in current and future budgets. An annual maintenance fee of \$2,000 (plus GST) charged to the group would help towards cover building insurance, maintenance, and compliance costs. The group pays the electricity and water charges for the building.
85. These charges can be reviewed at the final expiry of the lease, which is due to expire in December 2031, allowing the group to adjust to the increase.
86. If the local board decides not to raise the fees from the current baseline, there is no requirement to top up the community lease revenue budget. However, the local board will not have the benefit of the additional revenue.
87. All costs relating to the advertisement of the council's intention to grant the proposed lease will be borne by the Parks and Community Facilities department of Auckland Council.
88. Staff have consulted with the Financial Advisory Department of the council. No concerns were raised regarding the financial implications for the new lease.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

89. Should the local board resolve not to grant the proposed community lease for the building at Nicholson Park, 25 Poronui Street, Mt Eden, the ability of New Zealand Fellowship of Artists Incorporated to undertake all their current and future activities will be negatively impacted. This will have an adverse impact on the achievement of the desired local board plan outcome.
90. Should the building become unoccupied, there is a risk associated with the lack of maintenance and possible improvements. Council will be liable for the assets regardless of whether budget is allocated to or identified for renewals.
91. Should the Albert-Eden Local Board resolve to reject any of the proposed alternatives, there is high risk of inconsistency on future decisions for community occupancy in the area.
92. The New Zealand Fellowship of Artists Incorporated will also run the risk of the council's inability to provide the required support to their situation and/or other community groups holding a community lease space due to lack of direction.

Ngā koringa ā-muri Next steps

93. Subject to the Albert-Eden Local Board's decision on the preferred option(s), staff will work with the New Zealand Fellowship of Artists Incorporated's on the amended new community lease terms and conditions at Nicholson Park, 25 Poronui Street, Mount Eden, Auckland.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Attachment A - Site Plan Nicholson Park, New Zealand Fellowship of Artists Incorporated	35
B	Attachment B - New Zealand Fellowship of Artists Incorporated Resolution number AE_2024_8	37
C	Attachment C - New Zealand Fellowship of Artists Incorporated Notice of Surrender of lease	39
D	Attachment D - New Zealand Fellowship of Artists Incorporated Proposal to Albert Eden Local Board	41
E	Attachment E - Auckland Council Community Occupancy Guidelines Updated July 2023	43
F	Attachment F - New Zealand Fellowship of Artists Incorporated Accounts 31.12.23	61
G	Attachment G - Nicholson Park Mana Whenua Interests	69

Ngā kaihaina Signatories

Author	Jeimy Figueros - Community Leasing Specialist
Authorisers	Kim O'Neill - Head of Property & Commercial Business Nina Siers - Local Area Manager

Attachment A: Site plan for Nicholson Park

Location Map and Lease Area
Nicholson Park Land outlined in yellow in figure 1 and Fellowship of Artist lease area outlined in red 195sqm.

Figure 1



Figure 2



10 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

Note: Councillor C Fletcher entered the meeting at 11.05am.

11 Proposed new community lease for Mt Albert War Memorial Reserve, 751 New North Road, Mt Albert

Jo Heaven – Senior Community Lease Advisor, and Jeimy Figueros Meza – Community Lease Advisor, were in attendance to speak to the report.

Resolution number AE/2024/7

MOVED by Chairperson M Watson, seconded by Member C Robertson:

That the Albert-Eden Local Board:

- a) **grant, subject to public consultation, a new community lease to Auckland Grey Power Association Incorporated for an area 16m² (more or less) being part of the council-owned building located Mt Albert War Memorial Reserve, 751 New North Road Mt Albert being Deposited Plan 7269 in Certificate of Title NA270/60 (Attachment A) subject to the following terms and conditions:**
 - i) **term – three (3) years, commencing 1 March 2024 with one right of renewal for a further three (3) years, and final expiry on 28 February 2030.**
 - ii) **rent – \$1,300 plus Goods and Services Tax (GST) per annum if requested.**
 - iii) **operational charge - \$400 plus GST per annum.**
 - iv) **request a community outcomes plan be prepared and that this be attached as a schedule to the lease agreement.**
 - v) **include an additional obligation in the lease agreement that the lease holder takes actions to reduce the greenhouse gas emissions related to their operations to reduce climate impact.**
 - vi) **note their willingness to share their office space with other groups.**
- b) **note all other terms and conditions will be in accordance with the Auckland Council Community Occupancy Guidelines (Updated 2023).**
- c) **thank Jo Heaven – Senior Community Lease Advisor, and Jeimy Figueros Meza – Community Lease Advisor, for their attendance and advice.**

CARRIED

Note: Chairperson M Watson adjourned the meeting at 11.10am and reconvened the meeting at 11.19am.

12 Proposed new community lease for Nicholson Park, 25 Poronui Street, Mt Eden

Jo Heaven – Senior Community Lease Advisor, and Jeimy Figueros Meza – Community Lease Advisor, were in attendance to speak to the report.

Resolution number AE/2024/8

MOVED by Member J Maskill, seconded by Member L Roe:

That the Albert-Eden Local Board:

- a) whakaae / grant, subject to public notification and iwi consultation and the successful resolution of any submissions or objections, a new community lease to New Zealand Fellowship of Artists Incorporated for a 195sqm (more or less) council-owned building in part of Nicholson Park, 25 Poronui Street, PA 49, Section 6 Suburbs of Auckland and Part Lot 180 Section 6 Suburbs of Auckland (Attachment A) subject to the following terms and conditions:
- i) term – three (3) years, commencing 1 March 2024 with one right of renewal for a further three (3) years, and final expiry on 28 February 2030.
 - ii) rent – \$1,300 plus Good and Services Tax (GST) per annum.
 - iii) maintenance fee - \$5,000 plus GST per annum.
 - iv) a community outcomes plan be prepared and attached as a schedule to the lease agreement.
 - v) whakaae / approve all other terms and conditions in accordance with the Reserves Act 1977, the Auckland Council Community Occupancy Guidelines 2012 (Updated 2023), and the Auckland Council standard form community lease agreement.
 - vi) include an additional obligation in the lease agreement that the lease holder takes actions to reduce the greenhouse gas emissions related to their operations to reduce climate impact
- b) thank Jo Heaven – Senior Community Lease Advisor, and Jeimy Figueros Meza – Community Lease Advisor, for their attendance and advice.

CARRIED

13 [Auckland Council's Performance Report: Albert-Eden Local Board for quarter two 2023/2024](#)

Canela Ferrara – Local Board Advisor, was in attendance to speak to the report.

Resolution number AE/2024/9

MOVED by Deputy Chairperson K Smith, seconded by Member C Robertson:

That the Albert-Eden Local Board:

- a) receive the performance report for quarter two ending 31 December 2023.
- b) reallocate \$9,484 locally-driven initiative operating expenditure funding towards Albert-Eden Schools Cultural Festival 2024 from the following sources:
 - i) \$3,649 film income
 - ii) \$5,835 underspend from Fowlds Park - remove/ install - softball fence (ID28685).
- c) note the financial performance report in Attachment B of the agenda report will remain confidential until after the Auckland Council Group half-year results for 2023/2024 are released to the New Zealand Exchange (NZX), which are expected to be made public on 28 February 2024.
- d) thank staff for their work in progressing the Albert-Eden Local Board work programme in 2023/2024 quarter two.
- e) thank Canela Ferrara – Local Board Advisor, for her attendance and advice.

CARRIED



24 May 2024

Hi Yusuf and Jeimy,

The New Zealand Fellowship of Artists Inc. wish to inform the council that we shall not be able to take up the lease of 27A Poronui Street Mt Eden.

The reason being that the economic situation we find ourselves in is not conducive to people spending spare money on coming to Art Classes. The turnouts for this year's bi monthly events have been poor and some workshops have had to be cancelled as it is not viable.

Our Fellowship has been operational since 1947 so as you can imagine we have a lot of elderly members.

Membership has stalled at present also. At our AGM in March no one wanted to be President so we only have committee members and a treasurer. None of which want to sign a 3-year lease with the down turn of economic situation.

So, we, the New Zealand Fellowship of Artists Inc., formally give notice of being unable to take up the lease and give 3 months' notice from 1st June 2024. We will vacate the premises at 27A Poronui Street Mt Eden by the 31st August 2024.

Kindest Regards

Susan Bainbridge

Acting for the committee of the NZFAI.

25 July 2024

Dear Jeimy & The Albert Eden Board,

The New Zealand Fellowship of Artists Inc. are a non-profit organisation, run by volunteers.

We have been a long-standing tenant at 27A Poronui Street Mt Eden since 1999.

The new lease agreement that you sent to us is not sustainable for us in the current market.

Hence our letter of termination.

We put to you a proposal that our committee feels is fair and what we can afford.

We would propose a Rent fee \$300 + GST per annum with a renewal term of lease of 3 years.

We propose a Maintenance fee \$2000 + GST per annum with a renewal term of lease of 3 years.

We hope that this is acceptable to the Albert Eden Board.

We have always enjoyed the Gallery space, it's light and bright and is a great space for our artists to enjoy painting. Visiting artists always comment that it is such a great space for art.

Workshops featuring different art mediums are open to the community and we advertise these in the village and local libraries. The Gifford Art Gallery has always been a great environment for our members and public alike for a long time, and we would like to continue to do so.

We hope that this matter can be resolved speedily as possible.

Kindest regards

Susan Bainbridge and NZFAI Committee

Community Occupancy Guidelines

Auckland Council – July 2012

Updated July 2023



Find out more: phone 09 301 0101
or visit www.aucklandcouncil.govt.nz



Item 14

Attachment E

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Introduction

These guidelines have been developed to assist local boards in making decisions regarding the allocation of community occupancy agreements and to provide an overview of standard terms and conditions.

The guidelines are also intended to provide community groups wishing to apply for a community occupancy agreement an overview of:

- eligibility criteria
- the application process
- standard terms and conditions.

The standard terms and conditions within these guidelines have been developed based on best practice in community leasing, and are a result of consultation with local boards and communities.

Although the standard terms and conditions presented will form the basis for council officer recommendations, they are only guidelines. Local boards may, at their discretion, choose to vary from these recommendations on a case-by-case basis as they deem appropriate.



Scope

In scope

Community occupancy agreements may be granted to community groups undertaking community activities. 'Community groups' are defined as:

- a non-profit organisation or association of persons who have the primary aim of working to provide services and benefits to the community;
- any funds generated are used to maintain and develop the organisation to support its community services and activities;
- having open membership criteria; and
- restrictions are not imposed, such as setting membership or participation fees at a level that exclude most people who might want to participate.

Occupancy agreements issued may cover several types of spaces, including:

- council-owned land
- council-owned buildings
- rooms within larger council-owned buildings
- land held by council for public amenity and parkland purposes, including land held under the Reserves Act 1977
- land and/or buildings on-leased by council.

Out of scope

The following types of arrangements are out of the scope of these guidelines:

- leases, licences and other agreements on regional parks, which are subject to the terms and conditions outlined in the relevant Regional Parks Management Plan¹.
- leases or licences on land subject to special agreements or co-governance arrangements (e.g. volcanic cones)²
- occupancy agreements for commercial purposes
- the ad-hoc use of council buildings and parkland.

¹ For more information (including a list of regional parks and a copy of the Regional Parks Management Plan 2022), <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/parks-sports-outdoor-plans/regional-parks-management-plans/Documents/regional-parks-management-plan-2022.pdf>

² Any further encumbrances on Crown land administered by Council that is included in the deeds of settlement that cover Tamaki Makaurau must be approved by the relevant iwi and/or the co-governance body.

Criteria

Eligibility criteria

To be eligible for a community occupancy agreement, community groups should:

- be legal entities and have not-for-profit status (e.g. be registered as an incorporated society or charitable trust)
- meet the definition of a community group as defined by the Community Occupancy Guidelines
- provide activities, services or programmes that align with, and promote strategic outcomes for, the community as defined by the relevant local board through its local board plan³
- meet needs identified by the respective local board and the community within the local board area
- demonstrate the benefits of their activities in terms of outcomes achieved
- have complied with any occupancy or other arrangement the group may have had with council (including any legacy council) during the three years preceding the application
- be able to demonstrate its viability to deliver its services or activities through:
 - voluntary contributions, and/or
 - financial commitments, as determined through an analysis of current accounts and budgets provided
- demonstrate a clear and effective governance structure
- provide proof of public liability insurance.

Land held under Reserves Act 1977

If a proposed lease or licence is of land held under the Reserves Act 1977, applicants must demonstrate that the occupation is necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve⁴.

Assessment criteria

In addition to general eligibility requirements, the following factors should be considered in assessing community occupancy applications.

- Suitability of the building or space for that particular community group, in terms of:
 - location
 - physical characteristics
 - accessibility (i.e. building / fire safety / Occupational Safety and Health (OSH) considerations)
 - compatibility with reserve values and classification as defined by the Reserves Act 1977
 - potential impact on neighbours and other users
 - statutory requirements or resource consents.

³ Local board plans can be viewed at:
<http://www.aucklandcouncil.govt.nz/EN/AboutCouncil/PlansPoliciesPublications/localboardplans/Pages/home.aspx>.

⁴ For parkland held under the Reserves Act 1977, the proposed activity must meet the requirements outlined in the Act under sections 54, 56, 58A or 61. To view the Reserves Act 1977, see: <http://www.legislation.govt.nz/act/public/1977/0066/latest/DLM444305.html>

Other factors to consider are:

- the costs involved in altering the building or space to accommodate the group, or the ability of the group to resource and undertake any changes itself
- whether other groups in the community are offering similar services and/or activities
- other options the community group may have for accommodation
- the history and sustainability of the community group within that community
- the willingness of the community group to share resources and/or space with other compatible groups
- the ability of the group to pay the tenant's outgoings.

Exclusions

It is suggested that the following groups and activities be excluded from consideration for a community occupancy agreement:

- groups and entities who do not meet the definition of a community group as defined in the guidelines
- groups where religious worship or the promotion of party politics is the primary purpose
- groups applying for a lease or licence on land subject to special agreements or co-governance arrangements (e.g. volcanic cones)
- groups applying for a lease or licence on a regional park.



Parkland considerations

Each application for a new building on parkland must be considered against the criteria presented in this section. The term 'parkland' is used within these guidelines to encompass:

- parks (land not reserved under the Reserves Act 1977 and generally administered under the Local Government Act 2002);
- reserves (land that is reserved under the Reserves Act 1977); and
- mixtures of the two (e.g. the former Auckland Regional Council regional parks).

Criteria

Applications for community occupancy agreements associated with new buildings on parkland will be considered against the following:

- the consistency with both the zoning for the parkland under the relevant District Plan and the reserve classification for parkland if managed under the provisions of the Reserves Act 1977
- the consistency with all additional acts that guide council in the management of the area of interest, such as the Historic Places Act 1993 and the Conservation Act 1987
- whether the proposal conforms with and contemplated in the approved management plan for the parkland
- the consistency with other approved consents, concessions, leases and licences relating to the area of parkland under consideration
- the suitability of the site (i.e. land stability and sea level rise) and whether other planning requirements (such as wastewater, stormwater, access, egress and parking) can be met in the location
- whether any adverse effects, including cumulative effects of the proposal on the park values, park infrastructure, approved activities, the enjoyment of other park users and adjoining communities can be sufficiently avoided, mitigated or remedied
- the degree to which persons affected by the proposal (including tangata whenua) support the application through any relevant submissions received
- the potential to set a precedent that could give rise to similar activities, which in combination may result in adverse cumulative effects on regional parks in the future
- the degree to which exclusion of the public is necessary for the protection of public safety, the security or competent operation of the proposed activity
- the benefits to the local and regional communities and tangata whenua
- whether the proposal could reasonably be undertaken in another location on the park, on another park entirely or on another location which is not on a park, where the potential adverse effects would be significantly less.

Reserves Act 1977 considerations

Public notification and prior consent from the Minister of Conservation is required in the event a proposed lease or licence of reserved land does not confirm with or is contemplated by the relevant reserve management plan. The only exception to this requirement is if the associated resource consent application for the proposal had been publicly notified under section 93 of the Resource Management Act 1991.

Where a community occupancy agreement is granted on land held under the Reserves Act 1977, it shall be for a term not exceeding 33 years, with or without a right of renewal, perpetual or otherwise, for the same or any shorter term.

Community occupancy agreements on parkland held under the Reserves Act 1977 that include a commercial use must show that the trade, business or occupation must be necessary to enable the public to obtain the benefit and enjoyment of the reserve, or for the convenience of people using the reserve.

Additional considerations

Conditions may be imposed on any community occupancy agreement to protect the park environment, the health, safety and wellbeing of visitors, and to facilitate park operations. These include but are not limited to:

- the location and duration of the activity
- the times of day or year the activity may be undertaken
- measures for mitigating adverse effects on the environment and natural and heritage resources
- measures for monitoring the effects of the activity
- the number of people (including participants, spectators and support staff / volunteers) who may participate
- the use of park facilities or services
- health and safety factors
- a trial period to assess the effects of the activity on the park
- meeting accreditation and/or training requirements
- any modifications / alterations to the proposed activity and associated infrastructure
- sub-leasing
- the review of the approval and/or any conditions imposed
- any other matter council considers relevant to ensure the activity is compatible with the objectives of this plan.

These conditions may be reviewed where:

- additional buildings and/or structures are proposed
- the scale and/or nature of use is proposed to change or has changed over time
- adverse effects are occurring on the park environment or on other park users
- the park environment has substantially changed through natural processes (e.g. coastal erosion)
- monitoring has identified that the lessee or licensee is under-utilising a building or space in relation to the original terms and conditions of their lease or licence.

Application process

Groups wishing to apply for a community occupancy agreement may register their interest by contacting the council call centre.

In cases of a vacant building, space or land identified as appropriate for development, council will seek applications through:

- public advertisement
- an expression of interest process
- direct notification to groups who have registered interest.

Applications for community occupancy agreements will be assessed on a case-by-case basis as and when they become available.

If a group decides not to exercise its renewal option at the end of the term (or earlier) for all council-owned buildings or spaces, availability will be publicly notified and expressions of interest called for⁵.

Groups that own their own buildings have an automatic right to re-apply at the end of their occupancy terms without public notification.

Process

The following process will apply to all groups seeking a community occupancy agreement from council:

1. Application forms available online⁶ or via post upon request.
2. Application form submitted to council.
3. Council officer(s) meet with group to discuss application.
4. Council officer(s) assess application based on the assessment criteria outlined within the Community Occupancy Guidelines.
5. Council officer(s) submit recommendation (along with supporting documentation) to relevant local board⁷. Local boards may request that group attends a formal local board meeting to discuss application.
6. Council officer(s) and local board members work with group to develop a Community Outcomes Plan, which identifies the:
 - benefits that the group will provide to the community
 - measures used to review the group's performance against the plan over time.
7. Occupancy agreement terms negotiated between local board and the group in accordance with the Community Occupancy Guidelines and standard agreement terms.

⁵ Community occupancy agreements for community halls and community houses may not necessarily be publicly notified.

⁶ Applications can be found on the Auckland Council website: <http://www.aucklandcouncil.govt.nz/EN/newsevents/culture/communityfundingsupport/Pages/communityoccupancy.aspx>

⁷ If a proposed lease or licence of land is not included within the relevant reserve management plan, an additional process and/or consultation may be required to meet the requirements outlined in the Reserves Act 1977.

Types and terms of agreements

Community occupancy agreements may take the form of either a:

- licence to occupy; or
- lease.

The main types and terms of occupancy agreements are outlined in the table below:

Type of agreement	Category	Length
Licence to occupy	Council-owned land with no fixed assets	<ul style="list-style-type: none"> • five years standard, with a further five year right of renewal • 10 year term total • term may be extended if linked to a lease.
		<p>Recommended for newly established community groups:</p> <ul style="list-style-type: none"> • one year standard, with a further one year right of renewal • two year term total.
Lease	Council-owned land and building	<ul style="list-style-type: none"> • five years standard, with a further five year right of renewal • 10 year term total.
		<p>Recommended for newly established community groups:</p> <ul style="list-style-type: none"> • one year standard, with a further one year right of renewal • two year term total.
	Community group-owned building on council-owned land	<ul style="list-style-type: none"> • 10 years standard, with a further 10 year right of renewal • 20 year total term.

Albert-Eden Local Parks Management Plan - approval to notify the intention to prepare the Albert-Eden Local Parks Management Plan

File No.: CP2025/02405

Item 15

Te take mō te pūrongo Purpose of the report

1. To seek approval from the Albert-Eden Local Board to publicly notify its intention to prepare the Albert-Eden Local Parks Management Plan.
2. To approve the project scope and engagement approach for the Albert-Eden Local Parks Management Plan.

Whakarāpopototanga matua Executive summary

3. In June 2024, the Albert-Eden Local Board approved the development of the Albert-Eden Local Parks Management Plan in its multi-year work programme (Resolution number: AE/2024/84).
4. Once adopted, the Albert-Eden Local Parks Management Plan (LPMP) will provide a policy framework and direction to manage use, protection and development of the Albert-Eden local parks network.
5. Land which is in scope of the LPMP includes (as outlined in Attachments B and C):
 - park land held under both the Reserves Act 1977 (RA) and the Local Government Act 2002 (LGA), where the local board has allocated decision-making.
 - council-owned drainage reserves that act as open space (local boards have decision-making authority for park activities, while stormwater network decision-making is made by Healthy Waters).
6. Open space is excluded from the scope of the plan where:
 - it is not owned or managed by Auckland Council
 - the local board does not have a decision-making role e.g. regional parks
 - it has separate legislation for management and governance, sitting outside of the Local Government Act and Reserves Act.
7. For unformed legal roads that adjoin local parks and contribute to the function of those parks, the local board's advocacy to Auckland Transport can be expressed through the plan.
8. The LPMP will be prepared using the process for reserve management plans outlined in the Reserves Act (Attachment A).
9. Approval is sought to notify the intention to prepare a plan and to invite written submissions pursuant to section 41(5) of the Reserves Act.
10. Public notices will be published in a major newspaper (likely in May 2025), and the deadline for written submissions will be a minimum of one month later. This timeline will be communicated to the Albert-Eden Local Board when confirmed.
11. This report outlines the engagement approach for the development of the LPMP. The engagement includes online interactive platforms for receiving community feedback such as Social Pinpoint (Attachment D).
12. The cost of public notification will be met from the project budget.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) whakaae / approve public notification of the intention to prepare an Albert-Eden Local Parks Management Plan for all local parks and reserves in the Albert-Eden Local Board area and invite written submissions on the proposed plan.
- b) whakaae / approve the scope and engagement approach for the development of the Albert-Eden Local Parks Management Plan (as outlined in Attachments B, C and D of the agenda report).

Horopaki Context

Background information

13. The local board approved the development of the Albert-Eden Local Parks Management Plan (LPMP), and associated budget, as part of the adoption of the 2024/2025 Customer and Community Services work programme (Resolution number: AE/2024/84).
14. The Albert-Eden Local Board has decision-making responsibility for approximately 118 local parks in the Albert-Eden area. Almost 48 per cent (57 local parks) are covered by either adopted or draft reserve management plans. All of these plans are 16 years old or more and will be superseded by the new LPMP (see paragraphs 23 to 25 for more details).
15. This report covers the 'what, why and how' of preparing a LPMP. It also seeks approval from the local board to initiate the first round of public consultation.

What is a local parks management plan?

16. The LPMP is a statutory document for land held under the Reserves Act 1977. Section 41(1) of the Act requires the council to create management plans for certain classifications of reserves. This also means that the council is legally bound to adhere to management plans.
17. The contents of the LPMP (outlined in Attachment B) will provide:
 - a framework of high-level values and principles to guide objectives and policies that apply across all local parks
 - guidance on issues impacting individual parks and intentions to manage those issues
 - overarching direction for leases and other activities requiring landowner approval for relevant parks.

Why do we need a local parks management plan?

18. The LPMP is an important tool to protect the values of parks while providing for appropriate activities. They provide a framework for consistent and transparent decision-making for managing and developing park land. Management plans guide the local board, council group, other organisations and the wider community as to the appropriate use of local parks.
19. The table below gives an overview of the benefits of LPMPs:

TYPE OF BENEFITS		EXAMPLES
1	Māori outcomes	Incorporates Māori values and input into decision-making
2	Statutory compliance	Fulfills requirements of the Reserves Act to have a management plan for each reserve held under the Act and to keep plans under continuous review
3	Certainty	<ul style="list-style-type: none"> Aligns park activities with outcomes sought and protects important park values Indicates types of leases and activities contemplated for each reserve
4	Transparency and consistency	<ul style="list-style-type: none"> Provides one framework for decision-making for all parks within the local board area Provides key information for all parks within the local board area in a consistent way
5	Relationship building	Provides confidence that park management aligns with mana whenua and community aspirations
6	Risk management	Acknowledges hazards such as coastal inundation, stormwater and contamination

Tātaritanga me ngā tohutohu Analysis and advice

What park land is included in the local parks management plan?

- The scope of the LPMP includes local park land for which the local board has allocated decision-making authority. This includes both under the Reserves Act 1977 (RA) and the Local Government Act 2002 (LGA).
- For unformed legal roads and drainage reserves that act as open space, the local board has an advocacy role which can be expressed through the LPMP.
- A summary of the park land which is in scope for the LPMP is shown in the table below. See Attachment C for more details and specific examples:

In scope	Land for which the local board has decision-making: <ul style="list-style-type: none"> ✓ land held under Reserves Act 1977 ✓ park land held under Local Government Act 2002
Advocacy role only	Land for which the local board does not have allocated decision-making, but that does fulfil an open space function: <ul style="list-style-type: none"> legal roads that have a significant open space function and adjoin local parks Land owned by the Crown but managed informally by Auckland Council as a local park.
Out of scope	Land for which the local board does not have allocated decision-making: <ul style="list-style-type: none"> ✗ drainage reserves and unformed roads with no open space function

	<ul style="list-style-type: none"> × park land governed by other entities such as the Governing Body, Auckland Transport, the Department of Conservation, Tūpuna Maunga Authority areas, or co-government board (where there is no management agreement with council) × Privately owned parkland/open space × regional park land × open cemeteries.
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Continuous review

23. A list of existing Reserve Management Plans (RMPs) for local parks in the Albert-Eden area to be superseded by the LPMP can be found in Attachment E. If additional plans are discovered during research, advice will be provided to the local board for consideration as to whether they should be superseded.
24. The main benefit of superseding existing RMPs within the LPMP, is to fulfil the requirement of the Reserves Act to keep RMPs under continuous review. It also ensures that plans reflect current community and mana whenua aspirations for these parks.
25. Staff recommend including all parks without existing RMPs within the scope of the LPMP. This is to ensure compliance with the requirements of the Reserves Act and consistency in park management across the network.
26. Existing spatial plans, such as park specific masterplans and concept plans will not be superseded by the LPMP. The parks specific section of the LPMP can reflect the direction of the adopted spatial plans.

Approval to notify the intention to prepare a local parks management plan

27. To develop a LPMP compliant with both the Reserves Act and the LGA, it is a requirement to prepare the plan using the processes and procedures as set out in the Reserves Act (Attachment A).
28. The process required under the Reserves Act includes two formal rounds of public consultation.
29. This report seeks approval for the first round of public consultation. The consultation will seek feedback to inform the development of a draft plan.
30. Public notices are anticipated to be published in May 2025. The deadline for written submissions will be at least one month after the notification date. Timelines will be communicated to the Albert-Eden Local Board when confirmed.
31. The second round of consultation will be undertaken once the draft LPMP has been prepared and approved for public consultation by the local board. Timelines will be communicated to the Albert-Eden Local Board when confirmed.
32. The LGA provides the decision-making framework for councils, requiring them to consider community views and preferences in all decisions. Consultation is also necessary for significant decisions or when mandated by legislation.
33. As part of the consultation process for this plan, individuals who may be affected by, or have an interest in, the proposed plan are encouraged to provide feedback. The feedback will be considered as part of the decision-making process.

Tailored community engagement

34. Consultation beyond the statutory requirements of the Reserves Act will be undertaken. This will be done by providing different ways for key partners, stakeholders and the wider community to provide feedback.

35. Planned engagement activities will include paper and online tools. An innovative digital social mapping tool to capture comments and feedback on individual parks will also be used. This will be supported by a range of communications through social media, council publications, temporary park signs and information sessions (see Attachment D).
36. To broaden community engagement, tailored activities will be implemented. These activities will include utilising community publications, displays in libraries (including nearby council libraries in Central Auckland) and hosting drop-in sessions at libraries and markets.
37. Working with subject matter experts such as the Local Board Engagement Advisor, Community Broker and Communications Specialist will ensure that the public consultation is visible to the various communities in the local board area.
38. A key consideration in developing this LPMP is ensuring that relevant information is easily accessible to those wishing to make a submission. To support this, a background document will be prepared summarising the purpose of a local parks management plan, outlining the scope of this project, and identifying the existing reserve management plans that will be superseded.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

39. The decisions in this report are largely administrative with a low likelihood of direct impact on greenhouse gas emissions. The management direction set out in the future LPMP will emphasise the role of local parks in climate change mitigation and adaptation.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera **Council group impacts and views**

40. The LPMP programme will seek input from council units and council-controlled organisations, including, but not limited to:
 - Ngā Mātārae
 - Plans and Places (Heritage)
 - Resilience and Infrastructure
 - Environmental Services
 - Parks and Community Facilities (including Leasing)
 - Legal Services
 - Eke Panuku Development Auckland
 - Auckland Transport.
41. Staff will work closely with council departments to draft the LPMP, ensuring alignment with other council plans where possible. After adoption of the LPMP, staff will communicate any relevant direction provided in the LPMP on council's activities on parks to impacted council departments to support the implementation of the plan.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe **Local impacts and local board views**

Local impacts

42. The LPMP will give local residents and park users the opportunity to influence the direction of future park management and development.

Local board views

43. Staff discussed the proposed scope of the LPMP, and the first round of public notification, with the local board at a workshop on 5 December 2024. Staff highlighted the opportunity to align the LPMP with the Local Board Plan's long-term vision, iwi input, and community interests in future land use.
44. Local board members expressed support for the proposed scope and public notification process.
45. Preserving historical and cultural values was identified as a key priority. Staff will collaborate with the local board to assess and incorporate heritage and historic values in relation to individual parks, ensuring these aspects are effectively integrated.
46. Members emphasised the need to strengthen advocacy for council-managed but not council-owned land, including spaces under marine coastal areas, Kiwi Rail, and Auckland Transport. Specific examples, such as Roy Clements Reserve and Alan Wood Reserve, were raised.
47. Strong support was expressed for prioritising Significant Ecological Areas (SEAs) within the LPMP, with members highlighting the importance of identifying and protecting these ecologically significant areas.
48. Discussions on the scope of the LPMP included suggestions to better utilise green spaces by exploring opportunities for community gardens and increased tree planting.
49. Members advocated for incorporating additional parks in the network following storm recovery efforts, and the potential for more park land acquisitions. However, it was noted that land acquisition and investment decisions fall outside the scope of the LPMP.
50. Concerns were raised about the alignment between the LPMP and the portfolio review project, particularly regarding acquisition and disposal cases. Members sought assurances that alignment efforts would not delay the LPMP's progress and requested close internal coordination to address any overlaps.
51. As discussed at the workshop, staff will send the local board a detailed engagement plan and draft consultation material for their information. This will be done prior to the start of the consultation in May 2025.

Tauākī whakaaweawe Māori Māori impact statement

52. The Reserves Act is one of the Acts in the First Schedule to the Conservation Act 1987. Section 4 of the Conservation Act contains an obligation to give effect to the principles of te Tiriti o Waitangi / the Treaty of Waitangi (te Tiriti / the Treaty).
53. In performing functions and duties under the Reserves Act, such as developing a reserve management plan, the local board must give effect to the principles of te Tiriti / the Treaty.
54. The principles of te Tiriti / the Treaty, likely to be most relevant in making decisions on the Albert-Eden LPMP and land status review work, are:
 - partnership – mutual good faith and reasonableness
 - informed decision-making – being well-informed of the mana whenua interests and views. Engagement is a means to achieve informed decision-making
 - active protection – this involves the active protection of Māori interests retained under te Tiriti / the Treaty. It includes the promise to protect rangatiratanga and taonga.
55. The LGA contains obligations to Māori, including to facilitate Māori participation in council decision-making processes (sections 4; 14(1)(d); 81(1)(a)).
56. All interested mana whenua will be engaged in the development of the LPMP, in order to:

- enable Te Ao Māori (Māori world view) to be incorporated into the management of parks in the Albert-Eden Local Board area
 - provide an opportunity for mana whenua to express their kaitiaki role.
57. Initial engagement with mana whenua whose rohe includes the Albert-Eden Local Board area has begun. The project is in its early stages, providing ample opportunity for meaningful collaboration. This will allow mana whenua to define their preferred methods of engagement and input throughout the LPMP development process.
58. Following the first consultation phase, we will further engage mana whenua in the drafting of the plan.

Ngā ritenga ā-pūtea Financial implications

59. When including the LPMP in its work programme, the local board allocated a total of \$15,000 to the project for 2024/2025 work programme (Resolution number: AE/2024/84).
60. Project costs are in addition to staff time and include public notification, mana whenua and community engagement, specialist technical advice and hearings.
61. The budget of \$15,000 represents an initial allocation and does not cover the total costs for the three-year project. Additional funding may be required to address specific needs, such as bespoke mapping work. The local board will be notified ahead of time of any potential budget shortfall. This will not reduce project scope however, as this is guided by statutory requirements.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

62. A risk assessment was undertaken as part of the planning for the development of the LPMP. The following table outlines relevant risks and mitigations:

IF <event>	THEN <impact>	Possible mitigations
If the community are having to engage with council over multiple topics at the same time	Then the community may not provide feedback on how they would like parks in their area managed in the future. This means that the LPMP may not accurately reflect community aspirations.	<ul style="list-style-type: none"> • Align with other engagement activities where possible to make it easy for the community to participate. • Use multiple engagement channels to reach the community, including those who do not normally take up the opportunity to engage. • Review results of engagement activities that have been undertaken recently, to see if feedback has been given that is relevant for the development of the LPMP.
If the community suffers from 'consultation fatigue' due to being involved with a number of recent council	Then the community may display a more limited interest in providing feedback for this project.	<ul style="list-style-type: none"> • Ensure we use creative and innovative engagement methods to pique the interest of the community, to encourage them to submit feedback.

IF <event>	THEN <impact>	Possible mitigations
consultation processes		<ul style="list-style-type: none"> Make sure the engagement methods (particularly online systems) are working effectively and are simple for the public to provide their input.

Ngā koringa ā-muri Next steps

63. The high-level timeline, including key project and consultation milestones, and local board decision-making, is outlined in Attachment A of this report.
64. The next steps in the development of the LPMP are to:
 - publicly notify the intention to prepare the management plan for at least one month, starting in May 2025
 - initiate engagement and partnership with mana whenua
 - commence targeted engagement with key stakeholders
 - continue working on the land status review of all park and reserve land in the Albert–Eden Local Board area.
65. Submissions from the first round of consultation will be given full consideration in preparing the draft plan.
66. It is anticipated that the draft Albert-Eden Local Parks Management Plan will be available for public consultation in early to mid-2027.

Ngā tāpirihanga Attachments

No.	Title	Page
A	High-level process and timeline	79
B	General content in scope of the local parks management plan	81
C	Park land generally in scope of the local parks management plan	83
D	Engagement approach	85
E	Existing reserve management plans to be superseded by the local parks management plan	87

Ngā kaihaina Signatories

Author	Nataly Anchicoque - Service and Asset Planner
Authorisers	Kiri Le Heron - Service and Asset Planning Team Leader Angela Clarke - Head of Service Investment & Programming Nina Siers - Local Area Manager

Local Board Transport Capital Fund Projects

File No.: CP2025/04876

Item 16

Te take mō te pūrongo Purpose of the report

1. The purpose of this report is to allocate funding to local board transport capital funding (LBTCF) projects.

Whakarāpopototanga matua Executive summary

2. Auckland Transport (AT) seeks decisions for the Local Board Transport Capital Fund (LBTCF) projects that will be progressed through the 2024/25 and 2025/26 year.
3. At its workshop on 12 December 2024, AT informed the local board that it had been allocated \$48.7m region wide for the three-year term. This means a consequential increase in the board's three-year funds from \$1.744 to \$2.555m for the term.
4. The local board has an available budget of \$884,684. One current project, the St Andrews intersection project has a budget shortfall of \$55,000.
5. The local board were presented with a list of three candidate projects at the 12 December 2024 workshop together with the indicative costs of the projects. These projects are derived from AT projects and community requests. Board members were asked to supply candidate projects that could also be considered for funding. The local board provided 10 new project ideas.
6. Between December 2024 and February 2025, AT assessed the project ideas for feasibility and complexity. Two of these projects were added to the projects put forward at the 12 December workshop. This left five candidates projects for consideration, two board suggestions and three originating from AT processes.
7. It is recommended the local board allocates the additional \$55,000 to the St Andrews intersection project. The remaining budget of \$829,684 would be available to start new projects to be delivered by 30 June 2026.
8. As a result of the two workshops the board is now invited to allocate funding to any of these projects to a value of \$829,684.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) approve an additional budget of \$55,000 to complete the St Andrews Road Intersection project.
- b) allocate the Local Board Capital Fund to the following projects:
 - i) 62 Mt Albert Road Signalised Mid-Block Crossing \$429,684
 - ii) Bond Street Signalised Crossing \$400,000.
- c) approve as its first priority, that any cost savings from its currently active Local Board Transport Capital Fund projects and/or any new additional funding that becomes available, be applied to its active projects if they require additional funding to complete within the current three-year local board programme.

- d) approve as its second priority, that any further cost savings from the completion of currently active Local Board Transport Capital Fund projects or any alternative funding that becomes available be applied to these projects in priority order:
- i) Allendale Speed calming \$120,000
 - ii) 36 Taylors Road pedestrian crossing \$250,000.

Horopaki Context

9. The LBTCF is an AT fund established in 2012 to allow local boards to deliver small projects in their local area that would not normally be prioritised by Auckland Transport.
10. Projects that are funded using the LBTCF must adhere to the following criteria:
 - The project must be technically deliverable and within the road corridor
 - delivers transport safety
 - does not compromise the transport network
 - is not part of an asset renewal programme
 - projects outside the road corridor can be funded, provided that the project supports the connectivity of cycleways and footpaths within the transport network.
11. Last year, the total budget for all local boards was reduced from the indicative budget of \$45m to \$29.5m for the 3-year term. After the finalisation of the 2024-2034 Regional Land Transport Plan, this budget was increased to \$48.7m of which \$17m is approved for the current FY2025 and \$20.4m is endorsed for FY2026.
12. Therefore, the indicative budget for the Albert-Eden Local Board has been increased from \$1.744m to \$2.555m for the 3-year term.
13. The original budget for Albert-Eden Local Board's allocation of LBTCF for the 2022–2025 political term was \$2,607,106.61. The local board allocated this funding to a range of projects in November 2023 (AE/2023/180), which have been workshopped, reported on and delivered by AT.
14. At the workshop on 12 December 2024, the board was advised that there are cost savings from the currently active project of \$50,000. Therefore, had an indicative additional budget of \$811,000 plus \$50,000 (cost savings) together with \$23,000 (unallocated) budget means that the board had \$884,684 available for the board to allocate for the remainder of the term.
15. However, at a subsequent workshop on 27 February 2025 the board were advised of a budget short fall on the St Andrews intersection project of \$55,000.
16. The local board is recommended to allocate the additional \$55,000 to the St Andrews intersection project. The remaining budget of \$829,684 will be available to start projects to be delivered by 30 June 2026.

Tātaritanga me ngā tohutohu Analysis and advice

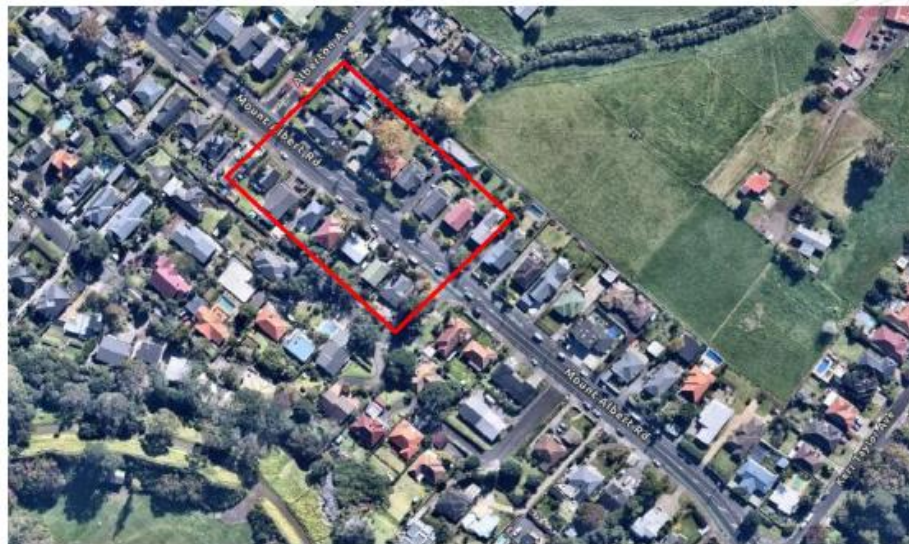
Auckland Transport suggested projects

17. The local board were presented with a list of three candidate projects at the 12 December 2024 workshop together with the indicative costs of the projects. These projects are derived from AT projects and analysis of community requests. The board members were asked to supply candidate projects that could also be considered for funding.
18. These projects are:

Project Name	Address	Project origin if known	Project Description/ Comments/ History	Cost estimate including design
36 Taylors Road - pedestrian crossing	36 Taylors Road, Morningside.	Public, school request and Kindy	The request is for installation of a pedestrian crossing on Taylors Road outside Mount Albert Primary School with high pedestrian demand. The scope of the project is to provide a formal at grade pedestrian crossing at 36 Taylors Road.	\$250,000



Project Name	Address	Project origin if known	Project Description/ Comments/ History	Cost estimate including design
Mount Albert Road midblock signals	62 Mount Albert Rd, Mt Albert	Public and school request	The request is for the installation of a crossing facility to have safe access to the bus stops located at #58 and #73 Mount Albert Rd and for school students. The scope is to provide a formal signalled pedestrian crossing.	\$400,000



Project Name	Address	Project origin if known	Project Description/ Comments/ History	Cost estimate including design
Vairere Avenue and Kitenui Avenue pedestrian improvements	Wairere Avenue/ New North Road / Kitenui Avenue intersection, Mount Albert	Public request	The request is to shift the pram crossing at the intersection further down Wairere Avenue as they are concerned that it is too dangerous and cars don't stop in time for pedestrians, or pedestrians have to manoeuvre around the cars to cross at the pram crossing/refuge islands. The scope of the project is to make pedestrian improvements on Wairere Avenue and Kitenui Avenue by providing appropriate pram crossings and tightening the intersection, subject to vehicle tracking.	\$230,000



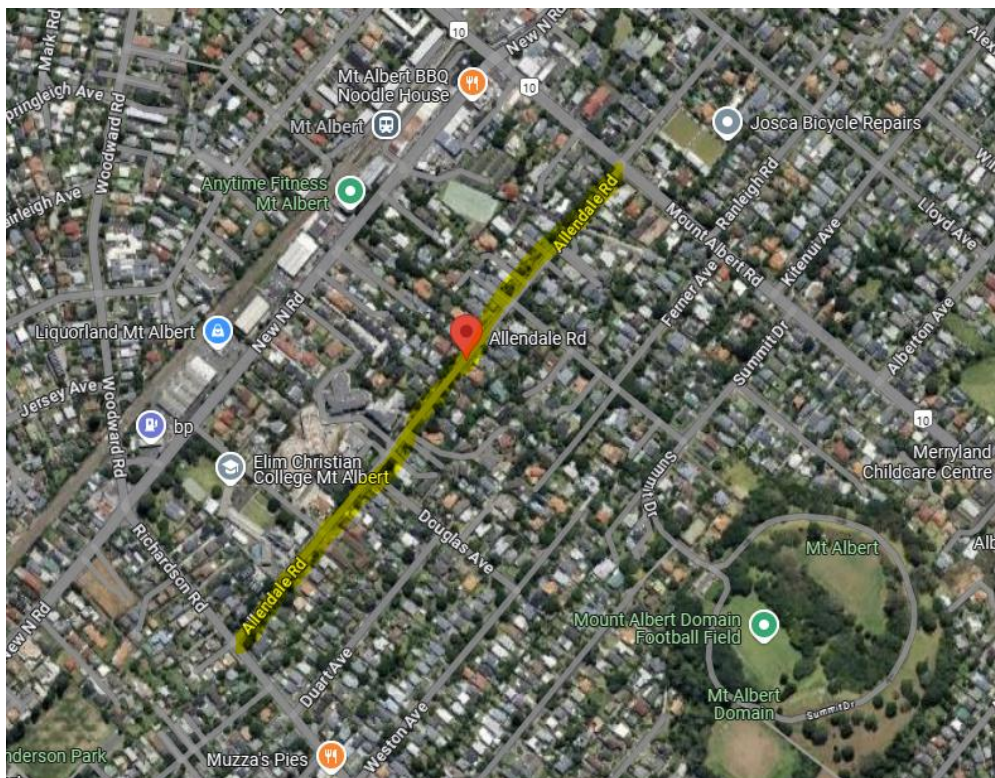
Local board suggested projects

19. The local board also provided 10 new project ideas. They were:
 - Allendale Road traffic calming
 - Pt Chevalier Road traffic calming (Raymond Street to Coyle Park)
 - Schools’ safety measures
 - Epsom Girls Grammar crossing on Mountain Road.
 - Bond Street pedestrian crossing
 - Bond Street cycle connection to Great North Road – NorthWest cycleway to Bond Street
 - Pedestrian improvements around Maungawhau Station
 - Waterview pedestrian crossings
 - Mt Albert station ramp (to future town square)
 - Alverston Street Road reserve connection.

20. Between December 2024 and February 2025, AT assessed the project ideas for feasibility and complexity. AT advice on the project ideas were as follows:
 - Pedestrian improvements around Maungawhau Station, Mt Albert station ramp (to future town square) and schools’ safety measures were best undertaken at a later date when other processes or planning are more complete.
 - Epsom Girls Grammar crossing Mountain Road is currently under investigation by AT.
 - Waterview pedestrian crossings were assessed and AT recommended they work with the school directly on options, noting lower traffic volumes in the area.

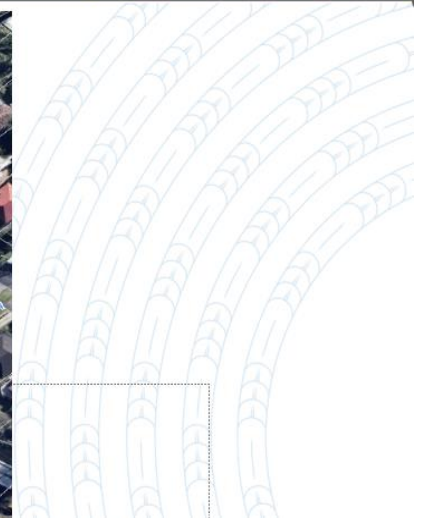
- Bond Street cycle connection to Great North Road and Alverston Street Road reserve connection have complex land ownership and multiple agencies involved, making them more complex and unlikely to be able to be completed in the short-medium term.
 - St Lukes intersection is a complex environment and requires a large-scale plan to resolve the traffic issues in that area.
 - Pt Chevalier traffic calming is not recommended at this time given significant recent works and disruption in the area from other roading and transport projects.
21. The remaining two board projects are suitable to progress in this phase of project funding and viable to be delivered in the fund timeframe. The projects are:

<p>Allendale - The request s to provide additional speed calming measures on Allendale Road to prevent traffic rat running. The scope of the project is to provide 3 additional speed humps on this route.</p>	<p>\$120,000</p>
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Bond Street - The scope of the project is to provide a new formal midblock flush signalised pedestrian crossing to join two paths on Kingsland side of the bridge one connecting to the reserve and the other one connecting to New Bond Street.

\$400,000



Five candidate projects to select from

22. To summarise there are five candidate projects:

- 36 Taylors Road pedestrian crossing \$250,000
- Mt Albert signalised mid-block crossing \$400,000
- Wairere/Kitenui pedestrian improvements \$230,000
- Allendale Road Speed Calming \$120,000
- Bond Street signalised Crossing \$400,000.

23. There is \$884,684 available noting that the board is recommended to resolve \$55,000 to complete the St Andrews intersection project.

24. At the workshop on the 27 February 2025, the board discussed the projects that matched the available funds. They asked for advice on the potential safety benefits and DSI stats for the Bond Street, Mt Albert Road and Taylor St crossing proposals.

25. AT technical staff advise is as follows:

Project	Crash history	Road type	Collective risk*	Personal risk**	General notes
Taylors Road pedestrian crossing	No pedestrian related crashes	Local road	Low	Low	Located next to the entrance of Mount Albert Primary School
Bond Street signalised crossing	One minor crash pedestrian related	Secondary arterial road	Low-medium	Medium-high	Bus route (frequent transit network)

<p>Mt Albert Road signalised mid-block crossing</p>	<p>No pedestrian related crashes</p>	<p>Primary arterial road</p>	<p>Medium</p>	<p>High</p>	<p>Bus route (frequent transit network) Freight (supporting) route between bus stops and near to Mount Albert Grammar school</p>
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* Collective risk is defined as general wider environment along that road corridor

** Personal risk is defined as risk is for pedestrians

26. It should also be noted that AT will construct a pedestrian crossing on Sainsbury Road near Mt Albert Primary School. Sainsbury Road as well as Taylors Road adjoins Mt Albert Primary School.
27. In the time available no pedestrian survey has been undertaken. Based on the risk rating the Bond Street and Mt Albert Road are the highest priority.
28. It is therefore recommended that the Bond Street and Mt Albert Road signalised crossings be funded.
29. The remaining \$29,684 is recommended to be added to Mt Albert as this is most likely to require additional funding, due to the age of the services and complexity of the site.
30. Any surplus funds and savings are recommended to be allocated to Allendale speed calming as this is the lower cost of the remaining projects and can be installed in stages.

Tauākī whakaaweawe āhuarangi Climate impact statement

31. AT engages closely with the council on developing strategy, actions and measures to support the outcomes sought by the Auckland Plan 2050, the Auckland Climate Action Plan and the council's priorities.
32. AT reviews the potential climate impacts of all projects and works hard to minimise carbon emissions. AT's work programme is influenced by council direction through Te-Tāruke-ā-Tāwhiri: Auckland's Climate Plan.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

33. The local board transport capital projects noted for decision do not impact on council facilities.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

34. The local board transport capital projects were workshopped with members prior to this report being submitted at the 12 December 2024 and 27 February 25 workshops. The local board members expressed support in principle for the candidate proposals.
35. This report allows for the local board to allocate funding to projects.

Tauākī whakaaweawe Māori Māori impact statement

36. Auckland Transport is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations in being more responsible or effective to Māori.
37. AT's Māori Responsiveness Plan outlines the commitment to 19 mana whenua tribes in delivering effective and well-designed transport policy and solutions for Auckland. We also recognise mataawaka and their representative bodies and our desire to foster a relationship with them. This plan is available on the Auckland Transport website - <https://at.govt.nz/about-us/transport-plans-strategies/maori-responsiveness-plan/#about>
38. In this case, neither decision involves a significant decision in relation to land or a body of water so specific Māori input was not sought.

Ngā ritenga ā-pūtea Financial implications

39. The local board transport capital project decisions in this report do have financial implications, with provision made for in the LBCF in the Regional Land Transport Plan.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

40. The proposed decisions do have some risk, any construction project can be affected by a range of factors including weather, contract availability or discovery of previously un-identified factors like unmapped infrastructure.
41. The costs outlined are indicative costings and selected projects may cost more or less than the amount indicated. Once projects are selected, further investigation will confirm project costings.
42. AT manages risk by retaining a 10 per cent contingency on the projects and historically there are several occasions in the organisation has used budget surpluses in other programmes to support delivery of the LBTCF. However, there is always a small risk that more money may be required from the LBTCF.

Ngā koringa ā-muri Next steps

43. The board will be kept regularly update via memos, workshops and quarterly updates as part of the Kōkiri agreement.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Author	Bruce Thomas - Elected Member Relationship Partner
Authorisers	John Gillespie - Head of Stakeholder and Community Engagement Nina Siers - Local Area Manager

Kōkiri - Setting priorities for Auckland Transport project and programme engagement

File No.: CP2025/04883

Item 17

Te take mō te pūrongo

Purpose of the report

1. To provide feedback on requested engagement levels for Auckland Transport's proposed work programme for 2025-2026.

Whakarāpopototanga matua

Executive summary

2. Auckland Transport has been building a more structured and effective process for local boards to engage with and influence transport projects and programmes.
3. At this stage in the second year of Kōkiri (part of the Local Board Relationship Project), Auckland Transport is seeking formal views on the engagement levels for the proposed work programme for 2025-2026.
4. Auckland Transport workshopped the forward works programme with the local board on 14 November 2024 and 27 February 2025 to aid developing views on priorities.
5. After the local board provides formal views, Auckland Transport will provide a response to the local board before delivering a draft local board transport agreement (Kōkiri) to June 2025 business meetings for adoption.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) receive the Forward Works Programme brief, consider the information provided, and request Auckland Transport apply the following levels of engagement to these projects:
 - i) collaborate about the following programmes:
 - A) Local Board Transport Capital Fund projects.
 - ii) consult about the following projects or programmes:
 - A) Comprehensive Parking Management Plans
 - 1) Newmarket
 - 2) Mt Eden
 - 3) Grafton/Eden Terrace
 - 4) Mt Albert
 - 5) Morningside/Kingsland
 - B) Road Network Optimisation – Corridors
 - 1) Dominion Road
 - 2) Sandringham Road
 - 3) Manukau/Pah Roads
 - 4) Great South Road
 - 5) Mt Eden Road

- 6) Great North Road
- 7) New North Road
- C) Paid Parking Light Industrial – Morningside (dependent on pilots)
- D) Safety improvements:
 - 1) Normanby Road Pedestrian Crossing Facility
 - 2) Kingsford/Marsden Pedestrian Crossing
 - 3) Carrington Road Improvements project and related works
 - 4) Greenlane Road Special Vehicle Lane
 - 5) 854 Dominion Road Pedestrian Refuge
 - 6) 423 Dominion Road Mid-Block Signals
 - 7) Mt Eden Road/Landscape Road Signalised intersection
- E) Bus Stop Improvements
 - 1) Alba Road Accessible stop
 - 2) Valley Road near Tarata Street.
- iii) inform the local board about these projects or programmes:
 - A) Network Optimisation - new technology enhancements
 - B) Parking – Berms/Broken Yellow Lines.

Horopaki Context

Project Kōkiri

6. In mid-2023, Kōkiri was initiated to build a more structured and supportive relationship between local boards and Auckland Transport (Auckland Transport).
7. The project was in part a response to the 2020 Review of Auckland Council's Council-controlled Organisations which highlighted the need for local boards and Auckland Transport to work more meaningfully and collaboratively.
8. Auckland Transport has taken steps to improve information flow and local board decision-making, including:
 - instituting an annual forward works programme briefing for all local boards
 - increasing the number of updates sent to local boards
 - providing local board insights in all project engagement
 - participating in Auckland Council's CCO Engagement Plan reporting.
9. Auckland Transport aims to provide a better basis for communication and understanding of roles, responsibilities, limitations, and opportunities.
10. The overall purpose of this process is to identify local board interest in Auckland Transport projects and programmes and to clearly express the preferred levels of local board engagement.
11. The levels of engagement are derived from the International Association for Public Participation's (IAP2) doctrine; and are as follows:

Collaboration	Auckland Transport and the local board are working together to deliver the project or programme. The local board leads the process of building community consensus. The local board's input and advice are used to formulate solutions and develop plans. Local board feedback is incorporated into the plan to the maximum extent possible.
Consultation	Auckland Transport leads the project or programme but works with the local board providing opportunities to input into the plan. If possible, Auckland Transport incorporates the local board's feedback into the plan; and if it is not able to provides clear reasons for that decision.
Informing	Auckland Transport leads the project or programme informing the local board about progress. Local board members may be asked to provide their local knowledge and insight by Auckland Transport, however there is no expectation that the project must be modified based on that input.

Tātaritanga me ngā tohutohu Analysis and advice

12. Auckland Transport first provided the forward works programme at a workshop on 14 November 2024.
13. The local board has continued to workshop the forward works programme with their Auckland Transport Elected Member Relationship Partner on 27 February 2025.
14. This report seeks to confirm local board feedback on the proposed work programme and seek views on how the local board wants to work together with Auckland Transport.
15. Auckland Transport recommends that the local board prioritises work programme items aligned to transport goals stated in their local board plan.
16. The local board should prioritise a list of projects and programmes for each of the three levels of engagement (collaborate, consult and inform).
17. Auckland Transport resource is limited. Projects in the collaborate and consult require significant staff and elected member time such as:
 - providing quality advice, including technical advice on options and their costs as well as benefit analysis. Often this advice involves written advice and the opportunity to ask experts questions at a workshop.
 - considering the advice, time is required for members to process and understand the advice provided.
 - making a formal decision, i.e. feedback about a project or programme requires a report to be submitted and a resolution made at a public meeting.
18. Auckland Transport recommends the local board reserves categorising projects in collaborate and consult for the projects of highest priority, such as local board transport capital fund projects.
19. Other projects and programmes that may be at the 'collaborate' level include any projects which the local board has delegated financial control over either by Auckland Transport, council or by another government agency like New Zealand Transport Agency.
20. There may also be projects or programmes that a local board wants to deliver but is not currently identified in Auckland Transport planning. Local boards may choose to advocate for these projects or programmes.

21. There may be projects or programmes that the local board considers are not supported by the community it represents. This report provides an opportunity for the local board to express its community's concerns about proposed work. Auckland Transport will consider and may decide not to proceed with these projects based on the local board's feedback.

Collaborate Projects

22. All Local Board Capital Fund projects are categorised as collaborate projects. New Local Board Capital projects will be determined on 27 March 2025. It is recommended those be added to the collaborate category, once agreed.

Consult projects

23. For consult there are a considerable number of projects that readily fit into the consult category. Two programmes have multiple sites that will be at different stages over the next financial year.
24. The Comprehensive Parking Management Plans is both a proactive planning and a reactive community-initiated programme. AT will make parking/kerbside changes to prioritise movement of people and goods on key roads to optimise the network, to create and manage easy and accessible parking (that turns over) to support access and business and to get users to contribute to the cost of parking to reduce the burden on ratepayers. This programme delivers on the AT Parking Strategy - Room to Move and the commitments set out in the Statement of Intent (SOI) and Enterprise Business Plan. These plans are centred around the following areas:
- Newmarket
 - Mt Eden
 - Grafton/Eden Terrace
 - Mt Albert
 - Morningside/Kingsland.
25. In addition, there is a further parking project that may proceed, Paid Parking Light Industrial – Morningside. This is dependent on two pilot studies elsewhere in the region that are currently underway.
26. The Auckland Network Optimisation Programme delivers projects that improve the effectiveness of the region's existing road network, increasing the movement of people and freight through infrastructure and technology projects. The Road Network Optimisation – Corridors in the Albert-Eden area are:
- Dominion Road
 - Sandringham Road
 - Manukau/Pah Roads
 - Great South Roads
 - Mt Eden Road
 - Great North Road
 - New North Road.
27. The Community Response programmes deliver multi-modal transport improvement projects on the road network that respond to operational and safety concerns raised by our stakeholders and customers. There five safety projects that will be consulted on:
- Normanby Road Pedestrian Crossing Facility
 - Kingsford/Marsden Road Pedestrian Crossing
 - 854 Dominion Road Pedestrian Refuge

- 423 Dominion Road Mid-Block Signals
 - Mt Eden Rd/Landscape signalised intersection.
28. Note that since the workshop on 27 February 2025 the complexity of the Mt Eden/Landscape Road signalised intersection project warrants this being a consult project.
29. A project that has been presented to the board on a number of occasions to date and is part of a larger redevelopment proposal is the Carrington Road Improvements project and related works project. This is currently in the consult category and will remain as work continues into the next financial year.
30. The Greenlane Road Special Vehicle Lane project is in the early stages and is investigating options for the reallocation of lanes on Greenlane Road by introducing a multi-modal special vehicle lane on Greenlane West between St Andrews Road and Great South Road. This as potentially significant impacts and is recommended as a consult.
31. There are also two bus stop improvements recommended in the consult category:
- Alba Road Accessible stop
 - Valley Road near Tarata Street.
32. The projects recommend for consult are specifically for the level of engagement with the board. Engagement with the wider community may differ.

Inform projects

33. The inform projects are projects that are more general, are what could be termed as business as usually or involve multiple sites.
- Network Optimisation - new technology enhancements.
 - Parking – Berms/Broken Yellow lines.

Tauākī whakaaweawe āhuarangi Climate impact statement

34. Auckland Transport engages closely with the council on developing strategy, actions and measures to support the outcomes sought by the Auckland Plan 2050, the Auckland Climate Action Plan and the council's priorities.
35. Auckland Transport reviews the potential climate impacts of all projects and works hard to minimise carbon emissions. Auckland Transport's work programme is influenced by council direction through Te-Tāruke-ā-Tāwhiri: Auckland's Climate Plan.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

36. In 2022, the mayor provided Auckland Transport with a Letter of Expectation which directed Auckland Transport to improve the relationship with local boards, including providing more opportunity to influence decision-making. Specifically, that:
- “The Statement of Intent 2023-2026 must set out how Auckland Transport will achieve closer Local Board involvement in the design and planning stage of local transport projects that affect their communities”.*
37. Auckland Transport's '2023-26 Statement of Intent' reflects this direction stating that:
- “We (Auckland Transport) will engage more meaningfully and transparently with Local Boards, recognising that they represent their communities, and that they should have greater involvement in local transport projects that affect those communities. This means a genuine partnership where we seek to understand the unique and diverse needs of each Local Board at a regional level, not just by project. We will work in partnership to integrate those needs into our planning. We will support Local Boards to communicate integrated local transport planning to their communities”.*

38. Project Kōkiri provides an annual process where local boards prioritise a group of key programmes or projects, identifying them to Auckland Transport, and setting engagement levels that capture the local board's expectations. This plan forms the basis for regular reporting on key programs and projects. Project Kōkiri will be supported by regular updates to provide transparency.
39. Project Kōkiri was developed working closely with Auckland Council's Governance Division. It has also been reported generally monthly to the Local Board Chair's Forum and discussed with a reference group of local board chairs.
40. Further, this work relies on historical engagement with both Auckland Council and with other Council-controlled Organisations.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

41. The local board had a forward works programme briefing on 14 November 2024 to receive quality advice on the programme. The response from both elected members and staff supporting local boards has been positive. They have been specifically supportive of the large amount and quality of information provided, the detailed discussion with subject matter experts, and attendance at workshops by Auckland Transport executive leaders.
42. There was an additional workshop on 27 February 2025 with the Auckland Transport Elected Member Relationship Partner to discuss the proposed programme and help support local boards to develop their views.

Tauākī whakaaweawe Māori Māori impact statement

43. Auckland Transport is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations in being more responsible or effective to Māori.
44. Auckland Transport's Māori Responsiveness Plan outlines the commitment to 19 mana whenua tribes in delivering effective and well-designed transport policy and solutions for Auckland. We also recognise mataawaka and their representative bodies and our desire to foster a relationship with them. This plan is available on the Auckland Transport website - <https://at.govt.nz/about-us/transport-plans-strategies/maori-responsiveness-plan/#about>

Ngā ritenga ā-pūtea Financial implications

45. This decision has no financial implications for Albert-Eden Local Board because Auckland Transport funds all projects and programmes.
46. Local boards do have a transport budget through the local board transport funds, and these projects are included in this report. However, their financial implications are reported separately.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

47. The proposed decision does carry some risk. First, the local board needs to be able to commit to the time required for the level of engagement requested. If decisions are not able to be made or are slowed down by local board decision-making, there can be significant financial costs to Auckland Transport and therefore the ratepayer.

Ngā koringa ā-muri Next steps

48. After receiving this report, Auckland Transport will review the formal feedback from all local boards.

49. Auckland Transport may engage with the local board directly after receiving their formal resolutions to clarify positions or to discuss the proposed levels of engagement.
50. By mid-May 2025, Auckland Transport will provide a memo outlining its response to this report. This memo will provide the basis for future engagement.
51. In June 2025, Auckland Transport will draft a report with an attached annual 'Kōkiri' (local board transport agreement) stating how Auckland Transport and the local board will engage over the next 12 months.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Author	Bruce Thomas – Elected Member Relationship Partner
Authorisers	John Gillespie – Head Stakeholder & Community Engagement Nina Siers - Local Area Manager

Auckland Transport Kōkiri / Local Board Transport Agreement Quarterly Update - March 2025

File No.: CP2025/04886

Item 18

Te take mō te pūrongo

Purpose of the report

1. To provide an update on projects in the local board's Kōkiri / Local Board Transport Agreement 2024-2025 (Kōkiri Agreement).

Whakarāpopototanga matua

Executive summary

2. The Kōkiri Agreement 2024-2025 is a local board's engagement plan with Auckland Transport's (AT) work programme.
3. Developing the agreement is an annual process. During this process AT provides advice on its work programme, seeks feedback from the local board, responds to this feedback, and establishes an endorsed plan for engaging on work in the local board area.
4. This report provides an update on projects in the local board's Kōkiri Agreement.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) whiwhi / receive the March 2025 quarterly update on the Kōkiri / Local Board Transport Agreement 2024-2025.

Horopaki

Context

5. In mid-2023, development of the Kōkiri Agreement was initiated to build a more structured and supportive relationship between local boards and Auckland Transport. The Kōkiri Agreement is formed thru an annual process that includes the following steps:

October/November	AT provides quality advice to local boards on the next financial year's work programme.
March	Local boards provide their feedback, prioritise projects or programmes, and request levels of engagement for each project.
April/May	AT responds to that feedback, and a Kōkiri Agreement is written for each local board.
June/July	AT seeks formal endorsement of the Kōkiri Agreement from local boards.

6. AT reports quarterly on the prioritised projects and programmes listed in the local board's Kōkiri Agreement.
7. This process provides a clear annual structure for engaging with AT. Local boards are able to influence Auckland Transport's work programme through the annual Kōkiri Agreement process.

Tātaritanga me ngā tohutohu Analysis and advice

8. Kōkiri Agreements prioritise the projects or programmes that are of most interest to the local board. Clear local board prioritisation provides Auckland Transport with expectations of transport related objectives, in addition to the objectives provided in the local board plan. This information helps AT to either inform its planning or to offer better explanations for why certain projects or programmes cannot be delivered.
9. However, plans evolve and change, so AT reports quarterly on progress of projects in the Kōkiri Agreement. This means that local boards are kept informed and have a regular opportunity to provide formal feedback to AT about their work programme.
10. The levels of engagement in the Kōkiri Agreement are derived from the International Association for Public Participation’s (IAP2) doctrine and are as follows:

Collaboration	AT and the local board work together to deliver the project or programme. The local board leads the process of building community consensus. The local board’s input and advice are used to formulate solutions and develop plans. Local board feedback is incorporated into the plan to the maximum extent possible.
Consultation	AT leads the project or programme but works with the local board, providing opportunities to input into the plan. If possible, AT incorporates the local board’s feedback into the plan, and if it is not able to, provides clear reasons for that decision.
Informing	AT leads the project or programme informing the local board about progress. Local board members may be asked to provide their local knowledge and insight by AT, however there is no expectation that the project must be modified based on that input.

11. Attachment A provides updates about all projects and programmes currently listed in this local board’s Kōkiri Agreement 2024-2025. This report also includes the following attachments:
 - Attachment B is a quarterly update on road maintenance activities.
 - Attachment C is an update on Death and Serious Injuries.
12. Additionally, AT would like to provide the following updates:
 - a) The Local Board Capital Fund projects are mostly making significant progress so additional updates are being provided via memos and workshop briefings. To summarise:
 - The Western Springs Crossing is complete and operational
 - Greenwoods corner safety improvements move into construction phase at the end of the month.
 - Elim School safety measures are in construction
 - There is a about to be engagement on the three bike shelter sites, Phyllis Reserve, Mt Albert town centre and Pt Chevalier Town Centre
 - The St Andrews Intersection is in the public engagement phase.

- b) The other significant project at present is Carrington Road which is nearing the final design with local board input on key issues scheduled to occur in May after a workshop in March.

Tauākī whakaaweawe āhuarangi Climate impact statement

13. This report does not have a direct impact on climate, however the projects it refers to will.
14. AT engages closely with the council on developing strategy, actions and measures to support the outcomes sought by the Auckland Plan 2050, the Auckland Climate Action Plan and the council's priorities.
15. AT reviews the potential climate impacts of all projects and works hard to minimise carbon emissions. AT's work programme is influenced by council direction through Te-Tāruke-ā-Tāwhiri: Auckland's Climate Plan.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

16. The Kōkiri Agreement is a product of the Local Board Relationship Project. AT started the project in response to a 2022 'Letter of Expectation' directive from the Mayor that stated in part that:
"The Statement of Intent 2023-2026 must set out how AT will achieve closer local board involvement in the design and planning stage of local transport projects that affect their communities".
17. The Kōkiri Agreement gives effect to this intent. AT receives local board feedback via regular engagement. AT also surveys local board members quarterly about engagement, providing an indication of satisfaction.
18. The Kōkiri Agreement was developed working closely with Auckland Council's Governance and Engagement Department.
19. The Kōkiri Agreement is reported to the Local Board Chair's Forum on a regular basis.
20. This work relies on historical engagement with both Auckland Council and with other major council-controlled organisations (CCO) through the previous joint CCO engagement plans.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

21. The local board endorsed the Kōkiri Agreement 2024-2025 at their August business meeting. This report provides a quarterly update on projects in the agreement.

Tauākī whakaaweawe Māori Māori impact statement

22. Auckland Transport is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations in being more responsible or effective to Māori.
23. AT's Māori Responsiveness Plan outlines the commitment to 19 mana whenua in delivering effective and well-designed transport policy and solutions for Auckland. We also recognise mataawaka and their representative bodies and our desire to foster a relationship with them. This plan is available on the Auckland Transport website - <https://at.govt.nz/about-us/transport-plans-strategies/maori-responsiveness-plan/#about>
24. The Kōkiri Agreement is focused on AT's interaction with local boards, as such Māori input was not sought at a programme level. However, when individual projects or operational activities have impact on water or land, Auckland Transport engages with iwi to seek their views. These views are shared in reports seeking decisions from the local board.

Ngā ritenga ā-pūtea Financial implications

25. Generally, this report has limited financial implications for the local board because Auckland Transport funds all projects and programmes. However, local boards do have a transport budget, called the Local Board Transport Capital Fund.
26. Updates about Local Board Transport Capital Fund projects are included in this report, but financial implications are reported separately, in project specific decision reports.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

27. If a local board provides any formal direction on changes to the Kōkiri Agreement, there are risks to consider. First, the local board needs to be able to commit to the time required for the level of engagement requested. If decisions are not able to be made or are slowed down by local board decision-making, there can be significant financial costs.
28. Auckland Transport suggests that this risk is mitigated by the local board providing sufficient workshop time to allow for timely discussion of activities listed in Kōkiri Agreement.

Ngā koringa ā-muri Next steps

29. After local boards receive this report, AT will respond to any additional resolutions.
30. The next quarterly report is planned for June 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Attachment A – Schedule of Kōkiri Agreement updates	113
B	Attachment B – Road maintenance activities	121
C	Attachment C – Death and Serious Injury Report	127

Ngā kaihaina Signatories

Author	Bruce Thomas – Elected Member Relationship Partner
Authorisers	John Gillespie – Head Stakeholder & Community Engagement Nina Siers - Local Area Manager

Albert-Eden Local Board views on the draft Contributions Policy 2025

File No.: CP2025/04699

Item 19

Te take mō te pūrongo

Purpose of the report

1. To invite local board views on the draft Contributions Policy 2025 for inclusion in the Governing Body decision report on 1 May 2025

Whakarāpopototanga matua

Executive summary

2. The most-recent full review of the contributions policy, was completed and adopted in December 2021, based on the investments in the Long-term Plan 2021-2031. This was operational from 10 January 2022.
3. In April 2023, the Governing Body adopted the Contributions Policy 2022 Variation A which added investments over a 30-year period to support growth in Drury.
4. In June 2024, the council adopted its new Long-term Plan 2024-2034, which sets out capital expenditure plans for this period. The Contributions Policy 2025 now proposed for adoption reflects these decisions.
5. The draft Contributions Policy 2025 also includes investments over a longer time horizon for the Inner Northwest, and Auckland Housing Programme (AHPs) and to update the investments to be made in Drury beyond 2031. This follows through on the agreement in principle from December 2021 (FIN/2021/119) and subsequent noting in April 2023 (GB/2023/63).
6. The remaining Investment Priority Area (IPA), the City Centre/City Rail Link (CRL) stations, will be added as a next step later in 2025/early 2026 as more information becomes available, Also in this timeframe updates will be made for additional investments in Drury West, and stormwater in Mt Roskill and Māngere.
7. The Governing Body approved consultation on the draft Contributions Policy 2025 in September 2024 and consultation took place from September to December 2024.
8. A memorandum and summary of feedback received from consultation was circulated to all local board and Governing Body members in February 2025. These are attached to this report as Attachment F.
9. This was followed up with Subject Matter Expert (SME) attendance at local board workshops as requested by individual local boards.
10. Any local board views agreed through this report will form an attachment to the decision-making report being presented to Governing Body on 1 May 2025.

Ngā tūhonga

Recommendation/s

That the Albert-Eden Local Board:

- a) tuku / provide views on the draft Contributions Policy 2025 for inclusion in the Governing Body decision report on 1 May 2025.

Horopaki Context

11. Development contributions (DCs) allow for an equitable and proportionate share of the total cost of growth-related capital expenditure to be recovered from the development community. The Contributions Policy sets out how the council will recover from new development an appropriate and fair share of the cost of infrastructure investment attributable to growth.
12. Auckland's population has grown substantially over the 12 years to the end of 2024, from 1.4 million to over 1.8 million at an average of 1.4 per cent annually. It is forecast to continue to grow, with approximately 200,000 more Aucklanders expected by 2034. The population is expected to grow by a further 400,000 by 2054¹.
13. To support the development enabled by the Auckland Unitary Plan, we are facing both immediate and longer-term demands for infrastructure in growth areas. If we do not adequately plan for the delivery and funding of this infrastructure, the cumulative effects of this development could lead to an unfair rates burden on future ratepayers or a risk of infrastructure shortfalls for future residents.
14. Auckland Council's current contributions policy was introduced in January 2022 and later updated from June 2023 to extend cost recovery in Drury over a 30-year period instead of the previous 10-year approach.
15. Between September and November 2024, the council consulted on a proposal to adopt a new policy that incorporates updated capital expenditure from the Long-term Plan 2024-2034, revised growth and interest rate forecasts, adjustments to project costs, and extended investment planning for Drury.
16. The proposed policy also expands the 30-year cost recovery model to other Investment Priority Areas, including the Inner Northwest (Red Hills, Westgate, and Whenuapai) and Auckland Housing Programme (AHP) areas in Tāmaki, Māngere, and Mt Roskill. In addition, several smaller adjustments aim to ensure fairer cost distribution between ratepayers and developers.
17. The policy proposed for consultation included \$10.3 billion in growth-related capital investment in the period to 2034, increasing the average development contribution from \$21,000 to \$30,000, while contributions in Drury would rise from \$70,000 to \$83,000. The proposed policy also provided for \$10.9 billion of investment in Drury, Inner Northwest, and the AHP areas in the period beyond 2034. With these investments included the average DC price across the region would rise to \$50,000. Different charges apply to different geographical areas based on the relevant activity funding areas in the proposal.
18. The Consultation Document (CD) provided to support consultation set out the key issues to be considered in assessing the proposal. The CD can be found at Attachment C. The key changes set out in consultation are summarised below.

Update for decisions in the LTP 2024-2034 and updates to Drury

19. The draft Contributions Policy 2025 that was consulted on updated the capital expenditure projects to reflect the decisions made since 2021 and the associated investment planned over the 10-year timeframe of the LTP.
20. The key changes include:
 - Level crossings – Takanini (\$550 million)
 - Development of new town square in Henderson (\$12.5 million)
 - Waterview catchment separation (\$59 million) – updated costs.

¹ The current population estimate is based on the most recent population estimates from StatsNZ. The post-covid period has been one of particularly high volatility with growth exceeding expectations. Future forecasts are based on the current 'most likely' Auckland growth scenario, AGSv1.1. These figures are the central scenario noting that the low and high are +/- 300,000 either side.

21. The current contributions policy included projects which are now funded as part of the NZ Upgrade Programme. Government decisions on the NZ Upgrade Programme had not been made at the time the Contributions Policy 2022 Variation A was adopted. We are now removing these projects from the policy as they are not expected to require council funding and there is no basis to recover any costs for them. Contributions collected for these projects to date will be re-allocated against similar projects within the same funding area.
22. The assessment of requirements for stormwater infrastructure in Drury has now been completed. This identified one project the council would need to deliver in addition to those that would be provided by developers as a condition of resource consent, and this has been included in the draft policy. Some adjustments have now also been made to the timing of projects including reducing investment and deferral of the timing of open space acquisitions. The assumptions made for investments in Drury over the longer horizon have also been reviewed based on the latest available information and the capital expenditure included in the policy has been updated. This includes updated land cost assumptions, alignment with the Cost Estimation guide published by Auckland Transport, and the latest growth forecasts. These changes raised the DC price for Drury that was consulted on from \$70,000 to \$83,000.
23. The draft policy will include a list of over 1,700 programmes and projects for which the council will seek to recover the growth share of costs through development contributions (see Attachment B).
24. The table below shows the total investments with a growth component in transport, stormwater, reserves, and community facilities over the LTP period and their funding source in the CD. In this analysis and that which follows later it is assumed that National Land Transport Fund from Waka Kotahi will fund 51 per cent funding of qualifying transport projects.

Funding source	CAPEX investment type \$ millions				
	Transport	Reserves	Community spaces	Stormwater	Total funding
Total NZTA/Waka Kotahi	3,569	0	0	0	3,569
Total rates	3,072	557	301	463	4,393
Total development contributions	893	1,005	127	309	2,334
Total CAPEX	7,534	1,562	428	772	10,296

25. As a result of the capital expenditure changes in the period to 2034, updated forecasts of NZTA/Waka Kotahi funding and dwelling construction, and adjustments to the investments in Drury before and after 2034 the weighted average development contributions price for a standard residential unit would rise from \$21,000 under the Contributions Policy 2022, Variation A to \$30,000 under the draft Contributions Policy 2025. The average price increase is driven by the increased level of investment within the LTP period in the Investment Priority Areas (IPA). This is a weighted average and varies widely by location depending on the investments the council plans to make to support growth in each area.

Inclusion of investments in IPA areas beyond 2034

26. The consultation proposed the addition of investments beyond 2034 to support growth in the IPA areas. The proposed investments and consequent changes to DC prices for each of the IPA areas is set out below.

Inner Northwest

27. The LTP provides for investment of \$155 million in transport and \$139 million in reserves between 2024 and 2034. The table below shows the investments with a growth component in transport, reserves, and community facilities beyond 2034 and their funding sources. No stormwater investment is required by the council as the nature of infrastructure needed in

this area is such that it is expected to be delivered by developers as a condition of resource consent.

Total investments and funding source by activity in the Inner Northwest over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
Total NZTA/Waka Kotahi	1,142	0	0
Total rates	558	118	82
Total development contributions	1,366	903	133
Total CAPEX	3,066	1,021	215

28. The additional funding requirement would increase the contributions price for the Inner Northwest from an average of \$25,167 per household unit equivalent (HUE) to an average of around \$98,000 per HUE when the investments beyond 2034 are added. Different charges apply to different geographical areas based on the relevant activity funding areas in the proposal. The proposed charges are set out in the table below.

Changes to funding area charges in the Inner Northwest over a longer horizon				
Funding area	Current DC charge	Proposed DC for investments within the LTP period incl regional and sub-regional DCs	Proposed DC price for investments beyond LTP	Total proposed price including all investments incl regional and sub-regional DCs
Whenuapai	\$25k	\$27k	\$75k	\$102k
Redhills	\$25k	\$27k	\$62k	\$89k
Westgate	\$23k	\$34k	\$61k	\$95k

Māngere Auckland Housing Programme area

29. The LTP provides for investment of \$46 million in transport and \$23 million in reserves between 2024 and 2034. The table below shows the transport investments with a growth component beyond 2034 and their funding sources. Investments in stormwater infrastructure will be added in 2025 once further work is completed.

Total investments and funding source by activity in Māngere over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
Total NZTA/Waka Kotahi	292	0	0
Total rates	531	0	0
Total development contributions	89	0	0
Total CAPEX	912	0	0

30. The additional funding requirement would increase the contributions price for the Māngere Auckland Housing Programme from an average of \$18,123 per HUE to an average of around \$29,000 per HUE when the investments beyond 2034 are added.

Mt Roskill Auckland Housing Programme area

31. The LTP provides for investment of \$44 million in transport and \$15 million in reserves between 2024 and 2034. The table below shows the transport investments with a growth component beyond 2034 and their funding sources. Investments in stormwater infrastructure will be added in 2025 once further work is completed.

Total investments and funding source by activity in Mt Roskill over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
Total NZTA/Waka Kotahi	594	0	0
Total rates	677	0	0
Total development contributions	344	0	0
Total CAPEX	1,615	0	0

32. The additional funding requirement would increase the contributions price for the Mt Roskill from an average of \$20,406, per HUE to an average of around \$52,000 per HUE when the investments beyond 2034 are added. Different charges may apply depending on the combination of activity funding areas a development falls within. The primary driver of the higher DCs in the above range is the recovery of historic stormwater investments in the Inner West Triangle and the Waitemata Central funding areas.

Tāmaki Regeneration area

33. The LTP provides for investment of \$76 million in transport, \$67 million in stormwater, \$87 million in reserves, and \$1 million in community facilities between 2024 and 2034. The table below shows the investments with a growth component in transport, community facilities and stormwater beyond 2034 and their funding sources.

Total investments and funding source by activity in Tāmaki over a longer horizon \$ millions				
Funding source	Transport	Reserves	Community facilities	Stormwater
Total NZTA/Waka Kotahi	181	0	0	0
Total rates	194	0	41	18
Total development contributions	171	0	19	788
Total CAPEX	546	0	60	806

34. The standard of service for stormwater in Tāmaki has been planned to deliver the same level of service as in the Inner Northwest and Drury. This is higher than the service level presently provided by historical investment in the other brownfields areas that aren't expected to develop. Accordingly, the scale of and cost of the investment required to redevelop the area is substantial.
35. The additional funding requirement would increase the contributions price for Tāmaki from \$31,157 per HUE to \$119,114 per HUE when the investments beyond 2034 are added.

Other proposed changes to the policy

Funding areas

36. Changes were proposed to funding areas to provide a more refined allocation of costs to development areas to better reflect beneficiaries of the planned infrastructure. The new proposed funding areas include:
 - new sub-regional funding areas at Paerata, Whau, Inner Northwest
 - a new local funding area at Avondale.
37. Changes to neighbouring funding areas were proposed to accommodate these new areas.
38. A number of other refinements were proposed to local and sub-regional funding areas to better reflect the beneficiaries of infrastructure. Details of these changes are included in Attachment E: Funding area maps.

Other changes

39. Some technical changes were proposed to the policy to clarify its intent and ensure fairness. Changes were highlighted in the draft policy in Attachment A.
40. Aside from the proposed changes discussed, the Contributions Policy 2022, Variation A was recommended as appropriate and fit for purpose and it was proposed to continue the unamended provisions in the current policy into the new policy.

Tātaritanga me ngā tohutohu Analysis and advice

41. Key issues addressed in the CD related to the uncertainty inherent in taking a 30-year view of growth and the infrastructure investment required to support that along with the impact that higher DCs would have on current landowners planning to develop and whether higher DCs would impact on house prices. Key points made in the advice that supported the adoption of the draft policy for consultation on these issues is set out below. Further advice on these matters and other issues raised in consultation will form part of the advice to the council on 1 May.
42. The uncertainty associated with long-term planning is managed through the three-yearly review of our infrastructure planning priorities and funding through the council's LTP. This allows the council to manage the risk of the pace of growth changing from our forecasts and consequent changes in the required infrastructure.
43. Continuing with a 10-year focus would continue the uncertainty for developers, landowners, and other infrastructure providers. It would also make it difficult to recover a fair share of the funding of expected capital expenditure in years 11-30 from early developers to address the longer-term cumulative impacts of their development. This would risk development occurring without adequate infrastructure and place more demand on future ratepayers.
44. These changes will not materially impact on house prices, which are driven by supply and demand and are not determined via a cost-plus methodology. That is, the developers are price takers. Their market power is limited, given they are part of a larger market, and their products are substitutable for near equivalents. Higher DC prices will eventually flow through to lower prices for raw land as the cost of enabling infrastructure is capitalised into the land value. However, they may have a short-term negative impact on the pace of development as developers respond to the change. Developers must absorb the cost into a lower land value. Depending on their financial position, they may either proceed with development, defer development and hold the land awaiting future value uplift, or on-sell the land to another developer. Staff consider that these short-term effects are outweighed by better cost signalling and associated longer-term benefits.
45. As these investments are being planned over decades, they are subject to refinement as investment plans are developed further, development intentions change, and economic

conditions fluctuate. Future contributions policies will be updated as more refined information becomes available.

Consultation

46. Public consultation ran from 30 September to December 2024, featuring webinars, in-person events, and an opportunity for submitters to present directly to councillors.
47. Materials released to support consultation included the following documents attached to this report:
 - Attachment A: Draft Development Contributions Policy 2025
 - Attachment B: Schedule 8 Assets for which development contributions (DCs) will be used
 - Attachment C: Consultation Document - Contributions Policy 2025
 - Attachment D: How we set Development Contributions – Cost Allocation Methodology
 - Attachment E: Funding area maps.

Feedback received

48. A total of 147 submissions were received, including 46 from organisations.
49. Key concerns raised included the impact of higher contributions on house prices and development, uncertainty around 30-year planning and cost escalation, the scale of stormwater investment in Tāmaki, delays in infrastructure investment, consideration of alternative funding sources, transparency of information, and specific issues with funding areas and projects.
50. A full analysis of the feedback can be found in Attachment F.

Updates for Final Policy for Adoption

51. Officers are analysing the points raised in the submissions. Advice on these points and further analysis conducted since the consultation process, including updated growth and economic forecasts, will be incorporated in advice to the Governing Body for decision making, planned for 1 May 2025. Potential changes to the proposed policy will also be presented at that time.
52. The Government has announced intended reforms to infrastructure funding and financing as part of the Going for Housing Growth policy program. The reforms are planned for implementation alongside council long-term plans in 2027. The exact form the reforms take will only be confirmed once legislation has passed. Staff consider that the Contributions Policy will still be required for at least the next two years and the council should continue with the updates and improvements proposed.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

53. Planning now for the funding of investments to support growth in the IPAs will ensure that the council is better able to deliver the infrastructure required for development in the IPAs to manage climate impacts of development and to connect to the rest of the city with a reduced climate impact. The proposal provides for early developers to meet a share of the costs of the infrastructure they will benefit from and create the need for, to address the cumulative impacts of growth.
54. If plans for securing a share of funding with DCs from early developers aren't made now, greater demands will fall on future ratepayers to deliver this infrastructure. While adjustments can be made to the DC policy in the future these can't retrospectively secure revenue from early developers. General rates are the only practical alternative funding source to make up this shortfall. Given the competing demands on general rates there is a real risk that all the funding required won't be available in the future. This will mean the

council won't be able to deliver the level of investment required, leading to a greater negative climate impact.

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Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

55. The information prepared for consultation on the draft Contributions Policy 2025 was developed in conjunction with the following council-controlled organisations and council units:
- Auckland Transport
 - Public Law
 - Policy
 - Planning and Resource Consents
 - Eke Panuku Development Auckland
 - Healthy Waters and Flood Resilience
 - Service Strategy and Partnerships
 - Chief Economist Unit
 - Spatial Analysis and Modelling.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

56. The DC price varies by location depending on the cost of infrastructure required to support development in an area. These locations do not usually align to local board areas.
57. A local board briefing session was held on 30 September 2024 to brief members on this topic. Local boards have received a memorandum to update them on the review of the contributions policy and the feedback from public consultation. 18 local boards accepted an offer for workshop briefing sessions which were held in March. The purpose of this report is to seek local board views.

Tauākī whakaaweawe Māori Māori impact statement

58. Development contributions are assessed against the demand that different types of development generate on council infrastructure. Māori developments are assessed under broader development types based on the demand they generate. For example, kaumātua housing is treated the same as retirement villages, and marae are considered under community facilities.
59. Iwi authorities with mana whenua interests were contacted prior to the start of consultation to seek expressions of interest in discussing and providing feedback on the proposed changes. All iwi authorities were also notified when consultation opened, further advising of how they could have their say. The Mana Whenua forum and other council forums were advised of the consultation.
60. Seven submitters on the proposal identified as Māori. One response supported the proposed changes to update the policy for changes to the LTP and to reflect growth beyond 2034 in the IPA areas and four were opposed. In regard to the changes to Drury and the other changes proposed two were in favour and two against. The only comment received was that new development needs to be fully funded by developers.

Ngā ritenga ā-pūtea Financial implications

61. The Long-term Plan 2024-2034 assumes DCs revenue of \$2.0 billion over the LTP period. After completing the analysis of the cost of investments in the LTP that can be recovered with DCs and the impact of the proposed policy changes, it was estimated that the revenue would be \$2.6 billion. The achievement of this revised revenue forecast requires, as a first step, the implementation of a contributions policy updated for the capital expenditure decisions in the LTP, and the other changes proposed in this report.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

62. Forecasting long-term growth, infrastructure investment, and development contributions (DCs) carries risks, but these can be managed through the triennial long-term plans, policy adjustments, and reallocation or refunds of DCs if planned assets are not delivered.
63. There is a risk that projected development and DC revenue may not be met, which will be managed by monitoring consent applications and DC revenue.
64. The council ensures its contributions policy complies with legislation, but given the proposed increases in DCs, some developers may challenge the policy.

Ngā koringa ā-muri Next steps

65. The Governing Body will consider the feedback and updates to the proposed policy and make a decision on the final policy adoption on 1 May 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Attachment A: Draft Development Contributions Policy 2025	139
B	Attachment B: Schedule 8 Asset for which development contributions (DCs) will be used	183
C	Attachment C: Consultation Document - Contributions Policy 2025	213
D	Attachment D: How we set Development Contributions – Cost Allocation Methodology	241
E	Attachment E: Funding area maps	309
F	Attachment F: Memorandum and Summary of consultation feedback	321

Item 19

Ngā kaihaina Signatories

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Local board input into Auckland Council's submission on the Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill

File No.: CP2025/04201

Item 20

Te take mō te pūrongo Purpose of the report

1. To seek feedback from the local board on the Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill.

Whakarāpopototanga matua Executive summary

2. The [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.
3. Rather than mandating an automatic change, this would allow Parliament to extend its term only if select committees reflect proportional representation – meaning the number of MPs from each party on committees matches their share of seats in Parliament.
4. Supporters argue a four-year term enables better policymaking and project delivery, while opponents highlight reduced electoral accountability. New Zealand's three-year term is rare globally, and past referendums have opposed extending it, though recent reviews suggest shifting public sentiment.
5. A key consideration for Auckland Council is the potential impact on local election cycles. There could be years where local and central elections coincide, which could impact voter engagement. Fixed parliamentary terms would benefit the alignment of local election timing.
6. In December 2024, the council submitted feedback on the [LGNZ Electoral Reform Working Group Issues Paper](#), supporting a four-year electoral cycle for local government. The submission acknowledged potential benefits of aligning local and central elections if local elections shift to booth voting but recommended keeping them two years apart otherwise. While most local boards supported a four-year term, views varied on election timing—some favoured aligning with central elections, while others preferred a two-year gap.
7. The Policy and Planning Committee will consider the council's submission on 10 April. The submission closing date is 17 April.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) tuku / provide feedback to Auckland Council's submission on the Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill.

Horopaki Context

Overview of the Bill

8. The Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill (“the Bill”) proposes a mechanism to extend the current three-year Parliamentary term to four years, subject to a binding referendum.
9. 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.

Key Considerations

10. Arguments in favour of a four-year term include allowing for a more deliberate and considered legislative process, reducing the frequency of election cycles, and providing governments with a longer timeframe to implement policy.
11. Arguments against a four-year term highlight concerns around democratic accountability. A longer term would mean elected representatives face elections less frequently, shifting accountability from a three-year to a four-year cycle.
12. Additionally, New Zealand’s constitutional framework differs from jurisdictions with stronger checks and balances, such as an upper and lower house or a clearer separation of executive and legislative powers. In New Zealand, the executive is formed from the majority party in Parliament and drives the legislative agenda.
13. To address concerns around accountability, the Bill strengthens the role of select committees by requiring their composition to more accurately reflect the proportionality of Parliament.

History of New Zealand Parliamentary terms

14. New Zealand originally had a five-year parliamentary term, in line with [Britain](#). In 1879, it was reduced to three years following the abolition of provincial governments, as there were concerns about the concentration of power at the central level. Reducing the term ensured more frequent electoral accountability.
15. Two non-binding referendums on extending the term—held in 1967 and 1990—both resulted in strong opposition. Both referendums saw large majorities opposed to extending the term to four years.
16. Recent reviews, including the 2013 Constitutional Advisory Panel and the [2023 Independent Electoral Review](#), suggest public opinion may be shifting towards a four-year term.
17. A key change since the last referendum was the introduction of the Mixed-Member Proportional (MMP) system in 1993, which increased proportional representation and strengthened the role of smaller parties in governance. While MMP has enhanced legislative scrutiny, concerns remain about reduced accountability if the term is extended.
18. The Constitutional Advisory Panel in 2013 found that public support for a four-year term was contingent on improved legislative scrutiny and accountability measures, such as more referenda, better human rights assessments, and the introduction of an upper house. The panel emphasised that any extension should be decided by referendum.
19. The Independent Electoral Review (IER), set up in 2022, also assessed the term length and found arguments for and against a four-year term to be finely balanced.

International context

20. New Zealand's three-year parliamentary term is rare internationally. In 183 countries with elected lower houses or unicameral parliaments, only eight have a term of three years or less, 72 have a four-year term, 99 have a five-year term and four have a six-year term.
21. In general, parliaments (whether unicameral or bicameral) have a four-year or five-year term including both the United Kingdom (with Westminster-style of Parliament and Executive, headed by a sovereign) and Germany (with an MMP electoral system), from which New Zealand's system is based.

Tātaritanga me ngā tohutohu

Analysis and advice

22. The last referendum on the parliamentary term took place in 1990 in which 69 per cent of voters rejected extending the term from three to four years. It is timely to revisit the topic again with communities.
23. A key concern for local government is the uncertainty around whether Parliament will adopt a three-year or four-year term. If local government maintains its three-year term while Parliament alternates between three and four years, there is likely to be occasional overlap, where parliamentary and local elections occur in the same year. However, this would likely happen inconsistently.
24. If local elections remain the responsibility of councils (rather than the Electoral Commission), the concurrent timing of parliamentary and local elections could lead to voter confusion.
25. Auckland Council, in its submission to the Electoral Reform Working Group, acknowledged that there could be potential benefits if local elections were conducted by the Electoral Commission, using the booth voting method, alongside parliamentary elections. This could capitalise on the higher voter turnout for parliamentary elections to boost participation in local elections. However, it remains uncertain whether this will occur.
26. As a result, the council's draft submission on the bill would consider requesting that parliamentary terms be fixed, and that the legislation governing local elections be amended to align with parliamentary terms.

Tauākī whakaaweawe āhuarangi

Climate impact statement

27. The Bill does not have any direct climate impacts.
28. However, a four-year term could provide a longer, uninterrupted timeframe for planning and implementing climate-related initiatives.
29. If both local and central government terms are fixed at four years, this could lead to a reduction in postal voting for local government elections. This change may result in environmental benefits, such as reduced paper usage and a decrease in transport requirements for the delivery and collection of voting papers.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

30. The council group is not directly affected by the proposed change. However, if local and central elections were to coincide, further analysis of the potential impacts would be necessary.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

31. In February 2023, nine local boards provided feedback on the introduction of a four-year electoral term for local government in the [draft submission](#) of the *Future for Local*

Government paper. Most supported a four-year term, though views on election sequencing varied. One board opposed aligning local and central elections, emphasising the importance of maintaining local focus.

32. In November 2024, local boards provided further feedback to inform the council's submission on the [LGNZ Electoral Reform Working Group Issues Paper](#) (Issue Five), which also addressed the four-year term. While most local boards supported the shift, there were differing views on election timing—some favored aligning local and central elections, while others preferred a two-year gap. Local board views are compiled [here](#).

Tauākī whakaaweawe Māori Māori impact statement

33. Māori views were not sought in the preparation of this report. A four-year term could allow more time to build relationships and ensure continuity in key initiatives, without disruptions from frequent election cycles.

Ngā ritenga ā-pūtea Financial implications

34. The Bill does not impose any direct costs. Potential cost efficiencies could arise if central and local elections coincide.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

35. The council's position on this matter presents minimal risk.

Ngā koringa ā-muri Next steps

36. The Policy and Planning Committee will consider approving the council's submission at its meeting on 10 April.
37. Submissions close on Thursday, 17 April.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Authors	Macleon Grindell - Senior Advisor Operations and Policy Warwick McNaughton - Principal Advisor Governance
Authorisers	Oliver Roberts - Planning & Operations Manager Nina Siers - Local Area Manager

Local board views on draft plan change to add trees and groups of trees to the Auckland Unitary Plan Operative in Part and to the Notable Trees overlay

File No.: CP2025/04218

Item 21

Te take mō te pūrongo

Purpose of the report

1. To invite local board views on a draft plan change which seeks to add trees and groups of trees to Schedule 10 of the Auckland Unitary Plan Operative in Part.

Whakarāpopototanga matua

Executive summary

2. Decision-makers on a plan change to the Auckland Unitary Plan (AUP) must consider local boards' views on the plan change if local boards provide their views.
3. The purpose of the draft plan change is to add approximately 169 trees and 27 groups of trees across the region to the AUP Schedule of Notable Trees ('Schedule 10'), and to the Notable Trees Overlay in the AUP maps. The proposed additions are derived from nominations received from the public over the course of the last decade, and which have been held in council's database. The 169 trees and 27 groups affect approximately 160 properties.
4. Any additional analysis necessary will be undertaken following receipt of local board views. The final draft plan change, including local board views, will be reported to committee seeking authorisation to notify the plan change for submissions. If authorisation is given by the committee, it is anticipated that the plan change will be notified in May 2025.
5. The local board will have a second opportunity to express its views on the plan change after the period for submissions is complete

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) tuku / provide local board views on draft plan change to add approximately 169 trees and 27 groups of trees across the region to Schedule 10, and to the Notable Trees Overlay in the AUP maps.

Horopaki

Context

Decision-making authority

6. Each local board is responsible for communicating the interests and preferences of people in its area regarding the content of Auckland Council's strategies, policies, plans, and bylaws. Local boards provide their views on these documents' contents. Decision-makers must consider local boards' views when deciding the content of these policy documents (sections 15-16 [Local Government \(Auckland Council\) Act 2009](#)). Accordingly, local boards' views are relevant to finalising a draft plan change (to be notified for submissions). A plan change will be included in the AUP if it is later approved.

Tātaritanga me ngā tohutohu Analysis and advice

Item 21

Plan change overview

7. The purpose of the draft plan change is to address all of the nominations for notable trees that council has held in its database over the last 10-12 years. All nominations have been progressively evaluated, with a view to adding them to Schedule 10, and the corresponding mapped overlay which spatially sets out the locations of all notable trees and notable groups found in the schedule.
8. Schedule 10 currently contains approximately 3000 'line items' representing thousands of trees and groups of trees. It is a very large and dynamic schedule, which undergoes constant change through consenting activities such as subdivision, resource consent processes and other changes as a result of emergency works (in the case of dangerous or storm-affected trees, for example). Schedule 10 is an amalgam of all the legacy councils' similar schedules which contained lists of specially protected trees. These were 'rolled over' into the Proposed AUP prior to the AUP being made partially operative in November 2016.
9. Schedule 10 is managed by the AUP through a policy and rule framework. The Regional Policy Statement (RPS) in the AUP (Chapter B4.5. Notable Trees) contains the objectives and policies (including the criteria for scheduling), while Chapter D13. Notable Trees overlay contains the district-level objectives and policies, and sets out the rules framework for how activities affecting notable trees are treated. Schedule 10 itself is found in Chapter L Schedules. The AUP maps contain the Notable Trees overlay which spatially sets out the locations of all notable trees and groups throughout the region, using specific symbology.
10. A number of plan changes have been undertaken in the last 5 years relating to Schedule 10 and Chapter D13 of the AUP. However, there has not been a comprehensive plan change that has attempted to evaluate and address all of the nominations received by council. These nominations have been sporadic but regular, and also include those trees which were requested to be included at the time of the PAUP through the public submission process.
11. All nominations that seek to add trees and groups to the Schedule are triaged to ensure they are 'eligible' to progress through to the site evaluation stage. Those that are found to already be included in Schedule 10, or which are duplicate nominations, or those which nominate trees that are no longer present on the site, for example, are not added to the on-site application which council and consultant arborists use to assess trees.
12. The evaluation process is a detailed exercise based on the criteria as set out in the RPS. Each tree, and group of trees, is evaluated against each criterion and provided with a score. The criteria are based on the following:
 - a) heritage or historical association
 - b) scientific importance or rarity
 - c) ecosystem service or environmental function
 - d) cultural association and accessibility
 - e) intrinsic value: the trees are intrinsically notable because of a combination of factors including size, age, vigour and vitality, stature and form or visual contribution.
13. Approximately 160 new 'line items' representing 169 trees and 27 groups have been found to meet the criteria and are proposed to be put forward to the plan change with a view to adding them to Schedule 10 and the corresponding Notable Trees overlay maps.
14. The plan change addresses the nominations only and does not seek to alter any of the objectives and policies, or any part of the rules framework relating to Notable Trees.

15. A summary of the numbers of trees and groups of trees according to Local Board area that are proposed to be added to Schedule 10 is included at Attachment A. The table also includes the districts within the Local Board areas that will be affected by the addition of trees and group of trees.

Tauākī whakaaweawe āhuarangi Climate impact statement

Context

16. Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan sets out Auckland's climate goals:
- to adapt to the impacts of climate change by planning for the changes we will face (**climate adaptation**)
 - to reduce greenhouse gas emissions by 50 per cent by 2030 and achieve net zero emissions by 2050 (**climate mitigation**).
17. Both council's climate goals (climate adaptation and climate mitigation) are relevant and align with the requirement for Resource Management Act 1991 (RMA) decision-makers to:
- have particular regard to the effects of climate change (section 7(i) RMA), and
 - to have regard to any emissions reduction plan and any national adaptation plan prepared under the Climate Change Response Act 2002 (section 74(2) RMA) when preparing or changing a district plan.
18. It is considered that the draft plan change has positive climate considerations. The proposed formal protection through scheduling of 169 trees and 27 groups of trees across the region will contribute positively to carbon sequestration and therefore is beneficial to mitigating the effects of climate change.

Local board views – climate

19. It is not considered that the plan change will affect any local board in particular in terms of climate change. Across local board areas, the collective addition of approximately 169 trees and 27 groups of trees will be beneficial in terms of their contribution to climate change mitigation by ensuring the retention of and formal protection of a number of trees.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

20. Many of the trees and groups of trees are located on council reserves and also on road reserves which are the domain of Auckland Transport. All owners of land upon which a nominated tree or group is located were notified as part of a mail-out to advise of an upcoming site visit by a council or consultant arborist. As part of the notification process, they will again be contacted if a tree or group is one of those included in the qualifying number for inclusion to the plan change. All owners and affected parties (including council departments and Auckland Transport) will have the opportunity to participate in the submission process.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

21. The purpose of the draft plan change is to add approximately 160 new 'line items' to Schedule 10 of the AUP, representing 169 trees and 27 groups of trees.
22. This draft plan change affects all local boards, except for Aotea/Great Barrier Local Board and Waiheke Local Board.
23. There are no funding impacts on Local Boards as a result of the plan change.

24. This report is the mechanism for obtaining local board views. The committee will be provided with the local board's resolution when considering whether to authorise notification of the draft plan change.

Tauākī whakaaweawe Māori Māori impact statement

25. If the local board chooses to provide its views on the plan change it includes the opportunity to comment on matters that may be of interest or importance to Māori well-being of Māori communities or Te Ao Māori (Māori worldview).
26. Council is required to consult with iwi authorities when preparing a plan change. Consultation is currently underway simultaneously with all iwi authorities. Feedback will be incorporated into the plan change.
27. Later in the plan-making process, the planner will analyse Part 2 of the RMA which requires that all persons exercising RMA functions take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi. The plan change does not trigger an issue of significance as identified in the Schedule of Issues of Significance (2021) and Māori Plan (2017, Houkura Independent Māori Statutory Board).

Ngā ritenga ā-pūtea Financial implications

28. The plan change does not pose any financial implications for the local board's assets or operations.
29. Costs from undertaking the plan change are met by existing council budgets.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

30. The local board will be unable to provide its views and preferences on the draft plan change, if it does not pass a resolution. This report provides the mechanism for the local board to express its views and preferences in contributing to formulation of the draft plan change.
31. If the local board chooses not to pass a resolution at this business meeting, the opportunity to influence policy prior to public notification is forgone. (There is a later opportunity to comment on the plan change, following the close of submissions).
32. The power to provide local board views regarding the content of a plan change cannot be delegated to individual local board member(s) (Local Government Act 2002, Sch 7, cls 36D). This report enables the whole local board to decide whether to provide its views and, if so, to determine what matters those views should include.

Ngā koringa ā-muri Next steps

33. Local boards will provide feedback at the March business meetings.
34. Any additional analysis necessary will be undertaken following receipt of local board views. The final draft plan change, including local board views, will be reported to committee in May 2025 seeking authorisation to notify the plan change for submissions.
35. After submissions close, a second report will provide an opportunity for views and preferences of the local board, which will then be included in a hearing report for the decision-makers on the plan change. The local board may appoint a local board member to speak to the local board's views at the plan change hearing.

Ngā tāpirihanga Attachments

No.	Title	Page
A ↓	Attachment A: Proposed additions of trees and groups by Local Board, and areas within each Local Board	345

Ngā kaihaina Signatories

Author	Ruth Andrews – Senior Policy Planner
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Albert-Eden Local Board feedback on the proposed wastewater environmental performance standards

File No.: CP2025/04632

Item 22

Te take mō te pūrongo

Purpose of the report

1. To invite local board to provide input to the council's upcoming submission to central government's public consultation on proposed wastewater environmental performance standards by the Water Services Authority – Taumata Arowai.

Whakarāpopototanga matua

Executive summary

2. The Water Services Authority – Taumata Arowai, on behalf of the Minister of Local Government, has made available for consultation until 24 April 2025 a discussion document on proposed wastewater environmental performance standards ([Help shape New Zealand's wastewater future - Taumata Arowai - Citizen Space](#)).
3. The purpose of the wastewater standards, proposed under regulation-making powers of the Water Services Act 2021, is to set nationally consistent requirements for all public wastewater networks and operators through resource consents. The proposed standards are intended to apply as these consents expire and are replaced or are issued for new wastewater infrastructure.
4. The proposed wastewater standards in this initial package will cover discharges to water, discharges to land, beneficial reuse of biosolids, and arrangements for wastewater network overflows and bypasses of wastewater treatment plants. Local boards were provided with a memo on 14 March 2025, which provides more information on the proposal (see Attachment A).
5. From a council perspective, the key issue will be whether these national wastewater standards potentially constrain the range of tools available to achieve appropriate environmental outcomes in different receiving environments, bearing in mind that there are multiple stressors within a catchment for the relevant contaminant. Councils use a range of tools to achieve environmental outcomes, including parameters managed through resource consents, that gives effect to Resource Management Act planning provisions (e.g. National Policy Statement for Freshwater Management).
6. Wastewater standards that are beyond challenge may save time and money by simplifying consenting, design and procurement of some elements of public wastewater plants. The assessment of cumulative effects will continue to be a challenge, as well as attributing mitigation actions for contributing parties, beyond wastewater discharges from public networks.
7. Policy department staff (Natural Environment Strategy unit) are coordinating the preparation of a council group submission. Local board feedback is due 4 April 2025.
8. Central government's intention is to finalise regulations for the initial package of wastewater standards before the end of 2025.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) tuku / provide feedback to the council's submission on proposed wastewater environmental performance standards by the Water Services Authority – Taumata Arowai.

Item 22

Ngā tāpirihanga Attachments

No.	Title	Page
A↓	Attachment A – Memorandum	349

Ngā kaihaina Signatories

Author	Dave Allen – Manager, Natural Environment Strategy
Authorisers	Lou-Ann Ballantyne - General Manager Governance and Engagement Louse Mason – General Manager, Policy Nina Siers - Local Area Manager

Albert-Eden Local Board feedback into the Auckland Council's submission to the Local Government (Water Services) Bill

File No.: CP2025/02307

Item 23

Te take mō te pūrongo

Purpose of the report

1. To note the board's formal feedback on the Auckland Council's submission on the Local Government (Water Services) Bill.

Whakarāpopototanga matua

Executive summary

2. Last year, the first two bills dis-established the previous Government's Three Waters reform, set up the framework for Local Water Done Well, enabled Watercare to become financially separate from Auckland Council so that they can borrow under their own name, and finalised the requirements for Watercare to be subject to interim economic regulation from 1 July 2025.
3. On 10 December 2024, the Government introduced the third and final piece of legislation, the [Local Government \(Water Services\) Bill](#), to advance its Local Water Done Well policy reform.
4. The third bill introduces an economic regulation and consumer protection regime for water services, incorporating information disclosure requirements into the Commerce Act 1986.
5. This bill also reforms the water quality regulatory framework and updates parts of the Water Services Act 2021, which established the Water Services Authority - Taumata Arowai.
6. Even though Watercare and Auckland Council are far more advanced than the rest of the country, there are still some provisions in this third bill that are relevant and important, particularly in relation to how tax is treated, planning and accountability changes, and land access arrangements.
7. Local board feedback was due by 21 February 2025.
8. Due to the short timeframes, feedback from the Albert-Eden Local Board was authorised by delegation to the Chair and Deputy Chair in accordance with the Urgent Decision process AE/2022/199.
9. A report will be taken to the 27 February 2025 Governing Body meeting setting out the proposed key elements of the submission and seeking approval of the council's submission. The deadline for submissions to the select committee is 02 March 2025.
10. The Urgent Decision document, in Attachment A, includes the formal feedback that the board has provided.

Ngā tūtohunga

Recommendation/s

That the Albert-Eden Local Board:

- a) note the board's formal feedback (Attachment A) on the Auckland Council's submission on the Local Government (Water Services) Bill as authorised by delegation to the Chair and Deputy Chair in accordance with the Urgent Decision process AE/2022/199.

Ngā tāpirihanga Attachments

Item 23

No.	Title	Page
A	Albert-Eden - Urgent Decision - Feedback into Auckland Council's submission to the Local Government (Water Services) Bill	357

Ngā kaihaina Signatories

Author	Canela Ferrara - Local Board Advisor
Authoriser	Nina Siers - Local Area Manager

Albert-Eden-Puketāpapa Ward Councillors' Updates

File No.: CP2025/04170

Item 24

Te take mō te pūrongo Purpose of the report

1. To provide an opportunity for the Albert-Eden-Puketāpapa Ward Councillors to update the local board on Governing Body issues they have been involved with since the previous local board meeting.

Whakarāpopototanga matua Executive summary

2. Standing Orders 5.1.1 and 5.1.2 provides provision in the local board meeting for Governing Body members to update their local board counterparts on regional matters of interest to the local board.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) receive Albert-Eden-Puketāpapa Ward Councillor Julie Fairey's January and February 2025 Ward Councillor Report.
- b) receive Albert-Eden-Puketāpapa Ward Councillor Christine Fletcher's update.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Albert-Eden-Puketāpapa Ward Councillor Julie Fairey - January and February 2025 Report	367

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Chairperson's Report

File No.: CP2025/04179

Te take mō te pūrongo Purpose of the report

1. To facilitate an opportunity for the local board chairperson to provide a written and/or verbal update on projects, meetings and other initiatives relevant to the local board's interests.

Whakarāpopototanga matua Executive summary

2. In accordance with Standing Order 2.4.7, the chairperson will update board members by way of a report.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) receive Chairperson K Smith's report covering the December, January, February and March 2024/2025 period.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Chairperson K Smith - Chair's Report for December, January, February and March 2024/2025	377

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Board Members' Reports

File No.: CP2025/04181

Item 26

Te take mō te pūrongo Purpose of the report

1. To facilitate an opportunity for local board members to provide a written update on projects and events attended since the previous month's local board meeting and to discuss other matters of interest to the board.

Whakarāpopototanga matua Executive summary

2. This is an information item and it is optional for board members to provide a written board member report for inclusion in the agenda.
3. Local board members are recommended to use a Notice of Motion, rather than a Board Member Report, should a member wish to propose a recommendation or request action to be undertaken by staff.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) receive Deputy Chairperson M Watson's March 2025 board report.
- b) receive local board members' verbal/tabled board reports for March 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Deputy Chairperson M Watson Board Report - March 2025	387

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Hōtaka Kaupapa/Governance Forward Work Programme Calendar

File No.: CP2025/04182

Item 27

Te take mō te pūrongo Purpose of the report

1. To present the Albert-Eden Local Board with its Hōtaka Kaupapa/Governance Forward work programme calendar (the calendar).

Whakarāpopototanga matua Executive summary

2. The calendar for the Albert-Eden Local Board is appended to the report as Attachment A. The calendar is updated monthly and reported to the local board's business meetings and distributed to council staff.
3. The calendar was introduced in 2016 as part of Auckland Council's quality advice programme and aims to support local boards' governance role by:
 - ensuring advice on meeting agendas is driven by local board priorities
 - clarifying what advice is expected and when
 - clarifying the rationale for reports.
4. The calendar also aims to provide guidance for staff supporting local boards and greater transparency for the public.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) receive the Hōtaka Kaupapa/Governance Forward work programme calendar for March 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A↓	Albert-Eden Local Board 2025 Hōtaka Kaupapa/Governance Forward Work Programme Calendar - March 2025	393

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

Albert-Eden Local Board Workshop Records

File No.: CP2025/04188

Item 28

Te take mō te pūrongo Purpose of the report

1. To provide an opportunity for the local board to receive the records of its recent workshops held following the previous month's local board business meeting.

Whakarāpopototanga matua Executive summary

2. In accordance with Standing Order 12.1.4, the local board shall receive a record of the general proceedings of each of its workshops held since the previous month's local board business meeting.

Ngā tūtohunga Recommendation/s

That the Albert-Eden Local Board:

- a) receive the Albert-Eden Local Board Workshop Records for the workshops held on 20 and 27 February 2025 and 6, 12 and 13 March 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Albert-Eden Local Board Workshop Record - 20 February 2025	399
B	Albert-Eden Local Board Workshop Record - 27 February 2025	403
C	Albert-Eden Local Board Workshop Record - 6 March 2025	405
D	Albert-Eden Local Board Workshop Record - 12 March 2025	409
E	Albert-Eden Local Board Workshop Record - 13 March 2025	411

Ngā kaihaina Signatories

Author	Michael Mendoza - Democracy Advisor
Authoriser	Nina Siers - Local Area Manager

