

I hereby give notice that an ordinary meeting of the Waitākere Ranges Local Board will be held on:

Date: Thursday, 27 March 2025
Time: 4:00 pm
Meeting Room: Waitākere Ranges Local Board Office
Venue: 39 Glenmall Place
Glen Eden

Waitākere Ranges Local Board

OPEN AGENDA

MEMBERSHIP

| | |
|---------------------------|-------------------|
| Chairperson | Greg Presland |
| Deputy Chairperson | Michelle Clayton |
| Members | Mark Allen |
| | Sandra Coney, QSO |
| | Liz Manley |
| | Linda Potauaine |

(Quorum 3 members)

Salif Sidibe
Democracy Advisor

21 March 2025

Contact Telephone: 0276670186
Email: salif.sidibe@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

| ITEM | TABLE OF CONTENTS | PAGE |
|-------------|---|-------------|
| 1 | Nau mai Welcome | 5 |
| 2 | Ngā Tamōtanga Apologies | 5 |
| 3 | Te Whakapuaki i te Whai Pānga Declaration of Interest | 5 |
| 4 | Te Whakaū i ngā Āmiki Confirmation of Minutes | 6 |
| 5 | He Tamōtanga Motuhake Leave of Absence | 6 |
| 6 | Te Mihi Acknowledgements | 6 |
| 7 | Ngā Petihana Petitions | 6 |
| 8 | Ngā Tono Whakaaturanga Deputations | 7 |
| | 8.1 Deputation: Drowning Prevention Auckland Life Jacket Station Pilot - Te Henga / Bethells Beach | 7 |
| | 8.2 Deputation: Crescendo | 7 |
| | 8.3 Deputation: Te Uru Waitākere Contemporary Gallery Inc | 8 |
| 9 | Te Matapaki Tūmatanui Public Forum | 8 |
| 10 | Ngā Pakihi Autaia Extraordinary Business | 8 |
| 11 | Waitākere Ward Councillors' Update | 11 |
| 12 | 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 | 13 |
| 13 | Waitākere Ranges Local Board feedback on the proposed wastewater environmental performance standards | 23 |
| 14 | Waitākere Ranges Local Board views on the draft Contributions Policy 2025 | 31 |
| 15 | Allocation of 2025/2026 Local Board Transport Capital Fund | 237 |
| 16 | Local board input into Auckland Council's submission on the Term of Parliament (Enabling 4-year Term) Legislation Amendment Bill | 243 |
| 17 | Auckland Council's Quarterly Performance Report: Waitākere Ranges Local Board for quarter two 2024/2025 | 247 |
| 18 | Auckland Transport Kōkiri Quarterly Update - March 2025 | 289 |
| 19 | Kōkiri - Setting priorities for Auckland Transport project and programme engagement | 301 |
| 20 | Chair's Report - Greg Presland | 371 |
| 21 | Hōtaka Kaupapa / Governance Forward Work Programme | 383 |
| 22 | Workshop Records | 387 |
| 23 | Te Whakaaro ki ngā Take Pūtea e Autaia ana Consideration of Extraordinary Items | |

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.

Specifically, members are asked to identify any new interests they have not previously disclosed, an interest that might be considered as a conflict of interest with a matter on the agenda.

The following are declared interests of the Waitākere Ranges Local Board:

| Board Member | Organisation/Position |
|-------------------------|--|
| Mark Allen | <ul style="list-style-type: none"> - Bethells Valley Fire – <i>Life Member</i> - Waitākere Licensing Trust – <i>Trustee</i> - West Auckland Trusts Services – <i>Director</i> - Pest Free Waitakere Alliance – <i>Board Member</i> - Te Uru Waitākere Contemporary Gallery - <i>Chairperson</i> |
| Michelle Clayton | <ul style="list-style-type: none"> - Glen Eden Residents' Association – <i>Member</i> - Glen Eden Returned Services Association (RSA) – <i>Member</i> - Glen Eden Railway Trust – <i>Member</i> - Glen Eden Community House - <i>Member</i> |
| Sandra Coney | <ul style="list-style-type: none"> - Cartwright Collective – <i>Member</i> - Women's Health Action Trust – <i>Patron</i> - New Zealand Society of Genealogists – <i>Member</i> - New Zealand Military Defence Society – <i>Member</i> - Pest Free Piha – <i>Partner is the Coordinator</i> - Piha Tennis Club – <i>Patron and Partner is the President</i> - Piha Wetland Trust – <i>Partner is a Trustee</i> - Huia Settlers Museum - <i>Patron</i> |
| Greg Presland | <ul style="list-style-type: none"> - Whau Coastal Walkway Environmental Trust – <i>Trustee</i> - Glen Eden BID – <i>Member</i> - Titirangi Ratepayers and Residents Association – <i>Member</i> - Waitākere Ranges Protection Society - <i>Member</i> - Titirangi RSA - <i>Member</i> |
| Liz Manley | <ul style="list-style-type: none"> - Consumer Experiences Council, Te Toka Tumai Auckland, Te Whatu Ora - <i>Co-chair</i> - Clinical Ethics Advisory Group, Te Toka Tumai Auckland, Te Whatu Ora - <i>Member</i> - Titirangi Community Arts Council Board – <i>Member</i> - Titirangi Ratepayers and Residents Association – <i>Member</i> - Laingholm District Citizens Association – <i>Member</i> - Literacy Waitākere – <i>Board chair</i> |
| Linda Potauaine | <ul style="list-style-type: none"> - Henderson Rotary – <i>Member</i> |

| Board Member | Organisation/Position |
|--------------|--|
| | <ul style="list-style-type: none"> - Archtists Limited. – <i>Director</i> - Glen Eden Community Patrol - <i>Member</i> |

Member appointments

Board members are appointed to the following bodies. In these appointments the board members represent Auckland Council:

| External organisation | Lead | Alternate |
|--|------------------|-----------------|
| Glen Eden Business Improvement District (Glen Eden Business Association) | Michelle Clayton | Greg Presland |
| Aircraft Noise Community Consultative Group | Mark Allen | Liz Manley |
| Ark in the Park | Mark Allen | Liz Manley |
| Friends of Arataki and Waitākere Regional Parkland Incorporated | Michelle Clayton | Sandra Coney |
| Glen Eden Playhouse Theatre Trust | Mark Allen | Linda Potauaine |
| Te Uru Waitākere Contemporary Gallery | Linda Potauaine | |
| Glen Eden Community and Recreation Centre Incorporated | Michelle Clayton | Mark Allen |

4 Te Whakaū i ngā Āmiki | Confirmation of Minutes

That the Waitākere Ranges Local Board:

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

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

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

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 Waitākere Ranges 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.

8.1 Deputation: Drowning Prevention Auckland Life Jacket Station Pilot - Te Henga / Bethells Beach

Te take mō te pūrongo Purpose of the report

1. To receive a deputation updating the board on the progress of the proposed pilot remote Drowning Prevention Auckland Life Jacket Station at Te Henga / Bethells Beach.

Whakarāpopototanga matua Executive summary

2. To provide detail of the current development status of the station, highlight Drowning Prevention's strong partnership with Te Kawerau ā Maki and their co-creation of the project, and discuss the station's critical role in potentially saving rock-based fishers' lives.

Ngā tūhonga Recommendation/s

That the Waitākere Ranges Local Board:

- a) whiwhi / receive the presentation and thank Ants Lowe and Ashleigh McDonald on behalf of Drowning Prevention Auckland for their attendance.

Attachments

| | | |
|---|--|-----|
| A | Drowning Prevention Auckland Remote Lifejacket Station Pilot Presentation..... | 393 |
|---|--|-----|

8.2 Deputation: Crescendo

Te take mō te pūrongo Purpose of the report

1. To receive a deputation from Crescendo.

Whakarāpopototanga matua Executive summary

2. To receive an update from Crescendo and inform the board on Crescendo's move back to Henderson.

Ngā tūhonga Recommendation/s

That the Waitākere Ranges Local Board:

- a) whiwhi / receive the presentation and thank Cat Percy on behalf of Crescendo for her attendance.

Attachments

| | | |
|---|---------------------------------------|-----|
| A | Crescendo Community Presentation..... | 401 |
|---|---------------------------------------|-----|

8.3 Deputation: Te Uru Waitākere Contemporary Gallery Inc

Te take mō te pūrongo

Purpose of the report

1. To receive a deputation to keep the Board updated and informed about Te Uru's activities.

Whakarāpopototanga matua

Executive summary

2. To highlight and inform the local board of the upcoming programming and priorities Te Uru have for this calendar year.

Ngā tūtohunga

Recommendation/s

That the Waitākere Ranges Local Board:

- a) whiwhi / receive the presentation and thank AD Schierning and Emmy Seccombe on behalf of Te Uru Contemporary Gallery Inc. for their attendance.

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.

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

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.”

Waitākere Ward Councillors' Update

File No.: CP2025/03891

Item 11

Te take mō te pūrongo Purpose of the report

1. To receive an update from Waitākere Ward Councillors' Ken Turner and Shane Henderson.
2. A period of 10 minutes has been set aside for the Waitākere Ward Councillors to have an opportunity to update the Waitākere Ranges Local Board on regional matters.

Ngā tūtohunga Recommendation/s

That the Waitākere Ranges Local Board:

- a) whakamihi / thank Waitākere Ward Councillors' Ken Turner and Shane Henderson for their verbal update.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

| | |
|-------------|----------------------------------|
| Authors | Salif Sidibe - Democracy Advisor |
| Authorisers | Adam Milina - 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.: CP2025/03884

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 Waitākere Ranges 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 12

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 | 19 |
| B | Additional information on notable tree sites for Waitākere Ranges Local Board | 21 |

Ngā kaihaina Signatories

| | |
|-------------|--|
| Authors | Ruth Andrews - Senior Policy Planner |
| Authorisers | John Duguid - General Manager Planning and Resource Consents Adam Milina - Local Area Manager Lou-Ann Ballantyne - General Manager Governance and Engagement |

Name of meeting
day month year

DRAFT

Attachment A

Figure 1:

Proposed additions of trees and groups by Local Board, and areas within each Local Board:

| Local Board | Approx number of properties affected by a new tree/trees or group of trees | Areas within Local Board affected |
|---------------------|--|--|
| Albert-Eden | 18 | <ul style="list-style-type: none"> • Epsom (8) • Greenlane (2) • Mount Albert (4) • Mount Eden (2) • Three Kings (1) • Waterview (1) |
| Devonport-Takapuna | 13 | <ul style="list-style-type: none"> • Bayswater (4) • Belmont (1) • Castor Bay (1) • Milford (1) • Takapuna (6) |
| Franklin | 7 | <ul style="list-style-type: none"> • Ardmore (1) • Bombay (1) • Glenbrook (2) • Hingaia (1) • Papakura (1) • Pukekohe East (1) |
| Henderson-Massey | 19 | <ul style="list-style-type: none"> • Henderson (8) • Ranui (6) • Te Atatu Peninsula (3) • Te Atatu South (2) |
| Hibiscus and Bays | 11 | <ul style="list-style-type: none"> • Browns Bay (2) • Campbells Bay (5) • Mairangi Bay (3) • Stanmore Bay (1) |
| Howick | 15 | <ul style="list-style-type: none"> • Bucklands Beach (1) • Cockle Bay (1) • Flat Bush (2) • Howick (8) • Pakuranga (3) |
| Kaipatiki | 6 | <ul style="list-style-type: none"> • Birkdale (3) • Birkenhead (1) • Glenfield (1) • Northcote (1) |
| Mangere-Otahuhu | 11 | <ul style="list-style-type: none"> • Favona (1) • Mangere East (7) • Otahuhu (3) |
| Manurewa | 4 | <ul style="list-style-type: none"> • Hill Park (1) • The Gardens (1) • Manurewa (1) • Weymouth (1) |
| Maungakiekie Tamaki | 9 | <ul style="list-style-type: none"> • Mount Wellington (3) • Onehunga (2) |

<Enter the title here>

Page 1

Item 12

Attachment A

Name of meeting
day month year

DRAFT

| | | |
|------------------|------------|---|
| | | <ul style="list-style-type: none"> • Panmure (3) • Penrose (1) |
| Orakei | 16 | <ul style="list-style-type: none"> • Orakei (3) • Remuera (13) |
| Otara Papatoetoe | 5 | <ul style="list-style-type: none"> • Papatoetoe (3) • Mangere East (2) |
| Puketāpapa | 4 | <ul style="list-style-type: none"> • Epsom (1) • Mount Roskill (2) • Three Kings (1) |
| Rodney | 5 | <ul style="list-style-type: none"> • Martins Bay (1) • Port Albert (1) • Snells Beach (1) • Wainui (1) • Warkworth (1) |
| Upper Harbour | 2 | <ul style="list-style-type: none"> • Albany (1) • Greenhithe (1) |
| Waitakere Ranges | 7 | <ul style="list-style-type: none"> • Glen Eden (1) • Laingholm (1) • South Tiritangi (2) • Tiritangi (3) |
| Waitemata | 3 | <ul style="list-style-type: none"> • City Centre (1) • Grafton (1) • Grey Lynn (1) |
| Whau | 5 | <ul style="list-style-type: none"> • Avondale (4) • Glen Eden (1) |
| Total | 160 | |

Additional information for Waitakere Ranges Local Board

Proposed trees/groups to be added to the AUP Schedule 10 via Proposed Plan Change XX

| Species botanical name | Species common name | Number of trees | Road name | Area | Schedule 10 Section | Local Board |
|-------------------------------|-----------------------------|-----------------|----------------------|-----------------|---------------------|------------------|
| <i>Sequoia sempervirens</i> | Coast Redwood | 1 | Kawaka Street | Titirangi | Waitakere | Waitakere Ranges |
| <i>Sequoia sempervirens</i> | Coast Redwood | 1 | Kohu Road | South Titirangi | Waitakere | Waitakere Ranges |
| <i>Podocarpus totara</i> | Totara | 1 | Konini Road | Titirangi | Waitakere | Waitakere Ranges |
| <i>Eucalyptus nicholii</i> | Small-leaved Peppermint Gum | 1 | Oates Road | Glen Eden | Waitakere | Waitakere Ranges |
| <i>Podocarpus totara</i> | Totara | 1 | Scenic Drive | Titirangi | Waitakere | Waitakere Ranges |
| <i>Dacrydium dacrydioides</i> | Kahikatea | 1 | South Titirangi Road | South Titirangi | Waitakere | Waitakere Ranges |
| <i>Vitex lucens</i> | Puriri | 1 | Victory Road | Laingholm | Waitakere | Waitakere Ranges |

Waitākere Ranges Local Board feedback on the proposed wastewater environmental performance standards

File No.: CP2025/04714

Item 13

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 Waitākere Ranges Local Board:

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

Ngā tāpirihanga Attachments

| No. | Title | Page |
|-------------------|---------------------------|------|
| A | Attachment A – Memorandum | 25 |

Ngā kaihaina Signatories

| | |
|-------------|--|
| Authors | Salif Sidibe - Democracy Advisor |
| Authorisers | Lou-Ann Ballantyne - General Manager Governance and Engagement Adam Milina - Local Area Manager |



Memorandum

14 March 2025

To: All local board members

Cc: Cr Richard Hills, Chair, Policy and Planning Committee
Cr Angela Dalton, Deputy Chair, Policy and Planning Committee

Subject: Proposed wastewater environmental performance standards

From: Dave Allen, Manager Natural Environment Strategy, Policy department
Andrew Millar, Principal Analyst NES, Policy department

Contact information: Dave.allen@aucklandcouncil.govt.nz

Purpose

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

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 as these are renewed or 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.
5. From a regional 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. Councils use a range of tools to achieve environmental outcomes, including parameters provided for through resource consents, as that serves Resource Management Act planning provisions.

Context

6. Central government continue to implement reforms of relevance to the delivery of water services across New Zealand. This follows on from the passage of the Water Services Act 2021 (Act). Section 138 of that Act provides for the making of regulations to set wastewater standards for public networks. The standards do not apply to privately owned networks, septic tanks or onsite systems for treating wastewater.
7. The initial set of proposed wastewater standards ([Help shape New Zealand's wastewater future - Taumata Arowai - Citizen Space](#)) cover areas where performance improvements are



stated to be the most effective for essential infrastructure and cover most consents for wastewater treatment plants. The rationale for the proposed wastewater standards recognises that 57% of the public wastewater network plant infrastructure will require re consenting over the next decade. Further, a significant proportion of the wastewater plant infrastructure is 30-40 years old, and the current capacity is not aligned to expected population growth and urban development. The state and operation of wastewater plants in the Auckland region is better than in most other regions. However, there are still significant pressures affecting the future operation of these plants (e.g. capacity in areas of urban growth).

8. In this context, central government wishes to see nationally consistent standards that will: support environmental outcomes, drive cost and time efficiencies, support owners of networks to better plan for the cost of infrastructure, and save time for territorial authorities as owners of the public infrastructure, and regional councils as regulators.
9. The initial package of proposed wastewater standards specifically include:
 - discharges to water for a range of parameters and receiving environments, alongside a tailored standard for small wastewater treatment plants
 - discharges to land
 - beneficial reuse of biosolids
 - arrangements for wastewater network overflows and bypasses of wastewater treatment plants.
10. Other activities associated with wastewater (e.g. onsite wastewater treatment systems) will continue to be regulated through the existing resource consenting process. The Water Services Authority intends to establish an ongoing work programme to evaluate how standards have been implemented and to consider where additional standards may be appropriate or whether amendments are necessary.
11. Wastewater standards are intended to reduce the regulatory burden from consenting processes, and lead to greater standardisation in plant design, performance and operation, while providing service providers with greater certainty of costs for their wastewater network investments.
12. The Local Government (Water Services) Bill (currently before Select Committee) proposes changes that impact how wastewater standards are made and implemented, largely as it affects resource management processes. Proposed legislative amendments are designed to ensure that regional councils must implement any requirements imposed as part of a wastewater standard in a new consent and cannot include any conditions in a consent that are any more or less restrictive. The Bill also proposes that, where the infrastructure proposed in a new consent meets the relevant wastewater standard, a 35 year consent must be issued.
13. Accordingly, the proposed new wastewater standards, made under the Water Services Act, of are of consequence to meeting several environmental outcomes expected under current resource management legislation. From a regional council's perspective, there is a need to consider the implications of the proposed wastewater standards on achieving environmental outcomes at place, while similarly acknowledging the merits of the proposal from a territorial authority perspective.

Discussion

14. The initial set of four proposed wastewater standards are summarised as follows, noting that further information is available on the Water Services Authority – Taumata Arowai website. The detail in the proposed wastewater standards is technical in nature, and not discussed in this information memo.



Discharges to water standard

15. The proposed standard for discharges to water includes:
 - treatment limits for the main contaminants that are discharged by wastewater treatment plants, and are commonly subject to limits or monitoring arrangements in resource consents
 - different classes of receiving environment, for which there are different proposed limits
 - 'end of pipe' monitoring and reporting requirements for the treated discharge
 - sets separate treatment requirements that are tailored to small wastewater plants that service very small populations and have a minimal impact on the receiving environment.
16. For discharges to water, and to land, regional councils will not be able to introduce consent conditions that require either higher or lower levels of treatment. Monitoring and reporting requirements will also be set through consent conditions. Outside of matters covered in the standards, regional councils will still need to consider other consenting aspects of wastewater infrastructure and discharges, such as the location and whether any structures for the plant are required. Another matter of consideration retained by the council's consenting processes might be discharges to air (e.g. odour).

Discharge to land standard

17. The proposed standard for discharges to land is based on a site-specific risk assessment and includes:
 - a framework for identifying areas of land appropriate for land application and classifying its risk
 - treatment requirements for wastewater that is discharged to land, and
 - monitoring and reporting requirements, including for soil and water at and around the discharge site.

Beneficial reuse of biosolid standard

18. The proposed standard for beneficial reuse of biosolids includes:
 - a grading system for processing biosolids, with corresponding activity status under the Resource Management Act 1991, for how and where biosolids can be reused
 - additional treatment requirements and mitigation measures where biosolids have a lower grade, and
 - monitoring and reporting requirements, which correspond with the grade of biosolids.
19. The grading framework will set the consent requirements for different grades of biosolids, with the highest grade not requiring a resource consent to be applied to land (i.e., a permitted activity).
20. The Water Services Authority – Taumata Arowai is likely to base its proposed standard on the *Guidelines for the Safe Application of Biosolids to Land in New Zealand*. These guidelines were last reviewed in 2017, and are currently under a subsequent comprehensive review coordinated by Water New Zealand.



Arrangement for wastewater network overflows and bypasses of wastewater treatment plants

21. The proposed standard for wastewater network overflows and bypasses includes:
 - requirements for network operators to develop wastewater risk management plans, to identify where overflows and bypasses are a risk, and how they should be managed
 - monitoring and reporting requirements for overflows and bypasses from wastewater networks, and
 - classification of overflows and bypasses as controlled activities under the Resource Management Act 1991.
22. Regional councils will continue to control how adverse effects of overflows and bypasses on the environment are managed, with the proposed controlled activity status being applied to such discharge activities. Currently, only a few councils (including Auckland) manage for network overflows, whereas in about 50% of the other regions overflows are a prohibited activity, with discharges only provided for under emergency provisions (section 330 of the RMA).

Areas of interest to the council group

23. The stated rationale for the proposed wastewater standards are largely based on three main issues:
 - significant costs in investigating and agreeing on the effects of a proposed activity to inform a consent decision
 - significant variation in wastewater treatment requirements (both across the country and within regions) and how that impacts the overall system performance
 - a lack of transparency about how wastewater treatment systems are performing.
24. There is a natural tension between achieving system consistency and allowing a suitable degree of flexibility when considering what might be relevant matters at a site-specific discharge location. The discussion document states that the current approach has delivered inconsistency based on common factors such as the age of the plant, its treatment processes or infrastructure, or impacts on the receiving environment. The current approach has resulted in significant design, operating and consent costs, and concerns about what good treatment should be.
25. Regional councils may consider that in principle, the consistency sought through the proposed new wastewater standards is reasonable, along with reduced costs, but it may similarly be debatable whether the analysis and position taken is simplistic and/or not cognisant of various constraints or phasing of new works being planned across the country.
26. The main concern is that the wastewater standards will not be linked to water quality 'limits' that must be set through implementation of the National Policy Statement for Freshwater Management. Through that RMA process, various options will need to be considered to address other activities producing discharges affecting environmental outcomes. Wastewater standards for other wastewater plants may need more consideration. The effects of wastewater discharges in comparison to other activity discharges may also need further consideration.
27. The proposed standards are expected to aid transparency through standardised monitoring and benchmarking of performance against national parameters. How this integrates with other monitoring regional councils undertake (cf. network operators) in the future for environmental reporting under the RMA, will be evaluated during the submission preparation process. Similarly, what implications the proposed standards have for compliance and enforcement activities will also need to be considered.



Next steps

28. Policy department staff (Natural Environment Strategy unit) are coordinating the preparation of a council group submission. A draft is intended to be socialised with the Policy and Planning Committee on 10 April. The deadline for local board feedback (optional) is **4 April**. Please contact us well before then if you have queries, and we can direct you to the relevant specialist as required.
29. Feedback and key themes can be reflected in the draft submission and provided to the Policy and Planning Committee members as part of the 10 April committee meeting. It will be available to delegated authorisers from the committee prior to the final draft council submission being approved. Following committee discussion, staff will refine the draft submission in the following week, for consideration by delegated authorisers. The closing date for submissions is 24 April 2025.
30. Timeframes are tight to enable staff technical assessment of the proposed wastewater standards, while also incorporating a range of input from council departments, council controlled organisations (principally Watercare), and any relevant themes and/or key issues from local board members.
31. Central government's intention is to finalise regulations for the initial package of wastewater standards before the end of 2025.
32. After wastewater standards are gazetted, they will begin to have an impact as existing resource consents for the relevant activities expire and replacements are sought, in addition to any new consents sought for activities encompassed by the wastewater standards.
33. Central government is also concurrently pursuing amendments to the Water Services Act 2021 to amend how wastewater standards are given effect through the Resource Management Act 1991. Once those amendments have been passed, and any initial wastewater standards put in place, central government will look to develop 'infrastructure design solutions.' These voluntary solutions will set out standardised design and operating requirements for modular wastewater treatment plants or components of wastewater treatment plants that are deemed to meet the wastewater standards. The intention is that these solutions are intended to support network operators to meet wastewater standards in a cost-effective way.

Waitākere Ranges Local Board views on the draft Contributions Policy 2025

File No.: CP2025/04933

Item 14

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 tūtohunga

Recommendation/s

That the Waitākere Ranges 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 Waitemātā 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.

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 | 41 |
| B | Attachment B: Schedule 8 Asset for which development contributions (DCs) will be used | 85 |
| C | Attachment C: Consultation Document - Contributions Policy 2025 | 115 |
| D | Attachment D: How we set Development Contributions – Cost Allocation Methodology | 143 |
| E | Attachment E: Funding area maps | 211 |
| F | Attachment F: Memorandum and Summary of consultation feedback | 223 |

Ngā kaihaina

Signatories

| | |
|-------------|--|
| Authors | Andrew Duncan - Manager Financial Policy |
| Authorisers | Lou-Ann Ballantyne - General Manager Governance and Engagement Adam Milina - Local Area Manager |



Item 14

Attachment A

Draft Contributions Policy 2025

August 2024

Financial Policies

Contents

| | |
|---|----|
| Financial Policies | 1 |
| 1 Overview and purpose | 2 |
| 2 Applicable policy | 3 |
| 3 Use of development contributions or financial contributions..... | 3 |
| 4 Definitions | 4 |
| 5 Development contribution general provisions..... | 8 |
| 6 Development contribution assessment..... | 10 |
| 7 Development contribution assessment review | 13 |
| 8 Ancillary Information | 15 |
| Schedule 1 – Activities to be funded by development contributions | 17 |
| Schedule 2 – Development types and unit of demand factors..... | 18 |
| Schedule 3 – Schedule of development contributions | 20 |
| Schedule 4 – Summary of capital expenditure for growth (\$m)..... | 25 |
| Schedule 5 – Considerations of activity funding..... | 27 |
| Schedule 6 – Summary of financial contribution provisions | 31 |
| Schedule 7 – Significant assumptions | 32 |
| Schedule 8 – Assets for which development contributions will be used..... | 35 |
| Attachment A – Payment timing and enforcement | 36 |
| Attachment B – Cost Allocation..... | 38 |
| Attachment C – DC model | 40 |
| Attachment D – Policy Dates | 42 |

1. Overview and purpose

The purpose of development contributions is:

- to recover from those persons undertaking development, a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

The purpose of this policy is to:

- provide predictability and certainty to stakeholders in how infrastructure for growth, including major transformational infrastructure, is to be funded and to provide transparency of what is to be funded and what has been delivered.
 - provide for those involved in development to make fair payments to the council to reflect the expected demand their developments will have on council infrastructure and the expected benefits residents and businesses occupying these developments will derive from council infrastructure.
 - set contribution charges at levels that help achieve the scale, type, quality and location of development that the Auckland Plan 2050 vision aspires to.
 - to support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.
1. The contribution charges are derived by dividing the capital expenditure for growth in the Long-term Plan 2024-2034, capital expenditure already incurred, in anticipation of growth, before the start of the current LTP period and capital expenditure on assets proposed to be built after the period covered by the Long-term Plan, by the estimated number of new residential and non-residential developments.
 2. Auckland's population is forecast to continue to grow, with a further net 200,000 Aucklanders expected by 2034 and a further 409,000 by 2054...
 3. Council's capital planning anticipates a mixture of both public and private infrastructure development. Development contributions only recover the growth portion of capital expenditure projects incurred by council for public infrastructure.
 4. Private infrastructure works required as a condition of consent are not included in the setting of the development contributions price and will be dealt with by the developer of the land.
 5. Capital expenditure projects funded by contributions are set out in schedule 4 and schedule 8.
 6. The contribution charges are dependent on which funding area development is occurring in, as well as the type and size of development being carried out.
 7. The Contributions Policy, in line with the Auckland Plan 2050, promotes particular types of development because of the lower marginal cost of infrastructure provision through a more compact future Auckland. This policy uses a range of demand factors to reflect the lower demand expected from these forms of development.
 8. Typically charges differ dependent on the size of a development and are set to reflect its average capacity to house occupants or level of business activity. Developments with larger residential capacity or more business activity will place higher demand on new growth infrastructure.
 9. The contribution charges are set out clearly and unambiguously in the policy, assisting those undertaking development to assess the financial viability of their projects early in the process. An online estimation tool is available for all to use at www.aucklandcouncil.govt.nz.
 10. Payment timing varies depending on the type of consent and is described in Attachment A of this policy.
 11. There are no charges for water supply and wastewater infrastructure under this policy. The cost of this infrastructure is charged directly by Watercare Services Limited or Veolia Water to their customers.
 12. The Contributions Policy has been developed in accordance with the purpose and principles in Section 197AA and 197AB of the Local Government Act 2002 (LGA 2002).

2. Applicable policy

13. This policy applies to applications lodged on or after 1 March 2025.
14. Development contribution per unit of demand prices will apply to applications based on the date the application (accompanied by all required information) was lodged with the Council, as required by section 198(2A) of the Local Government Act 2002(see Attachment D).
15. Subject to clause 16, where a development has multiple applications lodged during the currency of different policies, the policy in force at the time each application (accompanied by all required information) was lodged will apply to that application.
16. If different policies apply at the time of lodgement of applications for resource consent and for building consent in relation to the *same* stage of development, the developer may choose which policy they wish the charge to be calculated under. Paragraph 39 below sets out how this policy applies to *different* stages of a staged development.

3. Use of development contributions or financial contributions

17. The council considered the options available to it for funding the capital expenditure it is planning to incur in connection to the growth of Auckland, or has already incurred in anticipation of that growth. The council considered the purposes of and reasons for development and financial contributions and other funding sources and determined that:
 - a. development contributions should be used as the main funding tool for growth related infrastructure provided by the council.
 - b. financial contributions will be used as set out in Schedule 6
 - c. the option of using and investigating other funding sources be retained.
18. Financial contributions that have been imposed in a resource consent will still be required to be paid as these are a condition of the consent.
19. The council requires development contributions to be paid in cash rather than land. For the avoidance of doubt, this means that land identified for stormwater, roads and reserve purposes in structure plans and framework plans will not automatically be required as financial contributions payable in land.

4. Definitions

20. The following definitions are used throughout the policy and highlighted in bold and italic:

Table 1

| Term | Definition |
|---|--|
| Accommodation units | Defined in section 197 of the LGA 2002 as: <i>“units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation”</i> For clarification: <i>“rental accommodation”</i> above refers to short term rental purposes (no longer than 90 consecutive days), long term rental accommodation will be treated as dwelling units. <i>“temporary accommodation”</i> means a cabin, caravan, vehicle, tent, or other building or structure intended for human habitation for periods not exceeding 50 days in any continuous term of occupancy |
| Activity | A grouping of council functions required for development contributions as listed in Schedule 1. |
| Aged care room | Any dwelling unit in a <i>“rest home”</i> or <i>“hospital care institution”</i> as defined in section 58(4) of the Health and Disability Services (Safety) Act 2001 |
| Allotment | Defined in section 218(2) of the Resource Management Act 1991 as: <i>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <i>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i> <i>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i> <i>(b) any parcel of land or building or part of a building that is shown or identified separately—</i> <i>(i) on a survey plan; or</i> <i>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i> <i>(c) any unit on a unit plan; or</i> <i>(d) any parcel of land not subject to the Land Transfer Act 2017.</i> |
| Attached dwelling unit - low rise | A dwelling in a development of up to four levels and three or more attached dwelling units |
| Attached dwelling unit - medium to high rise | A dwelling in a development of five or more levels and three or more attached dwelling units |
| Brownfield | Any already urbanised land to be redeveloped, often for more intensive or different land use. |
| Camp Grounds | Defined in section 2 of the Camping-Grounds Regulations 1985 as: <i>“means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of these regulations”</i> |
| Commercial | Land use associated with (but not limited to): a) communication services b) financial services c) insurance d) services to finance and investment e) real estate |

| Term | Definition |
|---------------------------------------|--|
| | <ul style="list-style-type: none"> f) business services g) central government administration h) public order and safety services i) local government administration services and civil defence j) commercial offices |
| Community facilities | Defined in section 197 of the LGA 2002 as: “reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199” |
| Community Infrastructure | Defined in section 197 of the LGA 2002 as: “(a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and (b) includes land that the territorial authority will acquire for that purpose |
| Council | Auckland Council, including, where necessary, one or more of its council-controlled organisations (CCOs) |
| Community outcomes | Defined in section 5 of the LGA 2002 as: “the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental, and cultural well-being of its district or region in the present and for the future” |
| Detached dwelling unit | A stand-alone or duplex dwelling in a development (maximum of two dwelling units) |
| Development | Defined in section 197 of the LGA 2002 as: “(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but (b) does not include the pipes or lines of a network utility operator” |
| Development Agreement | Defined in section 197 of the LGA 2002 as: “means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district” |
| Development contribution objection | Defined in section 197 of the LGA 2002 as: “means an objection lodged under clause 1 of Schedule 13A against a requirement to make a development contribution” |
| Development contribution commissioner | Defined in section 197 of the LGA 2002 as: “means a person appointed under section 199F” |
| Dwelling or dwelling unit | Any building, or group of buildings, or any part of those buildings, that is used or designed to be used solely or principally for residential habitable space purposes by not more than one household. |
| Education and health | Land uses associated with (but not limited to): <ul style="list-style-type: none"> a) Education b) Health and community health services whether public or private |
| Greenfield | Land identified for future urban development that has not been previously developed. |
| Funding area | A geographical area used to accumulate the cost of activities and define a part of Auckland for development contribution purposes. For stormwater this includes any future development which extends the area served by a stormwater network |
| Gross development area [or GDA] | Gross development area equals: <ol style="list-style-type: none"> 1) The total floor area of any building measured from the outer faces of the exterior walls, or the centre line of walls separating two abutting buildings Plus <ol style="list-style-type: none"> 2) The area of any part of the allotment used solely or principally for the storage, sale, display, movement or servicing of goods or the provision of services on the allotment. |

| Term | Definition |
|------------------------------------|---|
| | <p>The gross development area does not include:</p> <ul style="list-style-type: none"> a) vehicular parking ancillary to the primary development, manoeuvring, loading and landscaping areas, and areas used only for primary production purposes (such as quarry workings, farm lands and orchards) the conversion of which to another use would require resource consent or building consent; and b) the area of plant equipment servicing the site and network infrastructure including pipes, lines installations, roads, water supply, wastewater and stormwater collection and management systems <p>For the avoidance of doubt, the gross development area <i>includes</i> the areas occupied by network utility operators for carrying out their normal business, including offices, workshops warehouses and any outside areas</p> |
| Gross floor area [or GFA] | <p>The gross floor area is the total internal floor area of a dwelling measured:</p> <ul style="list-style-type: none"> • from the exterior faces of the exterior walls, or • from the centre lines of walls separating two buildings or tenancies <p>For the avoidance of doubt, the gross floor area excludes non habitable areas such as garage space</p> |
| Household | A household consists of one or more persons who live in the same dwelling and share living accommodation and kitchen facilities. |
| Household unit | The unit of demand representing one average detached dwelling unit |
| Household unit equivalent [or HUE] | The unit of demand that creates an equivalency factor between a type of development and one average detached dwelling unit (<i>household unit</i>) |
| Impervious surface area [or ISA] | The area of any site which is not capable of absorbing rainwater |
| Kaumātua Housing | Housing for Māori over the age of 55 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga |
| Lawfully established | <p>Any:</p> <ul style="list-style-type: none"> a) <i>allotment</i> for which a title has been issued; or b) dwelling, or non-residential unit or building authorised under the Resource Management Act 1991 and with a building consent and, where required, a code compliance certificate |
| Lodged | The point in time at which an application that complies with all the requirements in section 88(2) of the Resource Management Act 1991 or section 45 of the Building Act 2004, has been submitted to the council |
| Māori land | <p>Māori land is defined as being either:</p> <ul style="list-style-type: none"> • Māori customary land (Te Ture Whenua Māori Act 1993) • Māori freehold land (Te Ture Whenua Māori Act 1993) • crown land reserved for Māori (Te Ture Whenua Māori Act 1993) • general land owned by Māori that is beneficially owned by more than 10 Māori either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity • general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967; where the land is beneficially owned by the persons, or by the descendants of the persons, who beneficially owned the land immediately before the land ceased to be Māori land. |
| Network infrastructure | <p>Defined in section 197 of the LGA 2002 as:</p> <p><i>“the provision of roads and other transport, water, wastewater, and stormwater collection and management”</i></p> |

| Term | Definition |
|---|--|
| Non-commercial development | Defined as development that is being undertaken without the intention to lease, sell, or rent the development, for profit or capital gain. Regardless of the use to which the profit is put. |
| Not-for-profit development | Non-commercial developments undertaken by a not-for-profit entity |
| Objector | Defined in section 197 of the LGA 2002 as: <i>“means a person who lodges a development contribution objection”</i> |
| Production and distribution | Land uses in which goods are manufactured, fabricated, processed, converted, repaired, packaged, assembled, stored, distributed or serviced including (but not limited to): <ul style="list-style-type: none"> a. horticulture, agriculture, mining, quarrying, forestry, fishing, services to agriculture, oil and gas exploration and extraction, water supply and wastewater processing, electricity generation and supply b. meat and meat product manufacturing, dairy product manufacturing c. food, beverage, malt and tobacco manufacturing, textile and apparel, wood product, paper and paper product manufacturing d. printing and publishing e. petroleum and industrial chemical, rubber, plastic and other chemical product manufacturing f. metal, structural, sheet, and fabricated metal product manufacturing g. transport equipment, machinery and equipment manufacturing h. furniture manufacturing i. construction, wholesale trade, road transport, water and rail transport, air transport, services to transport and storage |
| Retail, hospitality, recreation and personal services | Land use associated with (but not limited to): <ul style="list-style-type: none"> a. Retail trade b. Restaurants and bars c. Cultural and recreational services d. Personal and other community services e. Campsites and non-residential structures on a camp ground |
| Retirement unit | Any dwelling unit in a retirement village (other than an aged care room) |
| Retirement village | A managed comprehensive residential development used to provide accommodation for aged people: Includes: <ul style="list-style-type: none"> • the use or development of any site(s) containing two or more units that provides accommodation, together with any services or facilities, predominantly for persons in their retirement, which may also include their spouses or partners; and • recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the retirement village. • Kaumātua Housing Excludes: <ul style="list-style-type: none"> • Single dwellings The retirement village must be registered under section 10 of the Retirement Villages Act 2003. |
| Service connection | Defined in section 197 of the LGA 2002 as: <i>“a physical connection to a service provided by, or on behalf of, a territorial authority”</i> |
| Small ancillary dwelling unit | The first dwelling unit ancillary to the primary dwelling unit on an allotment with a gross floor area of 65m ² or less |
| Student Accommodation | Living accommodation, primarily used or designed to be used by registered students or guests of tertiary education institutions, and which is served by one or more communal living areas, such as lounges, study areas, laundries or kitchens. |

5. Development contribution general provisions

21. The council identifies the total cost of capital expenditure that it expects to incur through the long-term plan, and capital expenditure on infrastructure which it intends to incur beyond the period of the budget, as well as capital expenditure already incurred in anticipation of growth: and then identifies the share of that expenditure attributable to growth (developments). The council then considers the overall impact of the allocation of the cost of growth and the level of development contributions on landowners and developers, future buyers, general ratepayers across Auckland and the council's wider growth objectives, before determining what development contributions will be required¹.

Activities

22. The council has identified a number of activities that are appropriate for funding through contributions. These activities form the basic building blocks that enable new development to proceed.
23. It should be noted that under this policy there are no charges for water and wastewater infrastructure. The cost of this infrastructure is charged directly by Watercare Services Limited and Veolia Water Auckland to their customers.
24. The council can require development contributions for the following broad classes as set out in section 199(1) of the LGA 2002:
- reserves
 - network infrastructure
 - community infrastructure.
25. The council has determined that within these broad classes it is appropriate to use development contributions as a funding source for capital expenditure related to activities listed in Schedule 1.
26. Section 106(2)(c) of the LGA 2002 requires the council to explain why, in terms of matters in section 101(3) of the Act, it has determined to use development contributions or financial contributions as a funding source for each of these activities.
27. The basis for the council's consideration is set out in Schedule 5 of this policy and referred to in the council's Revenue and Financing Policy.
28. Within these activities, development contributions will not be required to fund:
- operating and maintenance costs
 - any part of capital expenditure projects that is funded from another source
 - costs incurred by the council to fund renewal of assets and/or to increase existing levels of service that are below the stated service standard.

Funding areas

29. Development contributions may be required from developments across the whole of Auckland using regional, sub-regional and local geographic *funding areas*. Development occurring within each area may be required to pay contributions applicable in that *funding area*.
30. The funding areas underlying this policy are listed in Schedule 3 and shown on the funding area maps available on the council's website, www.aucklandcouncil.govt.nz
31. For clarity the council considers that for stormwater activities, a development not only creates a demand for infrastructure within the hydrological catchment it is located in, but also creates demand (on account of the

¹ This clause is included to explain how council calculates the total development contributions it intends to collect from developments.

growth community within the development) for stormwater management and flood protection over a wider area.

Development types and units of demand

32. In meeting its requirements under Schedule 13(2) of the LGA 2002 to attribute units of demand to particular developments or types of development on a consistent and equitable basis, the council has considered:
 - a. the need to separate residential and non-residential activities because of the different demands they place on activities of the council
 - b. the range of residential development types and scales
 - c. the range of non-residential development types and scales
 - d. the future vision for Auckland set out in the Auckland Plan 2050 including the creation of a more compact city to make better and more efficient use of infrastructure
 - e. the need for the Contributions Policy to align with Auckland Plan 2050 outcomes
 - f. the complexity of trying to make the policy account for every different development type
 - g. the availability of data to support differential unit of demand factors for various types of development.
33. The council considers that:
 - a. there is data currently available to identify some average demand factors for a limited number of residential development types which enables the policy to support the compact urban form promoted by the Auckland Plan 2050
 - b. there is data currently available to identify some average demand factors for a limited number of non-residential development types
 - c. using broad averages for a limited number of development types is sufficient to approximate the range of development likely to occur in Auckland
 - d. it is important to use common, standard frameworks for the classification of non-residential developments.
34. Schedule 2 sets out the types of residential and non-residential development that have been identified, and provide the unit of demand factors applicable to each. It also sets out zero unit of demand factor for some forms of development that generate negligible demand or cannot at present be shown to generate a demand for infrastructure.
35. Stormwater demand that causes council to invest in public infrastructure can arise if there is an increase in peak flows or an increase in volume, duration or frequency of the flows, by the development of a site.

Position on existing allotments and land use

36. In attributing units of demand to a particular development or type of development as required by Schedule 13(2) of the LGA 2002, the council's assessment using Schedule 2 will take into account the demand generated by existing lawfully established allotments or land use on the development site (refer to step 2 below).
37. Existing lawfully established allotments or land use are assumed to already be appropriately serviced with reserves, network infrastructure, or community infrastructure as per Schedule 2 and will place no additional demand for new or additional assets or assets of increased capacity. The council will deduct units of demand for existing development from the total units of demand expected to be generated by the proposed development.

Staged subdivision development

38. Where a staged subdivision development is undertaken under a single consent, the contribution calculated will be based on the contribution amounts applying on the date the consent application (accompanied by all required information) was lodged with the Council, and will continue to apply to each stage of the development.
39. Where a staged development is undertaken under multiple consents, each consent shall be subject to the policy applying at the time the application for that consent (accompanied by all required information) was lodged.

6. Development contribution assessment

40. The council will endeavour to assess the contributions on a development's first application for consent or connection authorisation. It may re-calculate a development for contributions on any subsequent application in relation to the same development.
41. If for any reason the council does not assess development contributions on an earlier application for consent or authorisation, it may assess development contributions on a subsequent application for the same development project.

Test for development

42. Under section 198 of the LGA 2002, Auckland Council may require a development contribution to be made when:
 - a. a resource consent is granted under the Resource Management Act 1991 for a development within the region
 - b. a building consent is granted under the Building Act 2004 for building work situated in the region
 - c. an authorisation for a service connection is granted.
 - d. a certificate of acceptance is granted under the Building Act 2004.
43. However, development contributions can only be required where a **development** as defined by section 197 of the LGA 2002 is to occur.
44. Under section 197 of the LGA 2002, **development** means:
 - (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure;
 - (b) does not include the pipes or lines of a network utility operator².
45. On receiving an application for subdivision consent, resource consent, building consent or service connection, the council is required to²:
 - a. Test and confirm that the application is for a "development" under section 197 (i.e. that it generates a demand for reserves or infrastructure)
 - b. determine whether alone or in combination with other developments the application under consideration will have the effect of requiring new or additional assets or assets of increased capacity and, as a consequence, the council will incur capital expenditure to provide appropriately for this
 - c. ensure that any development contribution that may be required, is provided for in this policy.
 - d. check that it is not prohibited by section 200 of the LGA from requiring a contribution.
46. If the council is satisfied that the application meets the legal requirements above, it will assess contributions using the following steps.

Step 1 – Proposed development, assessing the total units of demand

47. The council will assess the demand from the development using the unit of demand factors set out in Schedule 2. For clarity, council will not consider any demand factors outside of that contained in Schedule 2.
48. The policy uses the **Household Unit Equivalent** as a measure of demand.
49. Schedule 2 gives the units of demand expected from a defined range of different types and sizes of development as compared to that of an average sized single detached dwelling (**Household Unit**) with a demand of 1

² The High Court case of *Neil Construction Ltd v Northshore City Council* set out the steps for council to follow when considering whether a development contribution(s) may be required.

(*Household Unit Equivalent*). The demand for each different development type within the development will be assessed separately.

50. *Development* can be in the form of additional *allotments* or additional land use activity or a combination of both. Using Schedule 2 it is possible to calculate the units of demand from all *allotments* and land use expected after the *development* occurs; and the council will use the higher amount (allotment or land use) to determine the final demand on the site.

Step 2 – Credits, assessing units of demand for *allotments* or land use currently on the development site

51. The council will make a deduction of units of demand calculated using Schedule 2, for the most recent lawfully established *allotments* or land use on the site up to a maximum of ten years prior to the date of lodgement.
52. A deduction for existing units of demand:
- will not be used to reduce the units of demand on a development below zero;
 - will only apply to existing units of demand on the development site; and
 - will not be transferable to or from another development site
 - will not be based on monetary value.
53. The council may require a development contribution to be paid for any lawfully established *allotment* that has previously been prevented from being developed by any legal restriction or was exempt from paying development or financial contributions in the past but is now able to be developed.
54. Using Schedule 2 it is possible to calculate the units of demand from all *allotments* and land use expected before the *development* occurs. The demand for each different development type within the development will be assessed separately.
55. The calculation of units of demand for existing *allotments* or land use will be undertaken on an *activity* by *activity* basis and use the higher amount of *allotment* or land use, not an addition of both.

Step 3 - Contribution charge calculation

56. The assessed units of demand existing on the site (step 2) are deducted from the assessed units of demand proposed by the development (step 1) to calculate the additional units of demand on the site. The lowest value possible from this calculation is zero.
57. The additional units of demand value is then multiplied by the contribution unit price as set out in Schedule 3 for each relevant activity and funding area to calculate the contribution payable.

Step 4 – Calculation of total contribution payable

58. The total development contribution payable is calculated by adding the contributions payable for each *activity* determined in steps 1 to 3.
59. Development contribution assessments are calculated exclusive of GST and do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. A tax invoice will be issued in accordance with this policy.

Adjustment of contributions for reserve acquisition and reserve development

60. Section 203(1) of the LGA 2002 requires that a development contribution for reserves calculated under this policy must not exceed the greater of:
- 7.5 per cent of the value of the additional *allotments* created by a subdivision; and
 - the value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.
61. Contribution charges for reserves set out in Schedule 3 will be reduced where they exceed the maximum reserve contribution allowed under section 203(1) of the LGA, to the level of the statutory maximum.
62. Both the reserve acquisition and reserve development contributions are combined to create the contribution for reserves that is subject to the statutory maximum in section 203(1).

63. For purposes of section 201(1)(d) of the LGA 2002, the council will determine the value of additional allotments and land on the following basis:
- a. for compliance with 60a) using the most recent rateable land valuation for similar allotments in the vicinity of the development, those similar lots being identified at the discretion of the council. Where the contribution calculated exceeds the value calculated using the rateable value, the applicant will be required to obtain a market valuation; and
 - b. for compliance with 60b), the council will use the average value equivalent of 20 square metres of land in the vicinity of the development. Where the contribution calculated exceeds the average rateable value of land within the vicinity of the development, council will undertake a valuation of a range of land in the vicinity.

Payment date and enforcement

64. Invoices will be issued in accordance with Attachment A - Payment timing and enforcement.
65. Invoices become due for payment immediately upon issue.
66. Where invoices remain unpaid beyond the payment terms set out in this policy, the council may invoke normal debt collection practices to recover outstanding debt including the actual costs associated with the debt collection. Attachment A details further action available to council if debt remains unpaid.

Conditions and criteria for remissions, postponements and refunds

67. There are no remissions provided for within this policy.
68. The council will not consider applications for reductions of development contributions on the grounds of financial hardship, that the developer has a charitable purpose, that the development is a social development or is part of the Government's Kiwibuild Programme or for any other reason.
69. Under this policy there are no offsets of contributions for works provided by a developer. If a developer undertakes works on behalf of council it is expected that the developer and council will enter into a works agreement or private developer agreement, but any development contributions must still be paid.
70. Council does not accept land in lieu of contributions to be paid. All contributions should be paid, and any land accepted by council's Park and Recreation team will be purchased and paid for under a sale and purchase agreement.
71. The policy makes no provision for payment of development contributions invoices to be postponed. However, the council may, at its discretion, agree to a payment arrangement in the context of debt recovery where contributions have not been paid by the due date. This will be administered by the Accounting Services Team.
72. The council will refund money or return land as it is required to do under section 209 and section 210 of the LGA 2002:
73. For the purposes of Section 210(1)(a) of the Act, the council will refund a development contribution taken for a specified reserve purpose if the money is not applied to that purpose within 20 years after the contribution was received.

7. Development contribution assessment review

Reconsideration of requirement for development contribution

74. The council will reconsider, at the request of the applicant, an assessment of the total contribution payable if the applicant considers that:
 - a. the development contribution was incorrectly calculated or assessed; or
 - b. the development contribution policy has been incorrectly applied; or
 - c. the information used to assess the development against the contribution policy, or the way this information has been recorded or used when requiring the development contribution was incomplete or contained errors.
75. A request for reconsideration must be made within ten working days after the date on which the applicant receives notice from the council of the level of development contribution that the council requires.
76. An applicant may not apply for a reconsideration if the applicant has already lodged an objection under section 199C and Schedule 13A of the LGA 2002. However, applying for a reconsideration does not prevent the applicant from filing an objection under section 199C of the LGA 2002.
77. A request for reconsideration must be made in writing to the person at the council who gave notice of the development contributions assessment and identify the basis on which the reconsideration is sought together with, as appropriate, the legal and evidential grounds in support of the application for reconsideration.
78. The council may, within ten working days of receiving the request for reconsideration, request further information from the requester to support the grounds stated in the reconsideration.
79. The council will proceed to determine the request for reconsideration if:
 - a. it has, in its view, received all required information relating to the request; or
 - b. the requester refuses to provide any further information requested by the council (as set out above).
80. In considering the request for reconsideration, the council will make its decision without convening a hearing.
81. In all cases, the council will give written notice of the outcome of its reconsideration to the applicant within 15 working days after:
 - a. the date the application for reconsideration is received, if all required information is provided in that application; or
 - b. the date the application for reconsideration is received, if the applicant refuses to provide further information; or
 - c. the date the further information is received from the applicant.
82. An applicant may object to the outcome of the reconsideration by filing an objection under section 199C of the LGA 2002.

Development Contribution Objections

83. A person may lodge an objection to the development contribution requirement on the grounds that council has:
 - a. failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development contribution on requirements for community facilities in the territorial authority's district or parts of that district; or
 - b. required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
 - c. required a development contribution in breach of section 200; or
 - d. incorrectly applied its development contributions policy to the objector's development.
84. An objection may not challenge the content of a development contributions policy prepared in accordance with section 102 of the LGA 2002.
85. An objection must be lodged within 15 working days after the date on which the *objector* received notice of the level of development contribution required.

86. If an *objector* has received notice on the outcome of a reconsideration under section 199B of the LGA 2002, the 15 working day period begins on the day after the date on which the *objector* received the notice of the outcome of the reconsideration.
87. The notice of objection under Schedule 13A(1) of the LGA 2002 must –
 - a. be in writing; and
 - b. set out the grounds and reasons for the objection, and
 - c. state the relief sought; and
 - d. state whether the *objector* wishes to be heard on the objection.
88. If a development contribution objection is lodged, the council may still require the development contribution to be paid, but will not use it until the objection has been determined.
89. If the council does not require a development contribution to be paid pending the outcome of the objection, it may withhold consents or permissions in accordance with section 208 of the LGA 2002 until the objection has been determined.
90. The council may, in its discretion, allow an objection to be served on it after the 15 working days period specified, if satisfied that exceptional circumstances exist.
91. An objection is heard by one or more *development contributions commissioners*. The hearing process is set out in Schedule 13A of the LGA 2002. The cost for services of a *development contributions commissioner(s)*, the hearing and administration support will be payable by the *objector*. All other fees/charges will be borne by the respective parties.
92. Applicable fees and allowances for a witness appearing at a development contribution hearing must be paid by the party on whose behalf the witness is called.

Exemptions

93. Development contributions will not be required under this policy where there is a relevant legislative exemption under the LGA or any other Act of Parliament.

Development on Māori land

94. Auckland Council recognises that land is a taonga tuku iho of special significance to Māori people. The council is committed to promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu. The council supports the facilitation of the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, and their hapū through grants available under the Cultural Initiatives Fund for development of marae and papakāinga and Māori housing³. Grants made under this fund can cover costs associated with development including development contributions payable under this and former policies. To that extent, the grants are in lieu of remission of development contributions under this policy, which is unnecessary because of the grants.
95. Recognising that much of the parkland in Auckland was previously Māori land, this policy provides that not-for-profit development on Māori land is exempt from the payment of contributions for reserves.

Development Agreements

96. The council may enter into development agreements or other agreements in circumstances where there is a need to allocate responsibility between developers and the council for the construction and funding of public works associated with a development in order to support outcomes in the Auckland Plan.
97. Development agreements will not be used to reduce the amount of any contribution calculated under this policy. It is expected that any agreement will include provisions that will underline the expectation for payment of development contributions by developers and a works contract for the purchase of infrastructure constructed by the developer.
98. Where an applicant undertakes work on behalf of the council, this will be done within normal procurement procedures and paid for under the terms of that engagement. Development contributions will still be payable by the applicant where they are required under this policy.
99. Sections 207A to 207F of the LGA 2002 sets out provisions relating to development agreements..

³ Māori housing grants are only available for housing developments undertaken in conjunction with an urban marae and must fill the same general purpose as papakāinga.

8. Ancillary Information

Calculation of development contributions in Schedule 3

100. In accordance with Section 201(1) of the LGA 2002, this section contains, in summary form, an explanation of and justification for the way in which each development contribution in Schedule 3 is calculated.
101. Detailed cost allocation modelling is available on request.
102. In accordance with Section 106(3) of the Act, the full cost allocation methodology is kept available for public inspection on the council website at: www.aucklandcouncil.govt.nz
103. In accordance with Section 201A(6) a copy of the schedule of assets (Schedule 8) to be funded by development contributions is available on the council website at: <https://www.aucklandcouncil.govt.nz>
104. The charges in Schedule 3 are calculated in the following manner:
- The total cost of capital expenditure to service growth divided by expected growth (measured in HUEs) equals the development contribution charge
 - The development contribution charge is determined in the DC model and is calculated by activity and funding area
 - Growth capital expenditure by activity and funding area is determined using the process identified in Table 11 Attachment B.
 - Growth by funding area and type of development is determined using the process identified in Table 12 Attachment C
 - The growth outputs are used as an input into the DC model Table 13 Attachment C.

Auckland Council Development Contributions model

105. The DC model contains all capital expenditure projects in the long-term plan and includes capital expenditure projects already delivered by the council in anticipation of growth. In accordance with LGA 2002 Schedule 13, clause 1(2), the DC model also includes some expenditure the council intends to incur beyond the long-term plan period which is required to cater for development in the council's investment priority areas.
106. The council records information for its capital expenditure projects and programmes in terms of their relationship to the following expenditure types:

| | |
|-------------------------|--|
| Renewal | Maintains and continues the provision of services. Increases the physical integrity and remaining life of assets with no change to the asset base |
| Level of service | Results in improved standards of quality, reliability, responsiveness, safety, comfort, flexibility, regulatory requirements or similar. May or may not result in new or additional assets |
| Growth | Increased availability and capacity to cater for increased people, water, traffic or similar. Associated with an increase in the asset base – the number of assets, total area or length |

107. This initial categorisation and individual project and programme information inform the development contributions methodology but is not the sole basis for cost allocation.
108. The methodology uses a model which lists projects and programmes under each activity and funding area for which development contributions may be required. The calculation of the development contribution amounts (if any) payable for any project or programme line in the model is carried out in order to ensure compliance with legislation and is explained in Attachment B.
109. The DC model calculates the growth share of capital expenditure for the projects in a funding area attributable to each unit of demand in that funding area to meet the requirements Schedule 13 of the LGA 2002 and generates a schedule of development contribution charges for the development contributions policy as required by Section 201(2) of the Act.
110. The schedule of development contributions charges (Schedule 3) sets out the various prices chargeable under each **activity** and within each **funding area** within Auckland.

111. The DC model enables a calculation of borrowing requirements to deliver the growth proportion of capital expenditure projects and interest cost to be incorporated in the unit prices. The cost of borrowing to provide infrastructure for growth is part of the total cost of growth-related capital expenditure recoverable through development contributions, and is appropriately paid for by growth.
112. The model applies interest to both credit and debit balances as appropriate.
113. The DC model's core inputs and actions are explained in Attachment C.

Financial contributions

114. The Auckland Unitary Plan (AUP) has replaced all former local authority district plans in the Auckland Region. Section 106(2)(f) of the LGA 2002 requires that this policy summarise the financial contribution provisions. These are set out in Schedule 6.
115. The council will not require a development contribution for community facilities if, and to the extent that it has under Section 108(2)(a) of the Resource Management Act 1991, imposed a financial contribution condition on a resource consent in relation to the same development for the same purpose.
116. Schedule 6 shows purposes for which the council:
- may require a financial contribution on a resource consent in relation to a development in cases where the development is exempt from paying development contributions for the same purpose
 - requires financial contributions which are different from any purpose for which it requires development contributions under this policy.

117. Nothing in this policy affects any requirement in the AUP to carry out works associated with avoiding, remedying or mitigating the adverse effects of an activity on the environment.

Public inspection of contributions policy information

118. This policy and its supporting information is available on the council website at:
<https://www.aucklandcouncil.govt.nz>

Adoption of this policy

119. This policy was adopted on TBC It becomes operative on TBC and will remain in effect until a new contributions policy is adopted by the council.

Schedule 1 – Activities to be funded by development contributions

Table 2

| Class | Activity | Activity description |
|--------------------------|--------------------------|--|
| Reserves | Reserves – Acquisition | Land acquisition for public open space of all types from small local parks to large regional parks |
| | Reserves – Development | Development and improvement of local parks, local sports parks and other local open space areas (in some cases this may include playgrounds and public toilets) |
| Network infrastructure | Stormwater | Development and improvement of network infrastructure, flood protection and control works including man-made and natural assets |
| | Transport | Development and improvement for the transport network including roads, walkways and cycle ways, public car parking facilities, public transport facilities and routes of all forms |
| Community infrastructure | Community Infrastructure | Development and improvement of local community infrastructure for the purpose of providing public amenities |

Schedule 2 – Development types and unit of demand factors

Land and building development

Table 3

| Development type | Activities | Units of demand |
|--|--|--|
| Detached dwelling unit / duplex | Stormwater (where development contains one or more allotments smaller than 292m ²) | 1 HUE per 292m ² ISA |
| | Stormwater other | 1.0 HUE per unit |
| | | |
| | All others | 0.8 HUE per unit at 0m ² - 99m ² GFA 1.0 HUE per unit at 100m ² - 249m ² GFA 1.2 HUE per unit at 250m ² and over GFA |
| Attached dwelling unit – low rise | Stormwater | 1 HUE per 292m ² ISA |
| | All others | 0.7 HUE per unit at 0m ² - 99m ² GFA 0.9 HUE per unit at 100m ² - 249m ² GFA 1.1 HUE per unit at 250m ² and over GFA |
| Attached dwelling unit – medium to high rise | Stormwater | 1 HUE per 292m ² ISA |
| | All others | 0.6 HUE per unit at 0m ² - 99m ² GFA 0.75 HUE per unit at 100m ² - 249m ² GFA 0.9 HUE per unit at 250m ² and over GFA |
| Retirement unit | Stormwater | 1 HUE per 292m ² ISA |
| | Transport | 0.3 HUE per unit |
| | All others | 0.1 HUE per unit |
| Aged care room | Stormwater | 1 HUE per 292m ² ISA |
| | Transport | 0.2 HUE per room |
| | Community Infrastructure | 0.1 HUE per room |
| | All Others | 0.0 HUEs |
| Small ancillary dwelling unit | Stormwater | 0.2 HUE per unit |
| | All others | 0.6 HUE per unit |
| Accommodation units | Stormwater | 1 HUE per 292m ² ISA |
| | Reserve acquisition and development | 0.45 HUE per unit |
| | Transport | 0.45 HUE per unit |
| | All others | 0.0 HUE |

| Development type | Activities | Units of demand |
|---|------------|-----------------------------------|
| Student Accommodation | Stormwater | 1 HUE per 292m ² ISA |
| | All others | 0.22 HUE per room |
| Any residential use not specified above | All | 1.0 HUE per unit |
| Retail, hospitality, recreation and personal services | Stormwater | 1 HUE per 292m ² ISA |
| | Transport | 1.0 HUE per 215m ² GDA |
| | All others | 0.0 HUE |
| Commercial | Stormwater | 1 HUE per 292m ² ISA |
| | Transport | 1.0 HUE per 271m ² GDA |
| | All others | 0.0 HUE |
| Education and health | Stormwater | 1.0 HUE per 292m ² ISA |
| | Transport | 1.0 HUE per 271m ² GDA |
| | All others | 0.0 HUE |
| Production and distribution | Stormwater | 1.0 HUE per 292m ² ISA |
| | Transport | 1.0 HUE per 346m ² GDA |
| | All others | 0.0 HUE |
| Any non-residential use not specified above | Stormwater | 1.0 HUE per 292m ² ISA |
| | Transport | 1.0 HUE per 277m ² GDA |
| | All others | 0.0 HUE |

Subdivision development

Table 4

| Development type | Activities | Units of demand |
|---|---------------------------------------|--|
| One residential allotment (vacant) | All | 1.0 HUE per allotment |
| One Non-Residential allotment (vacant) | Stormwater Transport All others | 1.0 HUE per allotment 1.0 HUE per allotment 0.0 HUE per allotment |
| Subdivision around existing development (Includes proposed developments) | All | As per Land and Building Development unit of demand factors |
| One allotment that is/was prevented from being developed by any legal restriction or that is/was exempt from paying development or financial contributions | All | 0.0 HUE per allotment |
| One other allotment | All | 1.0 HUE per allotment |

These development types and their unit of demand factors are based on a range of sources. They reflect development types that are expected in Auckland and expected demands from these types of development.

Schedule 3 – Schedule of development contributions

Table 5

Development contribution assessments are calculated exclusive of GST

| Regional | | |
|--------------------------|---------------|-----------|
| Reserve Acquisition | Auckland wide | \$ 199 |
| Reserve Development | Auckland wide | \$ 1,648 |
| Transport | Auckland wide | \$ 13,937 |
| Community Infrastructure | Auckland wide | \$ 1,066 |

| Sub-Regional | | |
|--------------------------|-------------------------|-----------|
| Reserve Acquisition | Drury IPA (civic park) | \$ 24,654 |
| | North Greenfield | \$ 1,949 |
| | Northwest Greenfield | \$ - |
| | South Greenfield | -\$ 0 |
| | Urban | \$ 0 |
| Reserve Development | Drury IPA (civic park) | \$ 6,953 |
| Stormwater | Urban Auckland Non GPA | \$ - |
| | Urban Auckland | \$ 1,071 |
| Transport | Central | \$ 3,601 |
| | Drury IPA | \$ - |
| | Hauraki Gulf Islands | \$ 353 |
| | North | \$ 4,970 |
| | South | -\$ 0 |
| | West | \$ 95 |
| Community Infrastructure | Drury IPA (Civic space) | \$ 3,216 |
| | Northwest | \$ 9,296 |
| | Paerata | \$ - |
| | Whau | \$ 7,731 |

| Local | | |
|---------------------|----------------------------|-----------|
| Reserve Acquisition | Central | \$ - |
| | Dairy Flat | \$ - |
| | Flatbush | \$ - |
| | Hibiscus | \$ 2,588 |
| | Hingaia | \$ 13,847 |
| | Kumeu / Huapai / Riverhead | \$ - |
| | Mangere AHP | \$ - |
| | Mount Roskill AHP | \$ - |
| | North Shore | \$ 1,190 |
| | Paerata / Pukekohe | \$ 612 |
| | Redhills / Westgate | \$ 22,735 |
| | Rural Islands | \$ - |
| | Rural North Lower | \$ - |

| Local | | |
|---------------------|----------------------------|-----------|
| Local | Rural North Upper | \$ 283 |
| | Rural South East | \$ 951 |
| | Rural South West | \$ 1,494 |
| | Rural West | -\$ 0 |
| | Scott Point / Bomb Point | \$ 44,867 |
| | South (East) | \$ - |
| | South (West) | \$ 174 |
| | Takanini | \$ - |
| | Takanini North | \$ - |
| | Takanini South | \$ - |
| | Tamaki | \$ - |
| | Upper Orewa / Dairy Flat | \$ 2,516 |
| | Wainui East / Milldale | \$ 18,574 |
| | Warkworth | \$ 1,501 |
| | West | \$ - |
| | Whenuapai | \$ 26,504 |
| Reserve Development | Central | \$ 2,509 |
| | Dairy Flat | \$ - |
| | Drury / Ōpaheke | \$ 36 |
| | Flatbush | \$ 749 |
| | Hibiscus | \$ 5,540 |
| | Hingaia | \$ 17,314 |
| | Kumeu / Huapai / Riverhead | \$ 958 |
| | Mangere AHP | \$ 3,275 |
| | Mount Roskill AHP | \$ 2,297 |
| | North Shore | \$ 127 |
| | Northwest | \$ - |
| | Paerata / Pukekohe | \$ 3,832 |
| | Redhills / Westgate | \$ 5,261 |
| | Rural Islands | \$ - |
| | Rural North Lower | \$ - |
| | Rural North Upper | \$ - |
| | Rural South East | \$ 127 |
| | Rural South West | \$ 795 |
| | Rural West | \$ 2,332 |
| | Scott Point / Bomb Point | \$ 14,863 |
| | South (East) | \$ 43 |
| | South (West) | \$ 604 |
| | Takanini | \$ - |
| | Takanini North | \$ 18,718 |
| | Takanini South | \$ 11,318 |
| | Tamaki | \$ 6,517 |
| | Upper Orewa / Dairy Flat | \$ - |
| | Wainui East / Milldale | \$ 2,106 |
| Warkworth | \$ 7,064 | |

Local

| | | |
|----------------------|----------------------------------|-----------|
| | West | \$ 816 |
| | Whenuapai | \$ 14,282 |
| | | \$ - |
| Stormwater | Ararimu | \$ 135 |
| | Area 28 | \$ - |
| | City Centre GPA | \$ 8,072 |
| | Dairy Flat / Wainui / Silverdale | \$ - |
| | Drury East | \$ 8,544 |
| | Drury West | \$ 5 |
| | East Coast Bays | \$ 6,527 |
| | Flat Bush GPA | \$ 835 |
| | Greater Takapuna GPA | \$ 8,394 |
| | Greater Tamaki GPA | \$ 77,990 |
| | Hauraki Gulf Islands | \$ 10,725 |
| | Helensville | \$ - |
| | Hibiscus Coast | \$ 0 |
| | Inner West Triangle GPA | \$ 34,101 |
| | Kumeu / Huapai / Riverhead | \$ - |
| | Mahurangi | \$ 1,835 |
| | Manukau Central | \$ 112 |
| | Manukau North | \$ 128 |
| | Manukau South | \$ 930 |
| | Manukau West | \$ - |
| | Manurewa Papakura GPA | \$ 58,555 |
| | Metro Manukau GPA | \$ 3,484 |
| | NORSGA GPA | \$ 6,330 |
| | Oakley | \$ 2,502 |
| | Omaha / Matakana | \$ - |
| | Opaehe / Drury | \$ 8 |
| | Otahuhu GPA | \$ 0 |
| | Other Auckland | \$ 7 |
| | Pukekohe GPA | \$ 2,579 |
| | Tamaki East | \$ - |
| | Tamaki West 1 | \$ 4,514 |
| | Tamaki West 2 | \$ - |
| | Tamaki West 3 | \$ 1,945 |
| | Wairoa | \$ 821 |
| Waitakere Ranges | \$ - | |
| Waitemata Central 1 | \$ 4,917 | |
| Waitemata Central 2 | \$ - | |
| Waitemata North | \$ 3,417 | |
| Waitemata West | \$ 7,756 | |
| Waiuku | \$ 2,284 | |
| Warkworth | \$ 14 | |
| Whenuapai / Redhills | \$ - | |

| Local | | |
|--------------------------|----------------------------------|-----------|
| | | \$ - |
| Transport | Albany | \$ 2,778 |
| | Dairy Flat / Wainui / Silverdale | \$ 210 |
| | Drury / Ōpaheke | \$ - |
| | Drury East IPA | \$ 56,622 |
| | Drury IPA | \$ - |
| | Drury South | \$ 33,411 |
| | Drury West 1 IPA | \$ 21,288 |
| | Drury West 2 IPA | \$ 17,227 |
| | Kumeu / Huapai / Riverhead | \$ 985 |
| | Mangere AHP | \$ 5,684 |
| | Mt Roskill AHP | \$ 20,375 |
| | Northwest - Redhills | \$ - |
| | NorthWest (HIF) | \$ - |
| | Ōpaheke IPA | \$ 20,844 |
| | Redhills / Westgate / Whenuapai | \$ 38,663 |
| | Rural North | \$ 3,494 |
| | Rural South | \$ 228 |
| | Rural West | \$ 4,015 |
| | Southern Growth Area | \$ - |
| | Southern Growth Area 1 | \$ 2,788 |
| | Southern Growth Area 2 | \$ 780 |
| | Southern Growth Area 3 | \$ 2,645 |
| | Tamaki AHP | \$ 12,304 |
| | \$ - | |
| Community Infrastructure | Auranga | \$ - |
| | Avondale | \$ - |
| | Central | \$ 2,862 |
| | Dairy Flat | \$ - |
| | Drury / Ōpaheke | \$ 1,455 |
| | Drury East IPA | \$ - |
| | Drury IPA (civic space) | \$ 6,662 |
| | Drury West 1 IPA | \$ - |
| | Drury West 2 IPA | \$ - |
| | Flatbush | \$ 2,099 |
| | Hibiscus | \$ 2,671 |
| | Hingaia | \$ - |
| | North Shore | \$ 6,118 |
| | North Shore | \$ - |
| | Northwest | \$ - |
| | Northwest 2025 | \$ 5,105 |
| | Opaheke IPA | \$ - |
| | Paerata / Pukekohe | \$ 1,026 |
| Rural Islands | \$ 1,951 | |
| Rural North Lower | -\$ 0 | |

Local

| | | |
|--|-------------------|----------|
| | Rural North Upper | -\$ 0 |
| | Rural South East | \$ 694 |
| | Rural South West | \$ 580 |
| | Rural West | \$ 184 |
| | South (East) | \$ - |
| | South (West) | \$ 2,870 |
| | Takanini | \$ - |
| | Tamaki | \$ 781 |
| | Warkworth | \$ - |
| | West | \$ 2,977 |
| | | |

- * A development may be in Regional, Sub-regional and Local funding areas, or any combination of these. The DC assessment is the total of the amounts for the regional, sub-regional and local funding areas, as applicable.
- * All developments are in the Regional funding area.
- * Development on Great Barrier Island will be assessed on a case-by-case basis due to the nature of the funding area they are located in.

For all development contributions in this schedule, all or any of the following events will give rise to the requirement for a development contribution (subject to the other provisions of this policy including the Test for Development section):

- (i) granting a resource consent under the Resource Management Act 1991 or
- (ii) granting a building consent under the Building Act 2004; or
- (iii) granting a certificate of acceptance under the Building Act 2004; or
- (iv) granting of an authorisation for a service connection

Schedule 4 – Summary of capital expenditure for growth (\$m)

Table 6

| LGA reference | 106(2)(a) and s201A(3) | | 106(2)(a) | 106(2)(a) | 106(2)(b)(i) | 106(2)(b)(ii) | 106(2)(b)(iii) | 106(2)(d) | 106(2)(d) | 1106(2)(d) |
|---|---|--|--|---|--|-------------------------|----------------|--|-----------------------------|------------|
| | Total cost of capital expenditure (\$m) expected to be incurred to meet growth demand (i) | Total cost of capital expenditure (\$m) expected to be incurred beyond financial year 2033/2034 to meet growth demand (ii) | Total cost of capital expenditure (\$m) already incurred to meet growth demand (iii) | Explanation of capital expenditure | Proportion of capital expenditure for growth that will be funded by: | | | Total amount of funding (\$m) to be sought from: | | |
| Purpose for which contributions may be required | | | | | Development contributions | Financial contributions | Other | Development contributions (iv) | Financial contributions (v) | Other |
| Community infrastructure | 141.2 | 338.1 | 128.0 | Used to provide new or expanded community centres, hall facilities, playgrounds, leisure centres and public toilets | 100% | 0% | 0% | 310.6 | 0.0 | 0.0 |
| Reserve Acquisition | 326.3 | 1,237.5 | -36.7 | Used to acquire land for local and regional open space purposes | 100% | 0% | 0% | 380.1 | 0.0 | 0.0 |
| Reserve Development | 678.3 | 387.2 | -159.9 | Used to provide capacity within local sports facilities and other park infrastructure | 100% | 0% | 0% | 308.2 | 0.0 | 0.0 |
| Stormwater | 309.3 | 824.0 | 188.3 | Used to provide capacity within the stormwater network and ensure flood protection measures are sufficient | 100% | 0% | 0% | 607.5 | 0.0 | 0.0 |
| Transport | 905.6 | 2,666.1 | 494.1 | Used to provide capacity within the transport and public transport network | 100% | 0% | 0% | 1,751.2 | 0.0 | 0.0 |
| Total | 2,360.77 | 5,452.8 | 613.8 | | | | | 3,357.6 | 0.0 | 0.0 |

Notes:

- (i) - capital expenditure occurring from financial year 2024/2025 to 2033/2034 related to growth. Some of these costs will be recovered by development contributions after this period.
- (ii) - capital expenditure occurring from financial year 2034/2035 to 2053/2054 related to growth. Some of these costs will be recovered by development contributions after this period.
- (iii) - capital expenditure related to growth that have already been incurred. Some of these costs will be recovered by development contributions after financial 2033/2034.
- (iv) - The amount of development contribution revenue expected between financial years 2024/2025 to 2033/2034. The revenue includes interest relating to the cost of borrowing for growth occurring now as well as receiving revenue ahead of incurring the expenditure for projects. Further development contributions will be required after financial year 2030/2031 until the growth costs are recovered.

This is a schedule required by Section 106(2) which:

- a. summarises and explains the total cost of capital expenditure identified in the long-term plan that the council expects to incur to meet the increased demand for community facilities resulting from growth; and
- b. states the proportion of that capital expenditure that will be funded by-
 - i. development contributions
 - ii. financial contributions
 - iii. other sources of funding.

Section 100 of the Local Government (Auckland Council) Act 2009, enables Auckland Council to require development contributions to fund the council's contribution to the total cost of capital expenditure by Auckland Transport

- (v) - some consents were lodged when legacy financial contribution policies applied and will receive some financial contribution revenue if they proceed

Schedule 5 – Considerations of activity funding

When deciding what sources council uses to meet its funding needs, it must consider the matters set out in section 101(3) of the Local Government Act 2002. This involves elected members exercising their political judgement and considering the proposal in the context of council’s funding decisions as a whole.

101(3) - The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of, –

- (a) in relation to each activity to be funded, –
 - (i) the community outcomes to which the activity primarily contributes; and
 - (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
 - (iii) the period in or over which those benefits are expected to occur; and
 - (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
 - (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- (b) the overall impact of any allocation of liability for revenue needs on the community.

The following section explains how, having applied the criteria in section 101(3), the council has determined to use development and financial contributions to fund the increased demand for reserve acquisition, reserve development, community infrastructure, stormwater, and transport community facilities resulting from growth, as shown in Schedule 4.

(a)(i) The community outcomes to which the activity primarily contributes

| Activity | A fair, safe and healthy Auckland | A green Auckland | An Auckland of prosperity and opportunity | A well connected and accessible Auckland | A beautiful Auckland that is loved by its people | A culturally rich and creative Auckland |
|--------------------------|-----------------------------------|------------------|---|--|--|---|
| Reserves – Acquisition | Y | Y | | Y | Y | Y |
| Reserves – Development | Y | Y | | Y | Y | Y |
| Community Infrastructure | Y | | Y | Y | Y | Y |
| Stormwater | Y | Y | Y | Y | Y | |
| Transport | Y | | Y | Y | | |

The council is required to provide infrastructure for growth to support the outcomes identified in the table above. Failure to provide this infrastructure will lead to worse outcomes (environmental, economic, and quality of life), particularly for those residents who would be served by it.

Provision of infrastructure to support growth requires council to determine how the infrastructure will be funded. Sources of funding include development contributions, Infrastructure Funding and Financing (IFF) levies, targeted rates, general rates, and government subsidies. Funding infrastructure often requires using a mixture of different funding mechanisms. The mix of funding sources can influence the type and location of development that takes place.

Funding the infrastructure entirely from general rates does not send the true economic signals to land developers. Charging development contributions to developers makes the cost of growth transparent and sends clear signals to developers and the growth community about the true cost of growth to the council. These costs will be reflected over

time in the value of land. This provides clear signals on the cost of development in different areas. Funding growth infrastructure from general rates would constrain council expenditure on other activities and lead to either reduced expenditure on growth and other infrastructure in the future (resulting in decreased service levels) or increases in rates that would reduce their affordability.

The outcomes of these activities benefit development in different ways depending on the type of development being undertaken. The nature of infrastructure being provided to support these activities therefore provides rationale for differentiating development by type and location.

There are some historic financial contributions set by Auckland's former councils prior to amalgamation. These continue to fund spend on environmental protection activity and are the legal basis for funding growth infrastructure in relation to some historic consents. These will continue to be collected as appropriate.

(a)(ii) The distribution of benefits between the community as a whole; any identifiable part of the community; and individuals

Investment in infrastructure to support growth provides benefits from the provision of services and amenities to:

- existing landowners
- existing households and businesses
- new households and businesses.

Landowners receive an immediate benefit from the provision of stormwater and transport infrastructure that connects their land to the rest of the network. This connection allows for development to proceed on the land resulting in an increase in land value. Land values may also increase even before infrastructure that provides the actual connection to the wider network is completed (for example, transport infrastructure that improves connectivity in the wider area, or reserves and community infrastructure in the neighbourhood). Landowners benefit from the provision of reserves and community infrastructure that make a neighbourhood more attractive, thereby increasing demand for land in that area and increasing its value.

Existing households and businesses also obtain benefit from the provision of growth-related infrastructure by providing additional levels of service and decreasing congestion. However, some of these benefits reduce through time as additional residents and businesses take up the additional capacity created. The benefits these properties receive are funded from general rates.

The Council's decisions as to appropriate funding areas (regional, sub-regional and local) are based on an analysis of different areas of benefit associated with particular capital works programmes.

(a)(iii) The period in or over which the benefits are expected to occur

Council provided infrastructure that supports growth has very long useful lives. The growth capacity that new infrastructure provides is recovered from development as it occurs over time. Developers paying contributions only pay for the additional capacity that they create the need for, and will benefit from. General rates fund the maintenance and renewal of these assets

Developers will also receive growth-related benefits from infrastructure investment that is provided in the future. The long-term plan sets out the forecast infrastructure investment over a ten-year period. However, growth-related infrastructure investment to serve some new developing areas may be required beyond the ten-year investment timeframe in the long-term plan. Where this occurs, it is appropriate that developers in these areas contribute to the cost of the growth-related portion of that infrastructure. If these developers do not pay their share of future growth-related costs then their developments will end up being subsidised from other sources (ie: general ratepayers across Auckland) and they will be receiving the wrong economic signals.

Ongoing financial contribution monitoring costs can continue over time as long as environmental effects exist.

(a) (iv) The extent to which the actions or inactions of particular individuals or as a group contribute to the need to undertake the activity

Allocation of 2025/2026 Local Board Transport Capital Fund

File No.: CP2025/04519

Item 15

Te take mō te pūrongo Purpose of the report

1. The purpose of this report is to approve projects for investigation and delivery from the remaining 2025/2026 Local Board Transport Capital Fund (LBTCF).

Whakarāpopototanga matua Executive summary

1. The local board has \$796,891 in its 2025/2026 LBTCF to allocate to projects.
2. At its workshop on 12 December 2024, the local board was presented with a list of new projects along with indicative costs. The local board provided informal support for the following projects:
 - 297 West Coast Road Pedestrian improvements - \$250,000
 - Parris Cross Road pedestrian improvements - \$273,445.50
 - Seymour Road crossing improvements - \$273,445.50.

Ngā tūtohunga Recommendation/s

That the Waitakere Ranges Waitākere Ranges Local Board:

- a) toha / allocate it's remaining 2025/2026 Local Board Transport Capital Fund of \$796,891 to the following projects:
 - i) \$250,000 to the 297 West Coast Road Pedestrian improvements.
 - ii) \$273,445.50 to the Parris Cross Road pedestrian improvements.
 - iii) \$273,445.50 Seymour Road crossing improvements.
- b) whakaae / approve that any cost savings from the 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.

Horopaki Context

3. The LBTCF is an Auckland Transport 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.
4. After the finalisation of the 2024-2034 Regional Land Transport Plan, the budget was increased to \$48.7 million of which \$17 million is approved for 2024/2025 and \$20.4 million is endorsed for 2025/2026.
5. The budget for Waitakere Ranges Local Board has been increased from \$958k to \$1.413 million for the 2022-2025 term. The local board has allocated a portion of this budget to projects already and these projects have either been constructed or are now construction ready.
6. There is a budget of \$796,891 now available for the local board to allocate new projects or to top up current projects where required.

- This report requests the local board approves 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.

Tātaritanga me ngā tohutohu Analysis and advice

Active projects


- The following information recaps the status of current active projects in the programme:

| Projects | Resolved Budget + AT Approved budget | Project Status | Unallocated funds |
|--|--------------------------------------|---------------------------|---------------------|
| South Titirangi Road intersection Pedestrian improvements. | \$130,612 | Completed | - |
| Glen Eden Town Centre: Verdale Circle to Glendale Road walkway Plan G9 | \$6,367.08 | Not to proceed/ Cancelled | |
| Footpath Glenmall Place upgrade | \$480,000.00 | Construction Ready | - |
| Unallocated funds | | | \$341,348.81 |
| | | Total | \$341,348.81 |

Table 1 – Update on active projects as of 12 December 2024 workshop

New LBTCF Budget

- Through the 2024-2034 Regional Land Transport Plan process, additional budget of \$796,891 is now available for the board to allocate to new LBTCF projects.
- The local board has provided informal support for the projects in the following table:

| Project Name | Project Description | High level cost estimate |
|---|--|--------------------------|
| 297 West Coast Road Pedestrian improvements (Outside 297 West Coast Road (Caltex service station)) | The existing pedestrian refuge island on West Coast Road has safety concerns with its operation. This includes sub-standard access to the facility and unsafe interaction between pedestrians and vehicles at the driveway of Caltex. The refuge provides a crossing point for two bus stops on West Coast Road. The request was driven by a near miss involving school child.  | \$250,000 |
| Parrs Cross Road | Concerns have been raised by residents on the existing refuge island in Parrs Cross Road regarding pedestrian safety due to crashes experienced at this location. Crash history has indicated | \$350,000 |

pedestrian improvements
(125 Parrs Cross Road, Glen Eden)

two incidents within last 5 years where vehicles were rear-ended while giving way to pedestrians and one crash where a vehicle hit the median island while attempting to overtake another vehicle.
The existing pedestrian refuge provides access to local shops, car park, Parrs Park Playground and public toilets.



Seymour Road crossing improvements
(73 Seymour Road, Sunnyvale)

Walking/cycling – Seymour Road crossing for pedestrians and cyclists to connect from Parrs Park to Oratia Stream cycleway. This would improve the connection between the park and Sunnyvale Train Station.

\$350,000



- Note that the cost estimate for both Parrs Cross Road pedestrian improvements and Seymour Road crossing improvements is \$350,000 each. However, due to the limited budget of \$273,445.50, this is being allocated to each project. Once the design and investigation are completed then exact scope of project will be known and any cost saving can be utilised to complete these two active projects.
- This report recommends formal approval of these projects for start design, investigation and delivery by end of June 2026.

Tauākī whakaaweawe āhuarangi Climate impact statement

- 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.
- 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

- 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

- The Local Board Transport Capital projects were workshopped with members prior to this report being submitted. At the 12 December 2024 workshop local board members expressed informal support for the proposals outlined in this report.

Tauākī whakaaweawe Māori Māori impact statement

- 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.
- 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>
- 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

- The local board transport capital project decisions in this report do have financial implications, reducing the Local Board Transport Capital Fund by \$796,891.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

13. 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.
14. The costs outlined in this report 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.
15. Auckland Transport manages risk by retaining a 10% 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

1. The following activities or actions are planned following formal allocation of funds:
For design and investigation and then agreed design for delivery:
 - 297 West Coast Road Pedestrian improvements
 - Parrs Cross Road pedestrian improvements
 - Seymour Road crossing improvements

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

| | |
|-------------|--|
| Authors | Owena Schuster, Elected Member Relationship Partner |
| Authorisers | Adam Milina - Local Area Manager John Gillespie, Head of Stakeholder and Community Engagement |

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

File No.: CP2025/03864

Item 16

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 Waitākere Ranges 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](#).

Item 17

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 | Adam Milina - Local Area Manager Oliver Roberts - Planning & Operations Manager |

Auckland Council's Quarterly Performance Report: Waitākere Ranges Local Board for quarter two 2024/2025

File No.: CP2025/00169

Item 17

Te take mō te pūrongo

Purpose of the report

1. To provide the Waitākere Ranges Local Board with an integrated quarterly performance report for quarter two, 1 October – 31 December 2024.

Whakarāpopototanga matua

Executive summary

2. This report includes financial performance, progress against work programmes, key challenges the board should be aware of and any risks to delivery against the 2024/2025 work programme.
3. The work programme is produced annually and aligns with Waitākere Ranges Local Board Plan outcomes.
4. The key activity updates from this quarter are:
 - Project ID 445 Youth: Build Capacity – staff continue to support desired outcomes for the Waitākere Ranges Youth Voice.
 - Project 437 Community arts programmes Open Studios Waitākere – the 2024 Open Studios Waitākere event saw a record-breaking 100+ artists register, with about five per cent identifying as Māori. A full report will be provided to the Local Board in February 2025.
 - Project ID 454 Activation of community led venue partners Waitākere Ranges – Glen Eden Community House ran their School Holiday Programme which provided support to local working families.
 - Project ID 1043 Library services – in quarter two, Titirangi and Glen Eden libraries hosted several well-attended community events.
 - Project ID 457 Citizenship ceremonies – two citizenship ceremonies were delivered in quarter two.
 - Project ID 4398 Deliver the Heritage Conference – planning, quoting, budget building and stakeholder liaison meetings for this event started successfully in quarter two.
 - Project ID 646 Waitākere Ranges Ecological Volunteering Programme (Local Parks) – a total of 980 volunteer hours were recorded in this quarter.
5. All operating departments with agreed work programmes have provided a quarterly update against their work programme delivery. Activities are reported with a status of green (on track), amber (some risk or issues, which are being managed) or grey (cancelled, deferred or merged).

Ngā tūtohunga

Recommendation/s

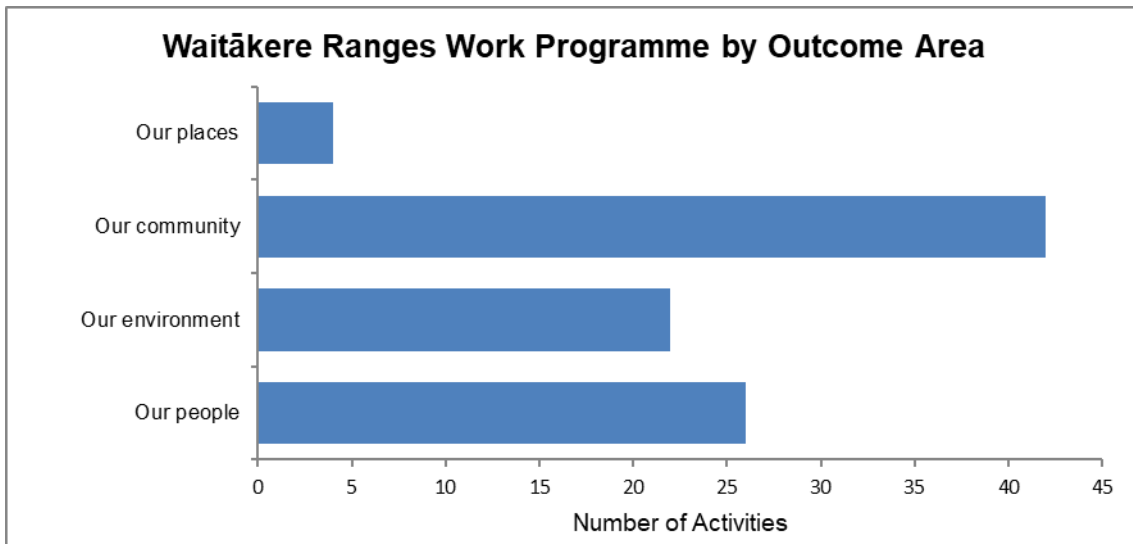
That the Waitākere Ranges Local Board:

- a) receive the performance report for quarter two ending 31 December 2024.

Horopaki Context

6. The Waitākere Ranges Local Board has an approved 2024/2025 work programme for the following:
- Customer and Community Services
 - Local Environmental
 - Plans and Places
 - Auckland Emergency Management
 - Local Governance.
7. The graph below shows how the work programme activities meet Local Board Plan outcomes. Activities that are not part of the approved work programme but contribute towards the local board outcomes, such as advocacy by the local board, are not captured in this graph.

Graph 1: Work programme activities by outcome

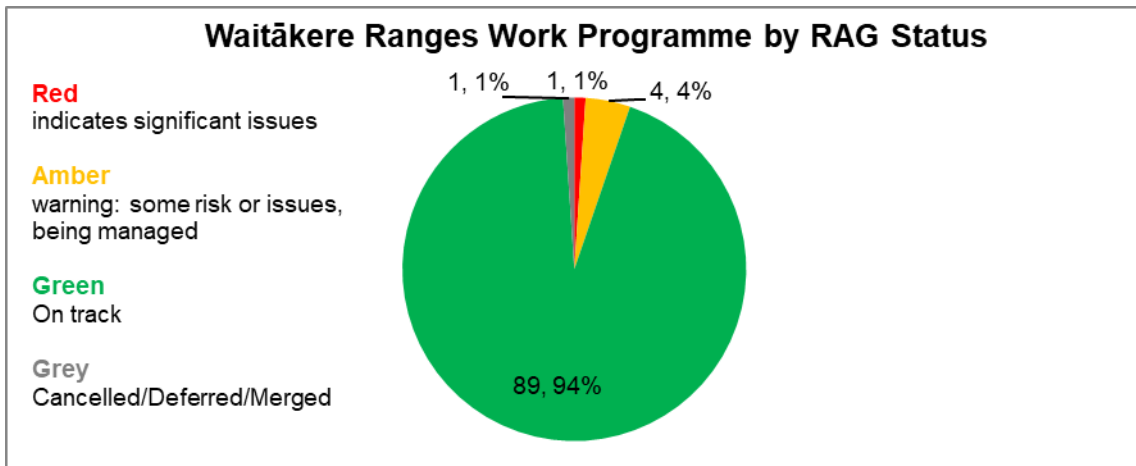


Tātaritanga me ngā tohutohu Analysis and advice

Local Board Work Programme Snapshot

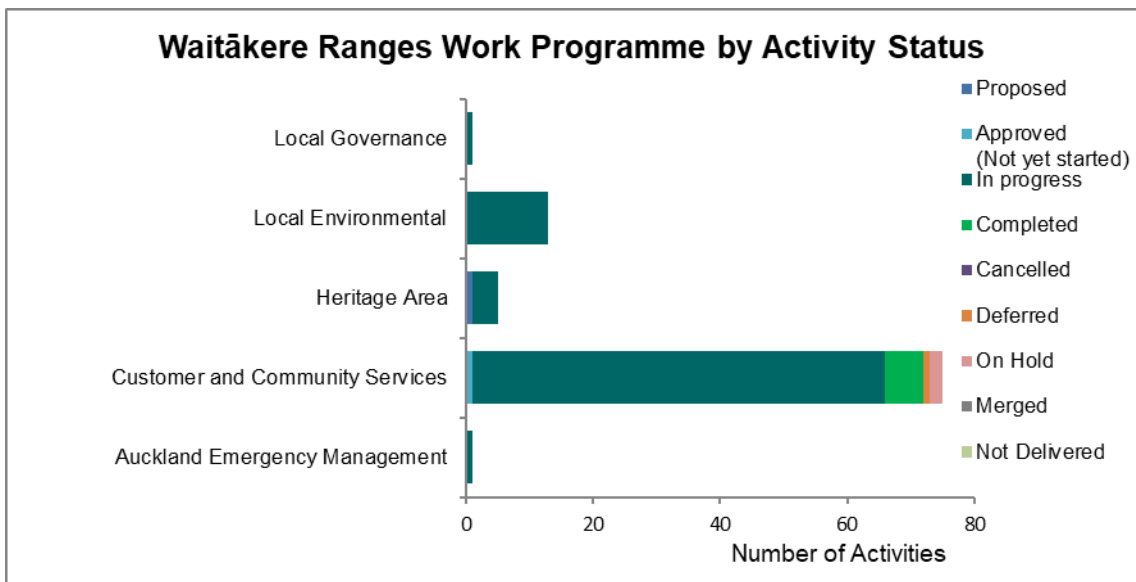
8. The graph below identifies work programme activity by RAG status (red, amber, green and grey) which measures the performance of the activity. It shows the percentage of work programme activities that are on track (green), in progress but with issues that are being managed (amber), activities that have significant issues (red) and activities that have been cancelled/deferred/merged (grey).

Graph 2: Work programme performance by RAG status



9. The graph below shows the stage of the activities in each departments' work programmes. The number of activity lines differ by department as approved in the local board work programmes.

Graph 3: Work programme performance by activity status and department



Key activity updates from quarter two

10. Project ID 445 Youth: Build Capacity – staff continue to support desired outcomes for the Waitākere Ranges Youth Voice with ACYDC (Auckland Climbing and Youth Development Club) and MPHS (McLaren Park Henderson South).
11. Project 437 Community arts programmes Open Studios Waitākere – the 2024 Open Studios Waitākere event saw a record-breaking 100+ artists register, with about five per cent identifying as Māori. The weekend event on 24-25 November attracted many visitors, with feedback surveys currently underway to measure visitor numbers and artwork sales. Preliminary results show a record number of visitors, with some studios welcoming over 80 people and reporting average sales of \$4,000+ for the weekend. A full report will be provided to the Local Board in February 2025. Key highlights include a strong turnout of visitors from outside the Waitākere/Auckland area, repeat and new attendees, and a new demographic focused on purchasing directly from artists, benefiting local artists with increased income. The introduction of video interviews in event promotions received excellent feedback from all participants.
12. Project ID 454 Activation of community led venue partners Waitākere Ranges – Glen Eden Community House ran their School Holiday Programme which provided support to local

working families. Titirangi Community House held a sing along movie night in partnership with Titirangi Library. Over 150 local families attended.

13. Project ID 1043 Library services – in quarter two, Titirangi and Glen Eden libraries hosted several well-attended community events. Titirangi Library engaged in local collaborations, including an interactive convict history show held at Titirangi Theatre as part of the Auckland Heritage Festival. The October school holidays saw tamariki at Glen Eden Library conducting science experiments, sculpting clay, drawing hieroglyphics, planting seeds and hearing stories. The library's Diwali event (which included Rangoli, henna designs and dancing) attracted more than 100 participants.
14. Project ID 457 Citizenship ceremonies – two citizenship ceremonies were delivered in quarter two, with 184 people from the local board area becoming new citizens.
15. Project ID 4398 Deliver the Heritage Conference – planning, quoting, budget building and stakeholder liaison meetings for this event started successfully in quarter two, with the Whau Local Board allocating \$1,454 towards the event.
16. Project ID 646 Waitākere Ranges Ecological Volunteering Programme (Local Parks) – a total of 980 volunteer hours were recorded in this quarter. Work has continued at Kawaka and Pūrua reserves, and South Titirangi Neighbourhood Network have now installed new pest animal control lines. Planning for the winter 2025 planting season is well underway, with initial site selection completed and planting plans submitted for review by internal teams to identify any issues with chosen sites.

Activities on hold

17. The following work programme activities have been identified by operating departments as on hold:
 - Project ID 3387 42 Seaview Road, Titirangi – EOI process for Old Piha School House. In the financial year 2023/2024 work programme year, staff received advice from Healthy Waters suggesting the land is not safe to lease. Therefore, a new lease at this site will not be progressed and is on hold for now. This item will be deferred so that staff across council can liaise with the Waitākere Ranges Local Board to decide the future of this site and potential relocation.
 - Project ID 3651 Waiatarua Reserve – Waiatarua Performing Arts Trust lease. This item is on hold at the request of the Waitākere Ranges Local Board.

Changes to the local board work programme

Deferred activities

18. The following activity is deferred from the current work programme into future years:
 - Project 3650 Kowhai Reserve – Titirangi Badminton Club Inc. lease. The new lease will remain on hold while the group's landowner approval application is being processed for the proposal to extend its building. A new lease will need to be consolidated with the outcome of the landowner approval. The Waitākere Ranges Local Board will receive a joint report from Community Leasing and Land Advisory in 2025.

Tauākī whakaaweawe āhuarangi Climate impact statement

19. Receiving performance monitoring reports will not result in any identifiable changes to greenhouse gas emissions.
20. Work programmes were approved in June 2024 and delivery is already underway. Should significant changes to any projects be required, climate impacts will be assessed as part of the relevant reporting requirements.

21. The local board is currently investing in a number of sustainability projects, which aim to build awareness around individual carbon emissions, and changing behaviour at a local level.

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

22. When developing the work programmes council group impacts and views are presented to the local board.

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

23. This report informs the Waitākere Ranges Local Board of the performance for quarter two ending 31 December 2024.

Tauākī whakaaweawe Māori Māori impact statement

24. Project ID 453 Hoani Waititi Marae – in quarter two, Hoani Waititi Marae Trust continued operate and maintain Hoani Waititi Marae, to be open and available for public use.
25. Project ID 448 support the Kaiwhakaawe Māori broker – in quarter two, the Kaitūhono role at Hoani Waititi Marae was well established and delivered a number of achievements. For example, a six-monthly report on outcomes against the Funding Agreement, from 01/07/2024 to 31/12/24, was delivered to the Henderson-Massey, Waitākere Ranges and Whau local boards in November 2024. Meetings with the three western local board chairs and General Manager, Hoani Waititi Marae, were held in September and November 2024. Tikanga sessions for elected members and local board staff, being at the marae, commenced in November 2024. Further to these, local board business meetings for each of the local boards are scheduled in quarter three and quarter four, and a Māori engagement hui scheduled at the marae, for March 2025. Meetings between the Kaitūhono, Community Brokers for each of the western local boards, and the area Engagement officer, occur every six weeks to prioritise on delivery of the annual work programme. A citizenship ceremony is scheduled at Hoani Waititi Marae in quarter four, with the date for this to be confirmed at the beginning of quarter three.
26. Project ID 460 Māori responsiveness: mana whenua engagement – the Community Broker has continued to engage with Pest Free Waitākere Ranges Alliance (PFWRA) over this quarter, supporting and promoting the Special Species Spotlight project. An additional tranche of funding from the financial year 2024/2025 budget has enabled continuing engagement with the project, by Te Kawerau ā Maki. Information and advice on other possible funding avenues has also been provided to PFWRA, along with an e-intro to the recently appointed Elected Member co-ordinator at the Trusts. There have been some initial discussions regarding this line-item also supporting iwi involvement in the Dark Skies project and this will be further explored in quarter three.
27. Project ID 452 Placemaking: Glen Eden activation programme – staff recently met with the new Māori lead from Hoani Waititi Marae and the Kākanō Collective to discuss incorporating cultural enrichment and youth aspirations into the Glen Eden Village Plan, ensuring cultural values are woven into its development. A follow-up meeting with Te Kawerau ā Maki is scheduled for quarter three to further explore Māori cultural approaches for the village.

Ngā ritenga ā-pūtea Financial implications

28. This report is provided to enable the Waitākere Ranges Local Board to monitor the organisation's progress and performance in delivering the 2024/2025 work programme. There are no financial implications associated with this report.

Financial Performance

29. Auckland Council (Council) currently has a number of bonds quoted on the NZ Stock Exchange (NZX). As a result, the Council is subject to obligations under the NZX Main Board & Debt Market Listing Rules and the Financial Markets Conduct Act 2013 sections 97 and 461H. These obligations restrict the release of half-year financial reports and results until the Auckland Council Group results are released to the NZX on or about 28 February 2025.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

30. While the risk of non-delivery of the entire work programme is rare, the likelihood for risk relating to individual activities does vary. Capital projects for instance, are susceptible to more risk as on-time and on-budget delivery is dependent on weather conditions, approvals (e.g. building consents) and is susceptible to market conditions.
31. The approved Customer and Community Services capex work programme include projects identified as part of the Risk Adjusted Programme (RAP). These are projects that the Community Facilities delivery team will progress, if possible, in advance of the programmed delivery year. This flexibility in delivery timing will help to achieve 100 per cent financial delivery for the financial year if projects intended for delivery in the current financial year are delayed due to unforeseen circumstances.
32. Information about any significant risks and how they are being managed and/or mitigated is addressed in the 'Activities with significant issues' section.

Ngā koringa ā-muri Next steps

33. The local board will receive the next performance update following the end of quarter three (31 March 2025).

Ngā tāpirihanga Attachments

| No. | Title | Page |
|-------------------|-----------------------------------|------|
| A | Quarter two work programme update | 255 |
| B | Quarter two financial appendix | 283 |

Ngā kaihaina Signatories

| | |
|-------------|--|
| Authors | Natasha Yapp - Democracy Advisor |
| Authorisers | Lou-Ann Ballantyne - General Manager Governance and Engagement Adam Milina - Local Area Manager |

Auckland Transport Kōkiri Quarterly Update - March 2025

File No.: CP2025/04532

Item 18

Te take mō te pūrongo Purpose of the report

1. To provide an update on projects in the local board's Kōkiri Agreement 2024/2025 and seek any requests for changes.

Whakarāpopototanga matua Executive summary

1. The Kōkiri Agreement 2024/2025 is a local board's engagement plan with Auckland Transport's (AT) work programme.
2. 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.
3. This report provides an update on projects in the local board's Kōkiri Agreement and provides an opportunity for the local board to request changes to the agreement.

Ngā tūtohunga Recommendation/s

That the Waitākere Ranges Local Board:

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

Horopaki Context

4. In mid-2023, Kōkiri was initiated to build a more structured and supportive relationship between local boards and Auckland Transport. Kōkiri is an annual process that includes the following steps:
 - a) *October/November* - AT provides quality advice to local boards on the next financial year's work programme
 - b) *March* - Local boards provide their feedback, prioritising projects or programmes and requesting levels of engagement for each project
 - c) *April/May* - AT responds to that feedback, and a Kōkiri Agreement is written for each local board
 - d) *June/July* – AT seeks formal endorsement of the Kōkiri Agreement from local boards.
5. AT reports quarterly on the prioritised projects and programmes listed in the local board's Kōkiri Agreement.
6. 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 process and by providing any requests for changes through the quarterly reporting.

Tātaritanga me ngā tohutohu Analysis and advice

7. Kōkiri Agreements prioritise the projects or programmes that are of most interest to the local board. Clear local board prioritisation provides AT 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. [guidance](#)
8. 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.
9. 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 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 | 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. |

This agenda report includes the following attachments:

- Attachment A - provides updates about all projects and programmes currently listed in this local board's Kōkiri Agreement
- Attachment B - is a quarterly update on road maintenance activities.

Tauākī whakaaweawe āhuarangi Climate impact statement

10. This report does not have a direct impact on climate, however the projects it refers to will.
11. 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.
12. 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

13. Kōkiri 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.”

14. 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.
15. The Kōkiri agreement was developed working closely with Auckland Council’s Governance and Engagement Department.
16. The Kōkiri agreement is reported to the Local Board Chair’s Forum on a regular basis.
17. 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**

18. The local board endorsed the Kōkiri Agreement at its 22 August 2024 business meeting. This report provides the first quarterly update on projects in the Kōkiri.

Tauākī whakaaweawe Māori **Māori impact statement**

19. 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.
20. 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>
21. Kōkiri 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**

22. Generally, this report has limited financial implications for the Waitakere Ranges 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.
23. 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**

24. 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.
25. 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.

Ngā koringa ā-muri Next steps

26. After receiving this report, AT will respond to any resolutions received.
27. In March 2025, AT will conduct its annual Forward Works Programme brief which starts the process to develop the Kōkiri Agreement 2025-2026.

Ngā tāpirihanga Attachments

| No. | Title | Page |
|-------------------|---|------|
| A | Updates about all projects and programmes currently listed in this local board's Kōkiri Agreement | 293 |
| B | Quarterly update on road maintenance activities | 299 |

Ngā kaihaina Signatories

| | |
|-------------|---|
| Authors | Owena Schuster, Elected Members Relationship Partner |
| Authorisers | John Gillespie, Head Stakeholder & Community Engagement Adam Milina - Local Area Manager |

Kōkiri - Setting priorities for Auckland Transport project and programme engagement

File No.: CP2025/04530

Item 19

Te take mō te pūrongo

Purpose of the report

1. To receive Auckland Transport's proposed Forward Works Programme 2025/2026 (Attachment A to the agenda report) and confirm the level of engagement for the prioritised projects.

Whakarāpopototanga matua

Executive summary

1. Auckland Transport has been building a more structured and effective process for local boards to engage with and influence transport projects and programmes.
2. The Kōkiri Agreement is the local board's engagement plan with Auckland Transport's work programme.
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 proposed work programme for 2025-2026 (Attachment A).
4. Auckland Transport workshopped the forward works programme with the local board on 10 October 2024 to aid developing views on priorities.
5. After the local board provides formal views, Auckland Transport will provide a response via memo to the local board before delivering the draft local board transport agreement (Kōkiri) to June 2025 business meetings for adoption.

Ngā tūtohunga

Recommendation/s

That the Waitakere Ranges Local Board:

- a) request Auckland Transport to apply the following levels of engagement to the projects in the Forward Works Programme 2025-2026 (Attachment A):

- i) **Collaborate**

- A) Footpath Glenmall Place upgrade

NOTE: The Local Board will be allocating the remaining budget of \$796,891 at the March 2025 Business meeting for implementation over the remaining two financial years.

- ii) **Consult**

Auckland Cycling Programme

- Kelston New Lynn and Kelston Cycle Focus Area

Community Response

- A) Great North Road midblock at-grade signalised crossing - 4165 Gt North Road near the burger king entrance/cemetery
- B) 54 Victory Road pedestrian improvements
- C) Annison Avenue New Footpath - from Whithers Road to Coey Place

- D) Atkinson Road pedestrian improvements -Near Kaurilands Domain access on Kaurilands Road

Parking and Compliance Programme

- E) Glen Eden Town Centre Review

Capital Projects

- F) National Ticketing Systems (Auckland)

Climate & Environment Updates

- G) Input to the AT Sustainability Strategy

iii) **Inform**

Level Crossing Programme

- A) Glen Eden and O'Neils Crossing

Waitakere Ranges Slip Repairs

- B) Monthly Updates

Road Corridor Renewals Programme

- C) Road Resurfacing Renewals
- D) Pavement Rehabilitation
- E) Footpath Renewals

Katoa Ka Ora –Implementation – Regional -Implementation of Speed limit changes

- F) Speed Reversal Updates

Public Transport Programme

- G) Current public transport network in the Waitākere Ranges Local Board area.

iv) **Advocacy Issues**

Community Response

- A) Advocate for Auckland Transport (AT) to collaborate with Greenpark Retirement Village to enhance the safety of their vehicle crossing on Glengarry Road. Additionally, support AT in investigating and implementing a comprehensive safety improvement plan for Glengarry Road, Glen Eden.

Active Modes

- B) Funding for a shared path from Glen Eden to Sunnyvale

Public Transport

- C) Trialing a rural bus service (Piha) to give our residents and visitors access to public transport.

Advocate for gates at the Glen Eden Station

- D) A solution to the conflict between traffic and trains at the level rail crossing in Glen Eden to manage congestion in the town centre when train frequency increases.
- E) Park and Ride in Glen Eden and Sunnyvale stations – parking buildings or more levels- expansion.

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 (AT).
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. AT has taken steps to improve information flow and local board decision-making, including:
9. instituting an annual forward works programme briefing for all local boards
10. increasing the number of updates sent to local boards
11. providing local board insights in all project engagement
12. participating in Auckland Council's CCO Engagement Plan reporting.
13. Auckland Transport aims to provide a better basis for communication and understanding of roles, responsibilities, limitations, and opportunities.
14. 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.
15. The levels of engagement are derived from the International Association for Public Participation's (IAP2) doctrine; and are as follows:

| | |
|------------------------|--|
| 16. Collaborate | 17. 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. |
| 18. Consult | 19. 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; or provides clear reasons if it is not able to. |
| 20. Inform | 21. Auckland Transport leads the project or programme informing the local board about progress. Local board members may be asked to provide their local insights, however there is no expectation that the project must be modified based on that input. |

Tātaritanga me ngā tohutohu Analysis and advice

1. Auckland Transport have reviewed priorities identified in the Waitākere Ranges Local Board Plan 2023 aligned to transport goals and have considered these where possible.
2. Auckland Transport presented its 2025-2026 forward works programme at a workshop 10 October 2024.
3. This report seeks local board feedback on the proposed work programme and local board priorities on the levels of engagement (collaborate, consult and inform) for the list of projects and programmes.

4. 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.
5. 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.
6. 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.
7. There may also be projects or programmes that a local board wants to deliver but is not currently identified in AT planning. Local boards may choose to advocate for these projects or programmes.
8. 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. AT will consider and may decide not to proceed with these projects based on the local board's feedback.

Tauākī whakaaweawe āhuarangi Climate impact statement

9. 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.
10. Auckland Transport 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

11. 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."
12. 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.”

13. Project Kōkiri provides an annual process where local boards prioritise a group of key programmes or projects, identifying them to AT, 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.
14. 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.
15. Further, this work relies on historical engagement with Auckland Council and other Council Controlled Organisations.

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

16. The local board had a forward works programme briefing on 13 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.

Tauākī whakaaweawe Māori Māori impact statement

17. 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.
18. 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>

Ngā ritenga ā-pūtea Financial implications

19. This decision has no financial implications for Waitākere Ranges Local Board because Auckland Transport funds all projects and programmes.
20. 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

21. 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 AT and therefore the ratepayer.

Ngā koringa ā-muri Next steps

22. After receiving this report, AT will review the formal feedback from all local boards.
23. AT may engage with the local board directly after receiving their formal resolutions to clarify positions or to discuss the proposed levels of engagement.

24. By mid-May 2025, AT will provide a memo outlining its response to this report. This memo will provide the basis for future engagement.
25. In June 2025, AT will draft a report with an attached annual 'Kōkiri' (local board transport agreement) stating how AT and the local board will engage over the next 12 months

Ngā tāpirihanga Attachments

| No. | Title | Page |
|-----|---|------|
| A↓ | 2025-2026 Forward Works Programme Brief | 307 |

Ngā kaihaina Signatories

| | |
|-------------|--|
| Authors | Owena Schuster, Elected Members Relationship Partner |
| Authorisers | Adam Milina - Local Area Manager John Gillespie - Head Stakeholder and Community Engagement |

Chair's Report - Greg Presland

File No.: CP2025/03889

Item 20

Te take mō te pūrongo / Purpose of the report

1. To provide an update on projects, meetings, and other initiatives relevant to the local board's interests.

Whakarāpopototanga matua

Executive summary

2. Local board members are responsible for leading policy development in their areas of interest, proposing and developing project concepts, overseeing agreed projects within budgets, being active advocates, accessing and providing information and advice.

Ngā tūtohunga / Recommendation

That the Waitākere Ranges Local Board:

- a) whiwhi / receive Chair Greg Presland's March 2025 report.

Ngā tāpirihanga / Attachments

| No. | Title | Page |
|-------------------|---|------|
| A | Chair Greg Presland's Report - March 2025 | 373 |

Ngā kaihaina / Signatories

| | |
|-------------|----------------------------------|
| Authors | Salif Sidibe - Democracy Advisor |
| Authorisers | Adam Milina - Local Area Manager |

Hōtaka Kaupapa / Governance Forward Work Programme

File No.: CP2025/03888

Item 21

Te take mō te pūrongo Purpose of the report

1. To present the Waitākere Ranges Local Board with its updated Hōtaka Kaupapa / Governance Forward Work Programme calendar (the calendar).

Whakarāpopototanga matua Executive summary

2. The calendar for the Waitākere Ranges Local Board is in Attachment A. The calendar is updated monthly and reported to business meetings.
3. The calendar is 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 Waitākere Ranges Local Board:

- a) whiwhi / receive the Hōtaka Kaupapa / Governance Forward Work Programme for March 2025.

Ngā tāpirihanga Attachments

| No. | Title | Page |
|-----|---|------|
| A↓ | Waitākere Ranges Local Board Hōtaka Kaupapa/Governance Forward Work Programme Calendar - March 2025 | 385 |

Ngā kaihaina Signatories

| | |
|-------------|----------------------------------|
| Authors | Salif Sidibe - Democracy Advisor |
| Authorisers | Adam Milina - Local Area Manager |

Workshop Records

File No.: CP2025/03887

Item 22

Te take mō te pūrongo / Purpose of the report

1. To present records of workshops held by the Waitākere Ranges Local Board.

Whakarāpopototanga matua / Executive summary

2. A workshop record providing a brief summary of the general nature of the discussion is reported to the next business meeting, along with, where considered appropriate under the Local Government Official Information and Meetings Act 1987, related supporting material.
3. Waitākere Ranges Local Board workshops are open to the public. This means that public and/or media may be in attendance and workshop materials including presentations and supporting documents will be made publicly available unless deemed confidential.
4. Workshop records and supporting documents are publicly available at the following links:
 - 13 February:
https://infocouncil.aucklandcouncil.govt.nz/Open/2025/02/20250213_WRLBW_MIN_13321_WEB.htm.
 - 20 February:
https://infocouncil.aucklandcouncil.govt.nz/Open/2025/02/20250220_WRLBW_MIN_13006_WEB.htm.

Ngā tūtohunga / Recommendation/s

That the Waitākere Ranges Local Board:

- a) whiwhi / receive the workshop records for 13 February and 20 February 2025.

Ngā tāpirihanga / Attachments

There are no attachments for this report.

Ngā kaihaina / Signatories

| | |
|-------------|----------------------------------|
| Authors | Salif Sidibe - Democracy Advisor |
| Authorisers | Adam Milina - Local Area Manager |

ATTACHMENTS

| | | | |
|----------|--------------|--|----------|
| Item 8.1 | Attachment A | Drowning Prevention Auckland Remote Lifejacket Station Pilot Presentation | Page 393 |
| Item 8.2 | Attachment A | Crescendo Community Presentation | Page 401 |

