

Date: Tuesday, 15 April 2025
Time: 10.00am
Meeting Room: Devonport-Takapuna Local Board Office
Venue: 1 – 7 The Strand
Takapuna

Devonport-Takapuna Local Board

OPEN AGENDA

MEMBERSHIP

Chairperson	Melissa Powell
Deputy Chairperson	Terence Harpur
Members	Peter Allen Gavin Busch George Wood, CNZM

Marsden Cheong
Democracy Advisor

9 April 2025

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This meeting will be held in-person and online via Microsoft TEAMS. Please use the following link to join the meeting via Microsoft TEAMS: [Join the meeting now](#)

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1 Nau mai | Welcome

The meeting was opened with a karakia.

Whakataka te hau ki te uru	Cease o winds from the west
Whakataka te hau ki te tonga	Cease o winds from the south
Kia mākinakina ki uta	Bring calm breezes over the land
Kia mātaratara ki tai	Bring calm breezes over the sea
E hī ake ana te atakura	And let the red-tipped dawn come
He tio	With a touch of frost
He huka	A sharpened air
He hau hū	And promise of a glorious day.
Tīhei mauri ora	

2 Ngā Tamōtanga | Apologies

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

3 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 Te Whakaū i ngā Āmiki | Confirmation of Minutes

That the Devonport-Takapuna Local Board:

- a) whakaū / confirm the ordinary minutes of its meeting, held on Tuesday, 18 March 2025, as a true and correct record.

5 He Tamōtanga Motuhake | Leave of Absence

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

6 Te Mihi | Acknowledgements

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 Devonport-Takapuna 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 Bob Lang and Franco Belgiorno-Nettis Deputation Stratford Ave Presentation

Te take mō te pūrongo Purpose of the report

1. Bob Lang and Franco Belgiorno-Nettis will be in attendance to address the board regarding Stratford Ave

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) receive the presentation from Bob Lang and Franco Belgiorno-Nettis and thank them for their attendance.

8.2 Judy McGregor Ngataringa Organic Garden Society's lease application.

Te take mō te pūrongo Purpose of the report

1. Judy McGregor will be in attendance to address the board regarding the Ngataringa Organic Garden Society's lease application.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) receive the presentation from Judy McGregor and thank them 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.

9.1 Takapuna Senior Citizens Association

Te take mō te pūrongo Purpose of the report

1. Takapuna Senior Citizens Association will be in attendance to address the board regarding their role at the Takapuna Library

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) receive the presentation from the Takapuna Senior Citizens Association and thank them for their attendance.

10 Ngā Pakihi Autaia | Extraordinary Business

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

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

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

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

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

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

11 Ngā Pānui mō ngā Mōtini | Notices of Motion

Under Standing Order 2.5.1 (LBS 3.11.1) Notices of Motion have been received from <Member Names> for consideration under items 12, 13 and 14 respectively.

Notice of Motion - Member George Wood - Support for removal of heritage status of Firth Property

File No.: CP2025/06069

Item 12

Whakarāpopototanga matua Executive summary

1. Member George Wood has given notice of a motion that they wish to propose.
2. The notice, signed by Member George Wood and Member Gavin Busch as seconder, is appended as Attachment A.
3. Supporting information is appended as Attachment B.

Motion

That the Devonport-Takapuna Local Board:

- a) note that Auckland Council placed a heritage listing to the Firth property at BlackRock in 2016, this being the first time a heritage listing had been placed on the property
- b) support strong public sentiment that this listing is not a high priority for this property and recommends the removal of this property heritage listing
- c) request that Auckland Council continue to work with the property owners and relevant stakeholders to develop a solution that allows for responsible redevelopment while maintaining public access to the Milford-Takapuna coastal walkway.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Notice of Motion - Support for removal of heritage status of Firth Property	
B⇒	Supporting document	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Notice of Motion - Member George Wood - Changes requested by Devonport-Takapuna Local Board if 100 Aberdeen Road raised crossing design is not a success

File No.: CP2025/06064

Whakarāpopototanga matua Executive summary

1. Member George Wood has given notice of a motion that they wish to propose.
2. The notice, signed by Member George Wood and Member Gavin Busch as seconder, is appended as Attachment A.
3. Supporting information is appended as Attachment B.

Motion

That the Devonport-Takapuna Local Board:

- a) request that Auckland Transport investigate and bring back to the local board additional options that achieve improved safety of crossing Aberdeen, including bus friendly raised table designs that meet the current standards as well as options that don't involve installing a raised zebra crossing
- b) request that Auckland Transport assess and advise the local board on the level of vibrations anticipated of each option and at what point those vibrations are recorded at i.e. house or boundary; and
- c) request confirmation from Auckland Transport that no proposed design will exceed the thresholds for human comfort and nuisance as defined by the Norwegian, British and German international standards.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	NoM: Changes requested by Devonport-Takapuna Local Board if 100 Aberdeen Road raised crossing design not a success	
B⇒	Supporting document	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Notice of Motion - Member Gavin Busch - Wairau Creek

File No.: CP2025/06072

Item 14

Whakarāpopototanga matua Executive summary

1. Member Gavin Busch has given notice of a motion that they wish to propose.
2. The notice, signed by Member Gavin Busch and Member George Wood as seconder, is appended as Attachment A.

Motion

That the Devonport-Takapuna Local Board:

- a) wishes to get a guided walk from Healthy Waters and Resilience pointing out the issues that have been raised in the note headed "Stratford Avenue Flooding, Email from Nick," and also answering questions from the local board members;
- b) request details of the flow patterns along Wairau Creek at times of flooding in the channel and the impact of different widths and heights of the concrete channel;
- c) requests an appraisal from Watercare Services Ltd on when their wastewater pumping station at 102 Wairau Road is likely to be upgraded so that flood waters will not cause it to falter;
- d) to know if a second culvert been considered through the newly purchased properties to a second outlet at the Wairau estuary;
- e) to understand the impacts of a second culvert and outlet will have on the upstream accumulation of water;
- f) an understanding if Healthy Waters and Resilience considered the advantage in removing (or making it removable) the trash gate at Milford Estuary when the Milford Creek is discharging in large volumes of flood water; and
- g) that Healthy Waters and Resilience along with Watercare Services Limited provide the Devonport-Takapuna Local Board with an update on their long-term planning for the Wairau catchment.

Ngā tāpirihanga Attachments

No.	Title	Page
A	NoM - Wairau Creek	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Endorsement of proposed asset transfer to Ngataringa Organic Garden Society Incorporated and grant of a lease to Ngataringa Organic Garden Society Incorporated for land it occupies at Ngataringa Park, 27 Lake Road, Devonport

File No.: CP2025/04952

Te take mō te pūrongo Purpose of the report

1. To endorse the transfer of the council-owned assets located on Ngataringa Park, within the area occupied by Ngataringa Organic Garden Society Incorporated, to Ngataringa Organic Garden Society Incorporated and grant Ngataringa Organic Garden Society Incorporated a new lease for the land it occupies at Ngataringa Park, 27 Lake Road Devonport.

Whakarāpopototanga matua Executive summary

2. The Ngataringa Organic Garden Society Incorporated (the society) has occupied an area of land located at Ngataringa Park since 2014. The subject land was previously occupied by the Framework Trust under the terms of a community lease entered into with the former North Shore City Council.
3. Framework Trust had a ground lease on which its assets (for the purposes of this agenda report, kitchen, toilets, toolshed, greenhouse pergola and containers) were located. When Framework Trust vacated the land, by virtue of the lease agreement, the assets reverted to council ownership.
4. Since taking occupation of the site, the society has maintained the assets on behalf of the council and has spent significant money on upgrades, the most recent spend in the amount of \$20,000 on the kitchen. The upgrade included a re-plumb of the kitchen infrastructure and brand-new cabinetry.
5. On 5 February 2025, relevant council staff undertook an onsite valuation of the assets. The valuation for the kitchen is \$29,000, the toilets \$3,600, the toolshed \$2,500, and the greenhouse \$100.00, respectively. The pergola and containers did not warrant a valuation.
6. In terms of any actual cost to the council with respect to the proposed transfer of assets:
 - staff has established that despite the assets reverting to council ownership, the assets were not recorded in the council's fixed asset register. As such, the assets hold a nil book value.
 - staff has investigated the OPEX costs applicable to Ngataringa Park for the period 2014 to date and found that there are no costs recorded for the subject site.
7. To effect an equitable outcome, council staff recommend that the council transfer the assets to the society. This is provided for under the council's Chief Executive Delegations Register (dated October 2024 V. 1.7), specifically, that the Head of Property and Commercial Business approve the transfer (disposal of property valued at under \$1 million) under her delegated financial authority.
8. The local board is requested to endorse the asset transfer (including kitchen, toilets, toolshed, greenhouse and other improvements located within the subject site) from Auckland Council to Ngataringa Organic Garden Society Incorporated and grant the society a ground lease.

9. Prior to recommending the grant of any lease, staff seek feedback from wider council colleagues, typically those colleagues tasked with taking a strategic view of relevant parks and places. In this instance, council's parks and places specialist provided feedback, taking a conservative view on the recommended standard term of tenure (i.e. an initial term of 10 years with one right of renewal for 10 years) driven by the potential of needing to relocate a planned skate facility.
10. As a consequence of the potential future requirement for relocating a skate facility to the area occupied by the society, council's parks and places specialist guided staff to recommend tenure of one term of five years containing an early termination clause, providing the council with the ability to serve the society 12 months' notice to vacate its lease area.
11. The operative reserve management plan approved by the former North Shore City Council for Ngataranga Park dated October 2004 contemplates a lease for gardening activities. Similarly, a lease to the society is contemplated and in conformity with the draft Devonport Takapuna Local Board Parks Management Plan currently under development.
12. The society has occupied the site operating an organic garden since 2014 in the absence of a lease agreement with the council. To regularise its occupation and meet the council's criteria for a community lease, the society was duly incorporated under the Incorporated Societies Act 1908 on 18 April 2023. The society was subsequently re-registered to become a society under the Incorporated Societies Act 2022 on 7 January 2024.
13. The society has a strong committee, sufficient funds to meet its liabilities and it is managed appropriately. The society carries all necessary insurance cover.
14. The progression of the proposed new lease was listed as item number 3052 on the Customer and Community Services 2024/2025 work programme and approved by the local board at its business meeting of 18 June 2024 (resolution number DT/2024/95).
15. This report recommends the local board:
 - a) endorse the asset transfer (kitchen, toilets, toolshed, greenhouse, pergola and containers located within the subject site) from Auckland Council to Ngataranga Organic Garden Society Incorporated.
 - b) grant Ngataranga Organic Garden Society Incorporated a new community lease for land it occupies and operates as a community garden at Ngataranga Park.
16. If the local board resolves to grant the lease, staff will work with the society to finalise the lease agreement

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board Local Board:

- a) endorse the transfer of the Auckland Council-owned assets including kitchen, toilets, toolshed, greenhouse, pergola, containers and associated improvements to Ngataranga Organic Garden Society Incorporated in accordance with Auckland Council's Chief Executive Delegations Register (dated October 2024 V. 1.7), expressly; Part 3, C2 (Attachment A – site plan; identified assets to the agenda report) subject to the following:
 - i) date of transfer 15 April 2025
- b) grant Ngataranga Organic Garden Society Incorporated under section 54(1)(b) of the Reserves Act 1977, a lease for 3071 square metres (more or less) of reserve land at Ngataranga Park, 27 Lake Road, Devonport, legally described as Lot 1 Deposited plan 77578 and Lot 2 Deposited Plan 77578 (Attachment A – site plan to the agenda report), subject to the following terms and conditions:

- i) term – five years, commencing 15 April 2025
 - ii) rent – \$1,300.00 plus GST per annum
 - iii) inclusion of an early termination clause providing Auckland Council as landlord with the ability to serve the society as tenant with 12 months' notice during the five-year lease period to vacate the premises and reinstate the land
 - iv) a community outcomes plan will be appended as a schedule to the lease agreement
- c) approve Ngataranga Organic Garden Society Incorporated community outcomes plan (Attachment B – Community Outcomes Plan to the agenda report)
- d) note that all other terms and conditions will be in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines as updated 1 July 2023.

Horopaki Context

17. Local boards have the allocated authority relating to local recreation, sport and community facilities, including community leasing matters.
18. The society has occupied the site operating an organic garden since 2014 in the absence of a lease agreement with the council. The society has registered as a legal entity and formally applied to the council for a lease.
19. The progression of the proposed new lease was listed as item number 3052 on the Customer and Community Services 2024/2025 work programme and approved by the local board at its business meeting of 18 June 2024 (resolution number DT/2024/95).

Land

20. The land the society occupies at Ngataranga Park is legally described as Lot 1 Deposited Plan 77578 and Lot 2 Deposited Plan 77578. The land is subject to the requirements of the Reserves Act 1977 and is classified as recreation reserve under the Act. The land classification legally supports a lease for the society's activities.

Ngataranga Organic Garden Society Incorporated

21. The society was incorporated under the Incorporated Societies Act 1908 on 18 April 2023 and was reregistered to become a society under the Incorporated Societies Act 2022 on 7 January 2024. Contained within the society's rules, its purposes include:
 - encourage organic gardening for healthy living and wellbeing within the local community
 - provide facilities, resources and land for members to further their organic gardening practices
 - promote community gardens and organic gardening within the wider community
 - improve biodiversity and soil health to allow organic gardening to thrive
 - foster collegiality and cooperation expressed in the tikanga of "OUR garden is more than YOUR plot."
22. The act of incorporating delivered benefits to the society beyond satisfying the councils requirements:
 - it developed a constitution and a set of agreed rules for operating
 - it formalised its committee and meeting structures

- it developed and agreed a set of responsibilities for members
 - it clarified ownership and treatment of the assets should the society be wound up
 - it established public liability insurance.
23. The society currently has 62 allocated plots and 71 members. It has more than 70 part-time volunteers. Work undertaken by volunteers include:
- caring for and cleaning of communal areas
 - mowing of lawns
 - care of chickens
 - maintenance and care of communal plots
 - general repairs, rubbish disposal, restocking supplies and fundraising to pay bills.
24. The society holds a minimum of two working bees per annum and hosts a series of social activities with shared lunches. It produces a regular newsletter written, illustrated and designed by members with articles about the organic garden and its plot holders. The society has established a communal herb garden and planted several communal fruit trees. It has successfully held workshops for members and the community and established a very successful Seedlings Group to fundraise by producing seedlings for sale to members and the community.
25. The society repairs, maintains and renews the kitchen, toilets, toolshed, greenhouse and all other associated improvements located within its garden site. The society has recently spent \$9,000 on renewing the greenhouse cover, which included \$2,500 from the local board.
26. The society has provided financial accounts, which indicate that its funds are sufficient to meet its liabilities and are being managed appropriately. The society has all necessary insurance cover, including public liability insurance, in place.
27. Council staff have negotiated and agreed a community outcomes plan with the society which, if approved by the Devonport-Takapuna Local Board, will be appended as a schedule to the new lease agreement.

Tātaritanga me ngā tohutohu Analysis and advice

Mechanism for proposed transfer of assets

28. With regard to the recommendation for the local board's endorsement of the proposed transfer of the council-owned assets to the society, Auckland Council's Long-term Plan 2024 – 2034 (the plan) contains information on the allocation of decision-making by the Governing Body and local boards for non-regulatory activities, applicable from 1 July 2024.
29. Within section three of the plan *Our key policies*, specifically Pages 386 – 393 of Volume two of three, the categories of activities are listed along with the respective responsibility for and allocation to either Governing Body or local board. The use of local community facilities, including leasing, is detailed under the category heading of *parks and community services activity; local community development and facilities* and is a local board responsibility.
30. Additionally, Auckland Council's Chief Executive Delegations Register (dated October 2024 V. 1.7), Part 3, C2 expressly provides that the Head of Property and Commercial Business may approve the transfer (disposal of property valued at under \$1 million) under their delegated financial authority.

Recommended term of tenure

31. Under the Auckland Council Community Occupancy Guidelines 2023 relating to group-owned assets, the standard term of tenure for leases is an initial term of 10 years with one right of renewal for 10 years.
32. Staff sought feedback from wider council colleagues about the lease proposal. The council's parks and places specialist provided feedback, taking a conservative view on the recommended standard term of tenure. This was driven by any potential future need to relocate a planned skate facility from Woodall Park to the site where the community gardens are currently located as a result of the closed landfill status.
33. Accordingly, in this instance, staff has recommended one term of five years with an early termination clause providing the council as landlord, with the right to terminate the agreement during the five-year lease period by giving the society no less than 12 months written notice. This clause can be invoked in the event that the council requires possession of the premises for a different recreational activity of a higher priority. The onus will be on the council to establish conclusively that the land is required for such an alternative use.

Reserves Act considerations

34. Most of the land comprising Ngataranga Park is subject to the provisions of the Reserves Act 1977 and is classified as a recreation reserve. The society occupies (recreation) reserve land. The Community Services and Parks Committee of the former North Shore City Council adopted the Ngataranga Park and Dacre Park Management Plan in October 2004. As the society's activities are contemplated and in conformity with the operative plan, council staff were not required to publicly notify the proposed new lease.

Alignment with the draft Devonport-Takapuna Local Board Parks Plan

35. A lease to the society is contemplated and in conformity with the draft Devonport Takapuna Local Board Parks Management Plan which is currently under development.

Assessment of the lease application

36. The society has operated from and maintained the site since 2014 in the absence of a formal lease agreement with the council. The society had a committee, annual general meetings, kept meeting minutes, operated a bank account, prepared financial reports and kept a membership register.
37. In accordance with the council's requirement for the society to regularise its occupation under the terms of a community lease, the society is now a legal entity and has submitted a comprehensive application supporting its request for a lease and is well able to demonstrate its ability to manage and maintain its improvements. Staff undertook a site visit on 29 October 2024 and observed that the society was operating well and maintaining its occupied area.
38. The society has supplied the council with a copy of its latest financials. The following table contains brief details:

Table 1: Financials

Income for the financial year ended 31 March 2024	Expenditure for the financial year ended 31 March 2024	Income less expenses
\$18,166	\$9,618	\$8,548

39. The society's main source of income for the year ended 31 March 2024 aside from membership subscriptions and gate and produce sales, was donations. The society's largest expense related to kitchen and water pipe repairs.

Tauākī whakaaweawe āhuarangi Climate impact statement

40. To improve environmental outcomes and mitigate climate change impacts, the council advocates that the lessee:
 - use sustainable waste, energy and water efficiency systems
 - use eco labelled products and services
 - seek opportunities to reduce greenhouse gas emissions from lease-related activities
 - include any other outcomes that will improve environmental outcomes and mitigate climate change impacts.
41. All measures taken are aimed at meeting council’s climate goals, as set out in Te Tāruke-ā-Tāwhiri: Auckland’s Climate Plan, which are:
 - to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
 - to prepare the region for the adverse impacts of climate change.
42. Climate change does have the potential to impact the lease. This is because portions of the lease area are located within flood plains and coastal inundation areas as identified on Auckland Council’s Hazard Viewer (Attachment C – GIS aerial view from Auckland Council’s Hazard Viewer).
43. The society’s gardens and plantings may act as a buffer zone which could mitigate any damage caused to the society’s buildings and associated improvements as a result of flooding or coastal inundation.

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

44. Relevant cross-council staff have been consulted on the proposed new lease. The table below contains detailed feedback:

Table 2: Wider council team feedback

Relevant team	Feedback
Community Broker, Devonport-Takapuna Local Board	Supportive of this lease. NOGS is a great community organisation that’s really taking off lately.
Parks and Places Specialist, Parks and Community Facilities	Refer to paragraphs 9 and 10 of this agenda report.
Service and Asset Planning Specialist Policy, Planning and Governance	Supportive.
Senior Asset Accountant, Financial Compliance, Financial Control, Group Treasury	These (assets) are currently not on the Fixed Asset Register so NIL book value.

45. The proposed new lease has no identified impact on other parts of the council group. The views of council-controlled organisations were not required for the preparation of this report’s advice.

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

46. At its business meeting of 18 June 2024, the local board approved the Customer and Community Services, Parks and Community Facilities 2023/2024 work programme (resolution number [DT/2024/95](#)). The Community Leases Work Programme 2023/2024 was contained within this work programme. The progression of the proposed lease was listed as item number 3052 on the work programme.
47. The recommendations in this report support the Devonport-Takapuna Local Board Plan 2023 outcomes 'Our People' (*our people support each other, have what they need to live well and are able to adapt to change*) and 'Our Community' (*our community facilities, libraries and parks are great places to connect, play and learn*).

Tauākī whakaaweawe Māori Māori impact statement

48. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi which are outlined in council's key strategic planning documents; the Auckland Plan, the Long-Term Plan 2024 - 2034, the Unitary Plan and local board plans.
49. Staff engagement with mana whenua has been recently undertaken during the development of the Local Parks Management Plan (in process). As such, staff did not undertake fresh engagement with mana whenua about the lease proposal.
50. The society has several members identifying as Māori and several gardeners who plant according to the maramataka (Māori lunar calendar). The society prioritises plot holders if they identify as Māori when joining the waiting list for a plot at the garden.

Ngā ritenga ā-pūtea Financial implications

51. In terms of any actual cost to the council with respect to the transfer of assets:
 - staff has established that despite the assets reverting to council ownership, the assets were not recorded in the council's fixed asset register. As such, the assets hold a nil book value.
 - staff has investigated the OPEX costs applicable to Ngataranga Park for the period 2014 to date and found that there are no costs recorded for the subject site.
52. Subject to the proposed asset transfer, the society will continue to take responsibility for all operational and renewal costs involved with its buildings and associated improvements located on Ngataranga Park.
53. A lease would afford the society with security of tenure and enable it to attend to the scheduled maintenance of its buildings and associated improvements. Should the society vacate its area, there would be a risk associated with lack of maintenance. In this scenario, council would be liable for the society's assets regardless of whether budget is allocated to or identified for renewals. Similarly, any required asset renewals do not appear in the annual work programme.
54. Staff has recommended that annual rent payable in the amount of \$1,300.00 plus GST is charged in accordance with the updated Auckland Council Community Occupancy Guidelines, effective 1 July 2023. The increase in annual rent from \$1.00 plus GST (if demanded) to \$1,300.00 provides local boards with a financial lever to ease their respective budgetary constraints.
55. Conversely, in accordance with the Auckland Council Community Occupancy Guidelines, local boards still hold the ability to vary staff recommendations relating to the rental amount for leased premises.

56. If the board chooses to retain the level of rent at \$1.00, there will be no requirement for the board to top-up the community lease revenue budget. However, the board will not have the benefit of the additional revenue if rent is not increased.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

57. Should the local board resolve not to endorse the transfer of assets and grant the society a new lease, this will negatively impact the ability of the society to undertake all current and future activities. This would have an adverse impact on the achievement of the respective local board plan outcome.

Ngā koringa ā-muri Next steps

58. If the local board resolves to grant the proposed lease, staff will work with the society to finalise the agreement in accordance with the local board decision.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Site plan	
B⇒	Community Outcomes Plan	
C⇒	GIS aerial view from Auckland Council's Hazard Viewer	

Ngā kaihaina Signatories

Author	Karen Walby - Community Lease Specialist
Authorisers	Kim O'Neill - Head of Property & Commercial Business Trina Thompson - Local Area Manager

Proposed new community lease to North Shore Rugby Football Club Incorporated at Devonport Domain/Vauxhall Sports Fields, Devonport

File No.: CP2025/05041

Item 16

Te take mō te pūrongo Purpose of the report

1. To seek approval from the Devonport-Takapuna Local Board to grant a new community lease to North Shore Rugby Football Club Incorporated for part of Devonport Domain/Vauxhall Sports Fields located at 28 Vauxhall Road, Devonport.

Whakarāpopototanga matua Executive summary

2. Northshore Rugby Football Club Incorporated (the club) seeks a new community lease to continue occupation and operation from a club-owned building at Devonport Domain/Vauxhall Sports Fields, 28 Vauxhall Road, Devonport.
3. The club currently holds the lease of the site its building occupies. The lease reached final expiry on 10 May 2023. The lease is holding over on a month-by-month basis on the same terms and conditions until terminated or a new lease is granted.
4. The new lease was identified and approved by the Devonport Local Board as part of its Customer and Community Services: Community Leases work programme 2024/2025 at its 18 June 2024 local board meeting (resolution number [DT/2024/95](#)).
5. The club was duly incorporated in 1957 and has formally applied for a new lease. The club has a strong committee, sufficient funds to meet its liabilities and it is managed appropriately. The club meets the criteria for a community lessee. The club carries all necessary insurance cover.
6. The club aims to foster community connections through rugby and supports local organisations through inclusive programs, events and facilities across all ages and genders. These activities align with / support the Devonport-Takapuna Local Board Plan 2023:
 - Tātou Tāngata / Our People
 - Tō Tātou Hapori / Our Community and Facilities
7. As this is a club-owned building, it has an automatic right to re-apply for a new lease at the end of its occupancy term.
8. Staff visited the site on 22 October 2024 and the facilities appear to be well utilised and maintained.
9. The land comprising Devonport Domain/Vauxhall Sports Field is subject to the requirements of the Reserves Act 1977 and is classified as recreation reserve under the Act. As such, public notification and iwi consultation is not required as the 1993 Devonport Domain management plan recognises the club and its activities.
10. Subject Matter Experts are all in support of the new lease.
11. This report recommends the local board grant North Shore Rugby Football Club Incorporated a new community lease for the footprint of land on which the club's building is located on Devonport Domain/Vauxhall Sports fields, for a term of 10 years commencing 16 April 2025, with one 10 year right of renewal.

12. If the Devonport-Takapuna Board resolves to grant the lease, staff will work with the club to finalise the lease agreement.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) whakaae / grant, under Section 54 (1)(b) of the Reserves Act 1977, a new community lease to the North Shore Rugby Football Club Incorporated for an area comprising approximately 712 square metres (more or less) located at Devonport Domain/ Vauxhall Sports Field, 28 Vauxhall Road, Devonport on the land legally described as Part Allotment 39, Section 2 Parish of Takapuna (Attachment A – Site Plan), subject to the following terms and conditions:
- i) term – 10 years, commencing 16 April 2025, with one 10 year right of renewal.
 - ii) rent – \$1300 plus GST per annum if demanded.
 - iii) Community Outcomes Plan - to be appended to the lease as a schedule of the lease agreement (Attachment B – Community outcomes plan).
- b) whakaae / approve all other terms and conditions in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines 2012 as updated 1 July 2023.
- c) note lease charges shall be reviewed by the local board in circumstances where there are changes to the Community Occupancy Guidelines 2012.

Horopaki Context

13. Local boards have the allocated authority relating to local recreation, sport and community facilities, including community leasing matters.
14. The club has formally applied for a new lease.
15. The Devonport-Takapuna Local Board at its business meeting of 18 June 2024, approved the Customer and Community Services, Parks and Community Facilities 2024-2025 work programme (resolution number [DT/2024/95](#)). The progression of the proposed lease was listed as item number 3462 on the work programme.

Land, building/s and lease

16. Devonport Domain/Vauxhall Sports Field is located at 28 Vauxhall Road, Devonport (Attachment A - Site Plan). The land is legally described as Allotment 39 Section 2 Parish of Takapuna. The land is held by the Crown through the Department of Conservation and classified as a recreation reserve subject to the Reserves Act 1977, and vested in the Auckland Council, in trust, for recreation purposes. The land classification legally supports a lease for the club's activities.
17. North Shore Rugby Football Club Incorporated holds a community lease for the site its building occupies on Devonport Domain/Vauxhall Sports Field.
18. The 1993 Devonport Domain Management Plan recognises the club and its activities.
19. The area proposed to be leased is 712 square meters (more or less) as outlined in Attachment A – Site Plan.
20. For a club owned building, all operational and maintenance costs are borne by the lessee. These costs are funded from membership fee, grants, sponsorship, fundraising and hireage.

North Shore Rugby Football Club Incorporated

21. North Shore Rugby Football Club Incorporated has been a significant part of the local community for 150 years.

22. The club was established in 1873 and registered to become a society under the Incorporated Societies Act 1908 on 4 November 1957. Contained within the club's constitution, its objects include:
- to promote, foster and control the game of amateur rugby football
 - to organise such activities and to cooperate with and/or facilitate with such other sporting or cultural groups or bodies for such purposes as may, in the opinion of the Club, further and benefit the interests of the Club and the amateur sport of rugby football generally
 - to provide for members, grounds and equipment and such other facilities as may be necessary or expedient including such social amenities as may be deemed necessary to foster club spirit.
23. The club is well managed and has 1600 active members comprised of 1255 men and 345 women. The table below details the relevant information on the club's demographics.

Table 1: Demographics

Age	Numbers
Members/participants aged 25 years and under	650
Members/participants aged 25 years and over	950

24. The club has one part time paid staff member and 10 committee members.
25. The club owns and maintains its building on the site.
26. The club is operational 12 months of the year, in the summer months with touch and ripper rugby, and in winter with rugby union.
27. The club has provided financial accounts which indicated that its funds are sufficient to meet its liabilities and are being managed appropriately. The club has all necessary insurance cover, including public liability insurance, in place.
28. The club has a special alcohol license that enables private functions 25 days per annum.
29. The club makes its clubrooms available for community activities, examples of this include serving as a voting centre for the general election and as a blood donation centre.
30. The club's current community lease commenced on 11 May 2013 and expired on the 10 May 2023. The lease to the group is holding over on a month-by-month basis on the same terms and conditions until terminated or a new lease is formalised.

Tātaritanga me ngā tohutohu Analysis and advice

Recommended term of tenure

31. Under the Auckland Council Community Occupancy Guidelines 2023 relating to club-owned assets, the standard term of tenure for leases is an initial term of 10 years with one right of renewal for 10 years.

Reserves Act considerations

32. Most of the land comprising Devonport Domain/Vauxhall Sports Field is subject to the provisions of the Reserves Act 1977 and classified as recreation reserve. As the club's activities are contemplated in the Devonport Domain Management Plan 1993 and in conformity with the plan, staff are not required to publicly notify the proposed new lease.

Assessment of the lease application

33. The club has submitted a comprehensive application supporting its request for a new lease and is able to demonstrate its ability to manage and maintain its improvements. Staff undertook a site visit on 22 October 2024 and at the time observed that the club was maintaining its lease area
34. The club has provided financials which show that accounting records are being kept, funds are being managed appropriately and there are sufficient funds to meet liabilities.

Table 2: Financials

Trading revenue for the financial year ended 30 September 2024	Operating Expenditure	Affiliation fees (levies)	Income less expenses
\$613,675.00	\$526,595.00	\$13,348.00	\$3,613.00

35. Almost 65 per cent of the club’s income comes from sponsorships and bar sales. Its annual Seagulls luncheons is a key fundraiser for their club as it brings in noted speakers.
36. The clubs largest recorded operating expense for the financial year ended 30 September 2024 was in the amount of \$259,770. This is attributed to the club’s playing expenses for all the teams.
37. The club provides free access to its gym for club members who have paid their club subscription.
38. The area proposed to be leased to North Shore Rugby Football Club consists of approximately 712 square meters (more or less) and is outlined in Attachment A – Site Plan.
39. The club has all necessary insurance cover, including public liability insurance, in place.
40. The club provides a valuable service to the local community by offering a community hub for sporting activities for all ages in the Devonport area. This club has been established for almost 150 years and has a longstanding relationship with its community.
41. A community outcomes plan has been completed for the club to identify the benefits it will provide to the community. This will be attached as a schedule to the lease agreement and is attached to the report as Attachment B.
42. Staff recommend that a new community lease be granted to the club for a term of 10 years commencing from 16 April 2025 with one 10 year right of renewal.

Tauākī whakaaweawe āhuarangi Climate impact statement

43. To improve environmental outcomes and mitigate climate change impacts, the council advocates that the lessee:
 - use sustainable waste, energy and water efficiency systems
 - use eco labelled products and services
 - seek opportunities to reduce greenhouse gas emissions from lease-related activities
44. All measures taken are aimed at meeting council’s climate goals, as set out in Te Tāruke-ā-Tāwhiri: Auckland’s Climate Plan, which are:
 - to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
 - to prepare the region for the adverse impacts of climate change.

45. The proposals outlined in this report do not include any change in the use of the land or activity on the land or introduce any new sources of greenhouse gas emissions.
46. Climate change has a potential to impact the lease, as the leased area is in a flood-sensitive and coastal inundation zone identified from Auckland council's Hazard viewer.

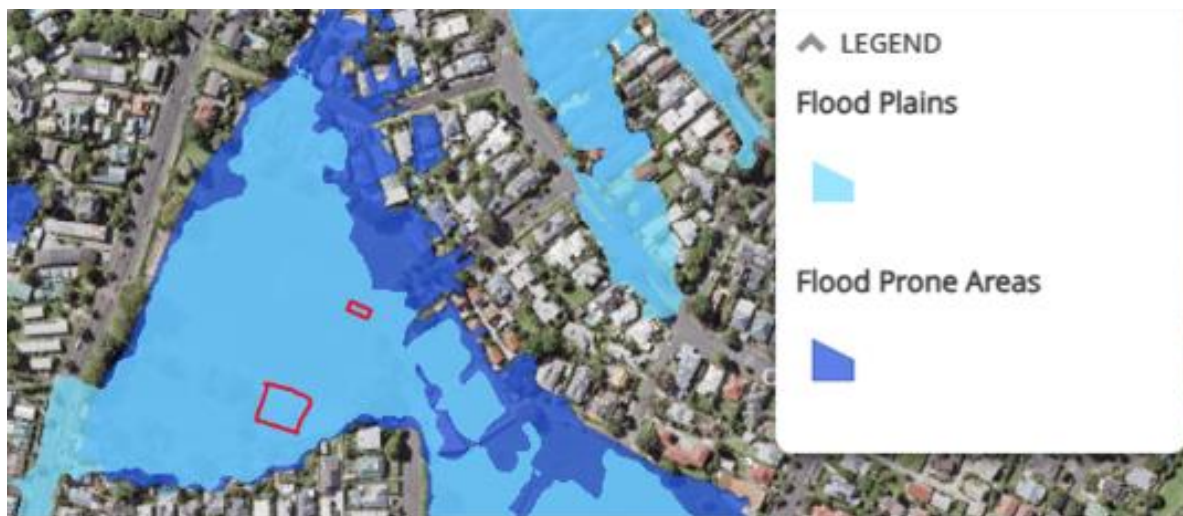


Figure 1: Auckland Council's Hazard Viewer on Flood Plains

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

47. Relevant cross council staff have been consulted on the proposed new lease. The table below contains their feedback

Table 3: Wider council team feedback

Relevant team	Feedback
Area Operations, Facilities Manager	Support
Sport and Recreation Lead, Parks and Community Facilities	Support
Parks and Places Specialist, Parks and Community Facilities	Support
Community Broker	Support

48. The proposed new lease has no identified impact on other parts of the council group. The views of council-controlled organisations were not required for the preparation of this report's advice.

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

49. At its business meeting of 18 June 2024, the local board approved the Customer and Community Services, Parks and Community Facilities 2024-2025 work programme (resolution number [DT/2024/95](#)). The progression of the proposed lease was listed as item number 3462 on the work programme.
50. The proposed lease will benefit the community by enabling initiatives that promote opportunities to participate in sport and active recreation through the access to facilities and local reserves.

51. The assessment of the application was discussed with the local board at its workshop on 26 November 2024. The local board indicated its in principle support of the lease proposal.
52. The delivered activities align and support the Devonport-Takapuna Local Board Plan 2023:
 - Our People – (we value inclusivity, diversity, and resilience)
 - Our Community and facilities – (Our community has access to quality services in facilities that meet their needs).

Tauākī whakaaweawe Māori

Māori impact statement

53. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi which are outlined in council's key strategic planning documents; the Auckland Plan, the Long-Term Plan 2024 - 2034, the Unitary Plan and local board plans.
54. Community leases support a wide range of activities and groups. Leases are awarded based on an understanding of local needs, interests and priorities. The activities and services provided by leaseholders create benefits for many local communities, including Māori.
55. Iwi engagement about the council's intention to grant a new community lease for the club at Devonport Domain/ Vauxhall Sports Field, 28 Vauxhall Road, Devonport is not required as the 1993 Devonport Domain Management Plan is currently the operative plan for this reserve.

Ngā ritenga ā-pūtea

Financial implications

56. There is no direct cost to the council associated with the grant of a new lease. The club will continue to take responsibility for all operational and renewal costs involved with its building located on Devonport Domain/Vauxhall Sports Field.
57. All costs relating to the advertisement of the council's intention to grant the proposed lease will be borne by the Parks and Community Facilities department of the council.
58. Staff have consulted with the Financial Strategy department of the council. No concerns were raised regarding the financial implications for the proposed new lease to North Shore Rugby Football Club Incorporated for the land at Devonport Domain/ Vauxhall Sports Fields, 28 Vauxhall Road, Devonport.
59. Ongoing maintenance of the asset will be covered by the lessee.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

60. Should the local board resolve not to grant the proposed community lease to North Shore Rugby Football Club at Devonport Domain/ Vauxhall Sports Fields, 28 Vauxhall Road, Devonport, the club's ability to undertake all current and future activities will be negatively impacted. This will have an adverse impact on the achievement of the desired local board plan outcomes.
61. The new lease affords the club's security of tenure, enabling it to attend to the scheduled maintenance of the facility.

Ngā koringa ā-muri

Next steps

62. If the local board resolves to the grant the proposed new community lease, staff will work with the club to finalise a lease agreement in accordance with the local board's decision.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Site Plan	
B⇒	Community Outcomes Plan	
C⇒	Natural Hazards	

Ngā kaihaina Signatories

Author	Randy Jiang - Community Lease Specialist
Authorisers	Lou-Ann Ballantyne - General Manager Governance and Engagement Kim O'Neill - Head of Property & Commercial Business Taryn Crewe - General Manager Parks and Community Facilities Trina Thompson - Local Area Manager

Proposal to revoke reservation of reserve land - Secondary Accessway, Northboro Reserve

File No.: CP2025/03591

Item 17

Te take mō te pūrongo

Purpose of the report

1. To seek support from the Devonport-Takapuna Local Board to publicly notify Auckland Council's intention to consider revoking the reserve status of the portion of recreation reserve which serves as a secondary accessway between 31 and 33 Hillary Crescent, Hauraki (Secondary Accessway) at Northboro Reserve.
2. Inform and consult with the local board for their views on the proposed disposal of the Secondary Accessway under the Local Government Act 2002, to the adjacent landowner for amalgamation with land to be developed as a private retirement village, subject to satisfactory completion of all statutory processes to revoke the reserve status.

Whakarāpopototanga matua

Executive summary

3. Auckland Council has received a request from Summerset Villages (Number 49) Limited (Summerset) to revoke the reserve status of the Secondary Accessway at Northboro Reserve (proposal).
4. If the proposal to revoke the reservation of the Secondary Accessway as a reserve is progressed and approved, subject to completion of all statutory processes, Summerset's request seeks to amalgamate the land with the adjoining land parcel for inclusion in the development of a retirement village.
5. The proposal to revoke the reservation of the Secondary Accessway as a reserve is a necessary first statutory step required prior to any approval for land to be disposed of.
6. Northboro Reserve is a classified recreation reserve subject to the Reserves Act 1977. The Secondary Accessway forms part of Lot 72 Deposited Plan 40536 contained in the Record of Title 1121118.
7. There are several other accessways linking Northboro Reserve including a Primary Accessway, Coastal Pathway and Eversleigh Road Accessway serving the same or similar purpose as the Secondary Accessway as shown in Attachment A to this report and below.

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Figure 1. GIS aerial image showing the Accessways



Figure 2. GIS aerial image showing the Secondary Accessway

8. The Secondary Accessway is a mix of turf and hard-sealed walkway of approximately 3m wide and 47m long (144m²).
9. The proposal would benefit the council and the community as Summerset proposes to undertake improvement works elsewhere on Northboro recreation reserve including:
 - enhancement of the retained Primary Accessway, with the undergrounding of the power lines, and enhanced landscape treatment
 - improved accessibility/function, gradient, width, and safety of a new boardwalk at Eversleigh Road Accessway
 - enhanced visibility in respect of the entry and exit points of the pathway through improved landscape treatment that provides clear sightlines
 - improved Crime Prevention Through Environmental Design (CPTED) outcomes for the Greenways network.
10. The benefits of the proposal to Summerset include:
 - providing the opportunity to treat the development site in a cohesive manner for the purposes of designing a comprehensive and integrated residential development for a retirement village activity
 - being able to design and orientate the comprehensive development of the land holdings in a way which integrates the retained primary walkway (reserve), Northboro Reserve esplanade, and the streetscape, including providing for direct interaction and connectivity.
11. Searches on GeoMaps of the Secondary Accessway did not identify any cultural heritage or archaeological significance.
12. The proposed enhancement of the existing Northboro reserve accessways (Primary Accessway and Eversleigh Road Accessway) would align with the Devonport-Takapuna Local Board Plan 2023 outcomes, Parks and Open Space Acquisition Policy 2013, Open Space Provision Policy 2016 and Greenways Plans.
13. If the proposal to revoke the reservation of the Secondary Accessway as a reserve does not proceed, Summerset has stated it will not be able to proceed with the design and orientate the comprehensive development of its surrounding land holdings for a retirement village. In addition, Summerset would not offer the council the benefits of having the Primary Accessway and the Eversleigh Road Accessway proposed to be enhanced by Summerset.
14. Staff recommend that the local board support a recommendation to the Policy and Planning Committee to:
 - a) progress the proposal to revoke the reservation of the Secondary Accessway as a reserve and to publicly notify Auckland Council's intention to revoke the reservation of the Secondary Accessway as a reserve for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro recreation reserve
 - b) subject to successful completion of all statutory processes that Auckland Council must complete, recommend to the Minister of Conservation that the reservation of the Secondary Accessway as a reserve should be revoked for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro recreation reserve.
15. Staff also recommend that the local board support a proposal to subsequently dispose of the Secondary Accessway and that it be sold to Summerset Villages (Number 49) Limited subject to completion of all statutory processes including public notification and mana whenua engagement.
16. If the local board resolves their position on the proposal to revoke the reservation of the Secondary Accessway as a reserve and the proposed disposal, staff will provide the

Devonport Takapuna Local Board's views and preferences when reporting to the Policy and Planning Committee.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- Item 17
- a) tautoko / support a recommendation to the Policy and Planning Committee for a decision to:
 - i) progress the proposal to revoke the reservation of the land as a reserve of part of Northboro Reserve under section 24 Reserves Act 1977 being part of the land legally described as Lot 72 Deposited Plan 40536 in Record of Title 1121118 (Secondary Accessway) and publicly notify Auckland Council's intention to revoke the reservation for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro Reserve.
 - ii) subject to successful completion of all statutory processes that Auckland Council must complete, recommend to the Minister of Conservation that the reservation of the land as a reserve being part Lot 72 Deposited Plan 40536 in the Record of Title 1121118 as a reserve status should be revoked for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro Reserve.
 - b) Tautoko / support a proposal to dispose of the part of the land legally described as Lot 72 Deposited Plan 40536 in Record of Title 1121118 (Secondary Accessway) to Summerset Villages (Number 49) Limited subject to completion of all statutory processes including public notification and mana whenua engagement.

Horopaki Context

17. Northboro Reserve is a classified recreation reserve subject to the Reserves Act 1977 (NZ Gazette B.297604.1 published on 9 May 1984 page 1606).
18. There are several accessways linking Northboro Reserve also held under the Reserves Act as recreation reserve including the main Primary Accessway, Secondary Accessway and Eversleigh Road Accessway. The Northboro Reserve is also accessed via the Coastal Pathway as shown in Figure 1.
19. Summerset has been operating retirement villages in New Zealand since 1997. Currently it has five retirement villages operating in the Auckland region.
20. Summerset has acquired some of the land parcels around Hillary Crescent from Whai Rawa Development LP (Ngāti Whātua Ōrākei) to make up the site for developing a comprehensive retirement village at Hillary Crescent.
21. Summerset has requested that council revokes the reservation of the Secondary Accessway as a reserve of approximately 3m wide and 47m long (144m²), and on completion of the reserve revocation process in accordance with section 24 of the Reserves Act 1977, that council disposes of the Secondary Accessway to Summerset for amalgamation with its adjoining land parcel for the proposed retirement village development.
22. The proposal to revoke the reservation of the Secondary Accessway as a reserve would in part enable the proposed enhancement works to be undertaken as part of Summerset's broader development which includes enhancement of the following at no cost to the council:
 - enhance the existing Eversleigh Road Accessway by constructing a boardwalk approximately 2.5m wide and 96m long connecting to the existing coastal pathway. This new boardwalk will be bicycle and pram accessible, similar to the Patuone Reserve boardwalk at R 8 Greydene Place, Takapuna

- enhance the Primary Accessway by relocating the existing power pole to the northern end of the accessway, undergrounding the overhead transmission lines and incorporating additional landscaping.
23. The proposal to revoke the reservation of the Secondary Accessway as a reserve and enhancing the existing Eversleigh Road Accessway and the Primary Accessway will benefit the council and the community with the following anticipated outcomes:
- enhancement of the retained Primary Accessway, with the undergrounding of the power lines, and enhanced landscape treatment
 - improved accessibility/function, gradient, width, and safety by a new boardwalk at Eversleigh Road Accessway
 - enhanced visibility in respect of the entry and exit points of the pathway through improved landscape treatment that provides clear sightlines
 - Improved CPTED outcomes for the Greenways network.
24. This report seeks the views and preferences from the Devonport-Takapuna Local Board and whether it supports:
- a) the proposal to revoke the reservation of the land as a reserve of part of Northboro Reserve under section 24 Reserves Act 1977 being part of the land legally described as Lot 72 Deposited Plan 40536 in Record of Title 1121118 (Secondary Accessway) and publicly notify Auckland Council's intention to revoke the reservation for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro recreation reserve
 - b) the proposed disposal of the Secondary Accessway under the Local Government Act 2002 to Summerset for future amalgamation with the land proposed for the private retirement village subject to satisfactory completion of all statutory processes to revoke the reserve status of the Secondary Accessway.

Tātaritanga me ngā tohutohu Analysis and advice

25. On 12 December 2024, Summerset made a request to the council with a proposal to revoke the reservation of land as a reserve and closure of the Secondary Accessway at Northboro Reserve (the proposal) with the intention to amalgamate it with its adjoining land parcel for development.
26. Associated with the request, Summerset proposes to undertake the development of a retirement village in stages. The proposal for enhancement in stage one includes:
- a) enhance the existing Eversleigh Road Accessway by constructing a boardwalk approximately 2.5m wide and 96m long connecting to the existing coastal walkway. This new boardwalk will be bicycle and pram accessible, similar to the Patuone Reserve boardwalk. The locations of both the Secondary Accessway and the existing Eversleigh Road Accessway are shown in Figure 1 above
 - b) enhance the Primary Accessway by:
 - relocating the existing power pole to the northern end of the accessway
 - undergrounding the overhead transmission lines
 - additional landscaping.
27. Summerset's staged approach proposal, (not part of this current proposal or subject of this report), will consider making a public connection through the Lowe Street area to replace the existing primary accessway to the west. The staged approach will provide Summerset with a future land swap option/proposal to be assessed and considered by council separately.

28. The Secondary Accessway is a land parcel held as recreation reserve. Its principal and primary purpose is access to the wider Northboro recreation reserve.
29. The loss of the reserve by revocation and subsequent disposal (144m²) could be justified in terms of the Reserves Act on the basis that there is existing adequate provision of access to the Northboro recreation reserve.
30. Summerset's proposed development includes an intention to apply to stop a portion of the adjacent road, (Hillary Crescent). This would mean that if the walkway remained, it would only serve private land.
31. Staff have sought feedback from relevant council departments on any service needs. Staff are supportive of the revocation proposal having considered:
 - the proposed loss of the reserve against the existing access provision to the Northboro Reserve
 - the recreation classification it is held for
 - the proposed benefits to the wider Northboro recreation reserve to both the council and community on the enhancement of the retained Primary Accessway and the existing
 - Eversleigh Road Accessway.
32. The proposal to revoke the reservation of the Secondary Accessway as a reserve will be undertaken in accordance with section 24 of the Reserves Act 1977 which includes a requirement for public notification, and mana whenua engagement - specifying the reason or reasons for the proposal.
33. The recommended approach to revoke the reservation of land under section 24 of the Reserves Act 1977 is outlined below.
 - Council as administering body for the reserve consults with the Commissioner (an officer designated by the Director-General of Conservation for the purposes of this Act: section 24(2)(b).
 - Council gives public notice of the proposed revocation of the reservation, specifying the reason for the revocation: section 24(2)(b).
 - Within one month of notification, any objections to the revocation by those affected are to be provided to the council: section 24(2)(c).
 - Council (as administering body) considers any objections: section 24(2)(c).
 - Council (as administering body) makes resolutions in respect of those [unresolved] objections, then forwards a copy of the resolution and objections to the Commissioner: section 24(2)(c).
 - Council notifies the Department of Conservation (DOC) for "any" stated reasons that the reserve status of the land should be revoked: section 24(1)(b).
 - Minister of Conservation considers the revocation and objections as soon as practicable: section 24(2)(e).
 - Minister receives any submissions or makes any inquiries: section 24(2)(f).
 - If they agree to the revocation (at their discretion), the Minister gives notice in the New Zealand Gazette: section 24(1).
34. The Summerset proposal has never been an option for service optimisation. The process to optimise is going to be longer and harder than the revocation for disposal. This process is led by Eke Panuku and it is unlikely to generate the sale proceeds sufficient to upgrade the Eversleigh Road Accessway and the Primary Accessway.
35. Service Property Optimisation process is designed to incentivise local boards to deal constructively with service assets which would not usually be released for sale, but are not fit

for purpose or lack adequate funding to maintain or upgrade. The proposal to revoke the reservation for the Secondary Accessway does not meet the criteria for service property optimisation.

36. The opportunity to revoke reservation of reserve status for the Secondary Accessway was initiated by the applicant including the offer to enhance the Eversleigh Road Accessway and the Primary Accessway at their cost. The proposal does not appear to fall within the service property optimisation guiding principles.
37. The general principles for optimising service property to apply include:
Co-location and upgrade: two service activities, independently located on underperforming assets are relocated onto a third service site, which is upgraded as 'fit-for-purpose' for three clustered services. The two resulting vacant assets are sold for housing to fund the venture.
Or:
Intensification and mixed use: the air space above an underperforming service property is sold to a development partner for residential development. The sales proceeds are used to fund the construction of a new purpose built service facility on the ground floor with a basement car park.
Or:
38. **Direct service reinvestment:** a small and underutilised pocket park is sold for housing. The sales proceeds are used to complete a planned civic space in the local area ahead of the LTP schedule.
39. We suggest that after revocation and after disposal decisions by the Governing Body (or officers acting under delegated authority) - the local board apply for the reallocation of sale proceeds from the proposed disposal, subject to a successful completion of the statutory process to revoke the reservation of the Secondary Accessway as a reserve ahead of the next annual plan or Long-term Plan schedule.

Tauākī whakaaweawe āhuarangi Climate impact statement

40. Te Tāruke-ā-Tāwhiri: Auckland's Climate Action Plan, adopted by Auckland Council on 21 July 2020, sets out two core goals:
 - to reduce greenhouse gas emissions to reach net zero emissions by 2050, and
 - to prepare the region for the adverse impacts of climate change.
41. Climate change is expected to bring increasing temperatures, rising sea levels, and changing rainfall patterns. Park enhancement proposals will need to reflect these effects and take into consideration the ways parks and open space must be managed to achieve their benefits. This includes energy and waste reduction and conserving water resources.
42. None of the Primary Accessway, the Secondary Accessway and the Eversleigh Road Accessway is located within the flood plains.

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

43. Specialist staff from within the council, including Healthy Waters, Parks and Community Facilities Area Operations, Parks and Places, Service and Asset Planning and Premium Resource Consents, have considered the proposed loss of the reserve against the; existing access provision to the Northboro reserve, the recreation classification it is held for and the

proposed enhancement benefits to the wider Northboro recreation reserve, and have worked collaboratively on this proposal.

44. Staff are supportive of the proposal as the accessway function to Northboro Reserve or the coastal pathway would continue to be served through the other accessways and the proposed enhancement of the Primary Accessway and the existing Eversleigh Road Accessway would be a positive public outcome in the context of the wider proposal where the Secondary Accessway would become redundant under Summerset's plans.
45. Furthermore, the secondary accessway is somewhat compromised as a cycle/pedestrian access point due to its restricted width and steep gradient rendering it a poor quality throughfare.

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

46. Staff workshopped the proposal with the local board on 11 February 2024. The local board supported the proposal to revoke the reservation of the Secondary Accessway as a reserve and publicly notify Auckland Council's intention to revoke the reservation for the reason that the loss of the reserve could be justified in terms of the Reserves Act on the basis there is existing adequate provision of access to the Northboro recreation reserve.
47. At the workshop, the local board suggested that Summerset consider the prospect of future public walkway or cycleway connection through Lowe Street to replace the Primary Accessway. While this can be considered in future, it is not within scope of this report with regard to revocation of an accessway.
48. Summerset is however supportive of the suggestion, which may result in a future land swap option. This will be subject to future assessment and consideration by council.
49. Summerset envisages the retirement village development to be undertaken in stages. The staged approach will enable consideration of future connection options at Lowe Street to be assessed and reported separately but it is not a part of the consideration for this current proposal.
50. Summerset is proposing enhancement works at their cost, from which the council and the community are likely to benefit, including:
 - enhancement of the retained Primary Accessway, with the undergrounding of the power lines, and enhanced landscape treatment
 - improved accessibility/function, gradient, width, and safety by the new boardwalk at Eversleigh Road Accessway
 - enhanced visibility in respect of the entry and exit points of the pathway through improved landscape treatment that provides clear sightlines
 - Improved CPTED outcomes for the Greenways network.
51. The proposal to revoke reservation of the Secondary Accessway as a reserve will benefit Summerset by:
 - providing the opportunity to treat the site in a cohesive manner to design a comprehensive and integrated residential retirement village
 - being able to design a comprehensive development of the land holdings which integrates the retained primary walkway (reserve), Northboro Reserve, with the streetscape.
52. The proposal aligns with the Greenways network plan of Devonport Takapuna Greenways adopted in 2015. It expands walking and cycle connections which includes a better connection to Esmonde Road and providing a future walkway and cycleway over the harbour bridge.

53. The proposal supports the local board's aspirations for the area aligning with the Devonport-Takapuna Local Board Plan 2023 outcomes.
 - Our Community and Facilities: Our community has access to quality services in facilities that meet their needs.
54. Strategic assessment analysis against Parks and Open Space Acquisition Policy 2013, Open Space Provision Policy 2016 and Greenways Plans meets the following criteria:
 - meeting community needs, now and in the future: the enhancement of the retained Primary Accessway and the existing Eversleigh Road Accessway meets or contributes to the community's parks and open space needs
 - Connecting our parks and open spaces: the Primary Accessway and the existing Eversleigh Road Accessway currently connects parks and open space.

Tauākī whakaaweawe Māori Māori impact statement

55. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. These commitments are articulated in the council's key strategic planning documents, the Auckland Plan 2050, the Long-term Plan 2024-2034, the Unitary Plan operative part, Kia Ora Tāmaki Makaurau -Māori Responsiveness Framework and Kia Ora Tāmaki Makaurau - Māori Outcomes Performance Measurement Framework.
56. The provision of quality parks and open spaces has broad benefits for Māori and the wider community by:
 - improved accessway function, gradient, width, and safety by the new boardwalk at Eversleigh Road Accessway
 - helping to make Auckland a green, resilient and healthy environment consistent with the Māori world view of the natural world and their role as kaitiaki of the natural environment.
57. Neither the proposed Secondary Accessway to be revoked nor the existing Eversleigh Road Accessway contain any identified cultural heritage or archaeological significance to mana whenua.
58. Engagement with iwi groups identified as having an interest in the Hauraki geographical area by formal, written engagement, detailing information on the land parcel to be revoked and inviting feedback to the proposal, is underway.
59. If there are any objections received from either the public notification or iwi engagement, the Policy and Planning Committee in its capacity as the administering body will resolve that it has received and considered the objections, then forward a copy of the resolution to the Department of Conservation.
60. The Minister will consider the revocation and objections. If they agree to the revocation (at their discretion), the Minister gives notice in the New Zealand Gazette.

Ngā ritenga ā-pūtea Financial implications

61. Specialist staff from Asset Decision Support, Parks and Community Facilities and the Financial Advisory team have provided input and support to the financial implications of the proposal.
62. If approved, this proposal will create a commitment for the council against future budgets. The consequential operational expenditure (opex) costs provided by Parks and Community Facilities is estimated to be \$500.00 per annum.

63. As part of the terms and conditions of the proposed revocation, Summerset will, at its cost, pay for the enhancement of the Eversleigh Road Accessway and the Primary Accessway, that is:
- a) enhance the existing Eversleigh Road Accessway by constructing a boardwalk of approximately 2.5m and 96m long, connecting to the existing coastal pathway
 - b) enhance the Primary Accessway by:
 - relocating the existing power pole to the northern end of the accessway;
 - undergrounding the overhead transmission lines and
 - additional landscaping.
64. Subject to successful completion of the revocation of reservation of the reserve land and approval of the proposed disposal, proceeds of any sale of land which is disposed of, are applied to the main account, but those proceeds may be re-allocated to the local board to fund an approved programme or project.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

65. There is a low risk to the council if it complies with legislative processes and recommended approach for the proposal to revoke the reservation of the Secondary Accessway as a reserve under section 24 of the Reserves Act 1977.
66. Summerset will manage any risks associated with the proposal such as compliance with bylaws, regulations, legislation and any development effects associated with its subdivision of the surrounding land at Hillary Crescent.
67. Should the local board resolve not to support public notification of an intention to revoke the reservation of the Secondary Accessway as a reserve and not support subsequent proposed disposal, this decision may
- a) adversely affect Summerset's master planning of its development for the retirement village
 - b) reduce opportunities to enhance the retained Primary Accessway and optimise safe and accessible public spaces at the existing Eversleigh Road Accessway.
68. The Minister of Conservation holds the power to either refuse or consent to the proposal to revoke the reservation of the Secondary Accessway as a reserve under section 24 of the Reserves Act 1977.

Ngā koringa ā-muri Next steps

69. Subsequent to any local board resolution whether or not to support public notification of the proposal to revoke the reservation of the Secondary Accessway as a reserve, staff will report promptly to the Policy and Planning Committee for a resolution:
- a) to agree to progress the proposal to revoke the reservation of the Secondary Accessway under section 24 Reserves Act 1977 and publicly notify Auckland Council's intention to revoke the reservation of the Secondary Accessway as a reserve
 - b) to recommend to the Minister of Conservation that the reservation of the Secondary Accessway as a reserve on the basis there is existing adequate provision of access to the Northboro Reserve, subject to successful completion of all statutory processes that Auckland Council must complete.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Attachment A - Geospatial image of the Accessways	

Ngā kaihaina Signatories

Author	Frances Ting - Principal Property Advisor
Authorisers	Kim O'Neill - Head of Property & Commercial Business Trina Thompson - Local Area Manager

Devonport -Takapuna Urban Ngahere Canopy Analysis

File No.: CP2025/02656

Te take mō te pūrongo Purpose of the report

To present and seek adoption of the Devonport-Takapuna Local Board Urban Ngahere programme - Canopy Analysis Report 2024 and its recommendations.

Whakarāpopototanga matua Executive summary

1. Te Rautaki Ngahere ā-Tāone o Tāmaki Makaurau / Auckland's Urban Ngahere (forest) Strategy (the strategy) seeks to address concerns about urban ngahere (tree) canopy cover resulting from development pressures, disease threats, climate change, and changes to tree protection rules.
2. The strategy sets a target for all local boards to have minimum tree canopy cover of at least 15 per cent by 2050 (in line with the Auckland Plan), with 30 per cent coverage for the Auckland region as a whole.
3. The strategy also includes an outcome to better understand the status and trends of important indicators, such as canopy cover, height and age distribution and species diversity across both public and private land, to help inform decision-making about where effort is needed to respond to changes and achieve the targets.
4. Key initiatives of the Devonport-Takapuna Local Board Plan 2020 and the Devonport-Takapuna Local Board Plan 2023 support the delivery of the regional Urban Ngahere Strategy, through the development of a Devonport-Takapuna Urban Ngahere programme.
5. All local boards were offered the opportunity to invest in the local board Urban Ngahere programme. The programme is structured to have three phases of work:
 - **'Knowing' phase** – involves establishing an accurate current state analysis report with recommendations for future actions (includes the Devonport-Takapuna Urban Ngahere Canopy Analysis report and the Urban Ngahere Action Plan).
 - **'Growing' phase** – includes annual tree plantings to address areas of low tree cover, including the development of a long-term action plan.
 - **'Protecting' phase** – involves raising the public awareness of the values and benefits of the urban ngahere (forest), development of tools to better protect trees on private land and information on tree care and preservation, incentives for landowners to retain and maintain large mature trees, and a labelling programme of Notable trees in the local board area.
6. The Devonport Takapuna Local Board allocated \$15,000 funding in financial year 2023/2024 to undertake the 'Knowing' phase of the Devonport-Takapuna Urban Ngahere programme. This has focused on preparing the Devonport Takapuna Local Board Canopy Analysis Report 2024.
7. The Canopy Analysis Report has produced a detailed understanding of the extent of tree canopy cover using Light Detection and Ranging (LiDAR) and aerial imagery (supported by Artificial Intelligence (AI) machine learning).
8. Overall, the findings of the Canopy Analysis Report indicate that there has been a slight net decrease in the percentage of canopy cover across the Devonport-Takapuna Local Board area. Much of the loss has been on private land, with a noticeable increase in the extent of canopy cover on publicly owned land and within the road corridor.

9. The primary recommendation of the Canopy Analysis Report is for the Devonport-Takapuna Local Board to provide an endorsement of a 10-year Ngahere Action Plan to preserve and retain tree canopy cover on public land and to respond to areas of low coverage. A concerted effort will be required to plant new trees every year to increase canopy cover on public land and meet the coverage targets.
10. The 'Growing' phase to plant new trees annually, will be implemented as part of the financial year 2025/2026 work programme.
11. The 'Protecting' phase will be developed in the future and may involve a range of activities including raising the public awareness of the values and benefits of the urban ngahere, exploring the options for tools to better protect trees on private land, development of information packs on tree care and preservation, increase incentives for landowners to retain and maintain large mature trees, a labelling program of Notable trees in the local board area.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) whai / adopt the Devonport-Takapuna Local Board Urban Ngahere (forest) programme - Canopy Analysis Report 2024 (Attachment A), including the recommendations of the report
- b) whakaae / support work by staff to complete development of a 10-year Ngahere Action Plan to retain tree canopy cover and to increase it by planting new large grade specimen trees in areas of low coverage as part of the 2025/2026 Community work programme.

Horopaki Context

12. Te Rautaki Ngahere ā-Tāone o Tāmaki Makaurau / Auckland's Urban Ngahere (forest) Strategy, adopted by the Environment and Community Committee in February 2018 (ENV/2018/12), was developed to address concerns about tree cover changes resulting from development pressures, disease threats, climate change, and regulatory changes to tree protection rules.
13. Currently the Auckland region has an average tree canopy cover of 18.4 per cent. The Urban Ngahere Strategy sets targets that encourage all local boards to have a minimum tree canopy cover of at least 15 per cent, and regionally, 30 per cent by 2050, in line with the Auckland Plan.
14. The strategy includes an outcome to better understand the status and trends of important indicators, such as canopy cover, height, age distribution and species diversity across both public and private land to help inform decision-making about where effort is needed to respond to changes and achieve the targets.
15. The Devonport-Takapuna Local Board Plan 2020 included key initiatives to protect the existing tree canopy on public land and plant new trees, whenever possible and consider planting trees to provide natural shade cover within the local board area. The current Devonport-Takapuna Local Board Plan 2023 continues to support the delivery of the Devonport-Takapuna Urban Ngahere programme.
16. The three phases of the Urban Ngahere programme are:
 - 'Knowing' - understanding the current extent of canopy coverage
 - 'Growing' - putting in place plans to increase tree planting in those areas of most need
 - 'Protecting' - raising the awareness of the importance of protecting trees and groups of trees on public land for future generations to benefit from.

17. The Devonport Takapuna Local Board allocated \$15,000 of funding in the 2023/2024 work programme to undertake the 'Knowing' phase of the Devonport-Takapuna Urban Ngahere (forest) programme. This focused on preparing the Devonport Takapuna Local Board Canopy Analysis Report.

Tātaritanga me ngā tohutohu Analysis and advice

Canopy Analysis Report 2024

18. The Devonport-Takapuna Canopy Analysis Report 2024 (Attachment A) provides a detailed analysis of a variety of data sets and statistics on the extent of urban tree cover on public and private land across the local board area to provide an accurate baseline of tree distribution so that any future measurements can be compared to the baseline data.
19. The baseline data results provide information that will help to inform development of a long-term plan to increase the tree canopy cover, especially in public parks and along streets. The analysis also includes consideration of the risks of low tree cover, the benefits of increasing tree canopy cover and outlines where there are opportunities to enhance existing tree canopy cover on public land.

Light Detection and Ranging (LiDAR) to estimate tree canopy

20. Estimates of tree canopy cover have been derived from aerial LiDAR (Light Detection and Ranging) captured in 2013 and again in 2016-2018. Aerial LiDAR is an optical remote sensing technology that radiates a target with a beam of light (usually a pulsed laser) to measure an object's distance from the earth.
21. The data is used to build a three-dimensional image of an area. In the analysis of the LiDAR data, all trees and other vegetation that are three metres or taller in stature are classified as 'urban forest'.
22. The LiDAR canopy analysis found that:
 - a) tree canopy covers 16 per cent (342 ha) of the Devonport-Takapuna Local Board area (2100 ha). This is about average compared to other predominantly urban local boards in the Auckland region and only 1 per cent above the minimum target of 15 per cent set out in the Auckland Urban Ngahere (Forest) Strategy.
 - b) there are good indications that tree canopy coverage in areas of public ownership is increasing (such as public open space and the road corridor).
 - c) canopy cover is not distributed evenly throughout the local board area, with cover ranging from 13 to 23 per cent. More than half of the local board area has less than 20 per cent canopy cover, including several areas with less than 15 per cent canopy cover (Takapuna West, Westlake, Forest Hill West and Milford West, with these locations typically featuring arterial roads). Takapuna West has the lowest canopy cover in the local board area, while Takapuna South has the highest canopy cover.
 - d) increases in overall canopy cover are most apparent in Sunnynook South, Bayswater, Takapuna South, and Takapuna West. This is likely due to the growth of vegetation in road corridors, such as plantings along the Northern Motorway and commercial office parks (such as Smales Farm).
 - e) three areas showed decreases in overall canopy cover (Castor Bay, Westlake and Milford West) attributed mainly to developments on private land.
 - f) the data shows a low presence of tall tree canopy cover within the local board area (especially 30m and over), which is typical of most urban areas in Auckland. The largest reduction in canopy occurred in the 15 to 20m category on private land with no obvious reasons for tree removal, such as development.

- g) over half of the canopy cover (63 per cent) is located on private land, while the remaining cover is on public land (36 per cent). There has been an increase of canopy cover in public open space (3 per cent) and roads (2 per cent) which form part of the public land.
 - h) future areas earmarked for development (such as Sunnynook and Takapuna) include trees that will likely be lost through development.
 - i) there is a small correlation between canopy cover and social equity across the local board area (with poorer areas having less cover).
 - j) over half of the playgrounds in the local board area have less than 10 per cent canopy cover directly over the playground.
 - k) animal pests, weeds and disease threaten urban ngahere, especially Kauri Dieback disease, Myrtle rust, Granulate Ambrosia beetle and Dutch elm disease.
23. In addition to LiDAR, estimates of tree canopy cover have been derived from new methods of aerial imagery, which includes shrubs and low-lying vegetation (excluding grass). Further support for the analysis of this data has been undertaken using Artificial Intelligence ('AI') (or machine learning techniques). Because the LiDAR and aerial imagery techniques differ, there are also different results from each. The aerial imagery canopy analysis using AI found that:
- there was a slight decrease in the overall percentage of canopy cover.
 - much of the loss was observed on private land.
 - there was a noticeable increase in the extent of canopy cover on publicly owned land and within the road corridor.
 - in five areas (Belmont, Forest Hill West, Stanley Point, Takapuna Central, Takapuna South) there had been a decrease in canopy cover.

Canopy Analysis - Growing phase recommendations

24. From the findings in the canopy analysis, the following recommendations have been made in the Canopy Analysis Report for the 'Growing' phase of the Devonport-Takapuna Urban Ngahere programme, particularly for public parks:
- a) Prioritise new plantings in existing reserves with little or no urban forest with locations determined through consultation with park users.
 - b) Ensure plantings allow for open green space to be retained in parks for recreational purposes.
 - c) Ensure tree plantings are designed to add value to a space (e.g. providing shade for play areas).
 - d) Focus initial opportunities for urban ngahere growth in locations where existing ngahere is in poor health and/or providing less than 30 per cent coverage on public land.
 - e) Monitor the ongoing threats of amenity tree diseases and pathogens, such as kauri dieback and myrtle rust, as these diseases are expected to spread.
 - f) Work with local communities to plant a more diverse range of trees which will provide natural shade for current and future generations.
 - g) Regularly review the Devonport Takapuna Ngahere Action Plan to plant new trees in public places applying the principles of right trees are being planted in the right locations.
25. The primary recommendation is for the Devonport Takapuna Local Board to endorse current work to complete the development of a 10-year Ngahere Action Plan.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

26. Implementation of Te Rautaki Ngahere ā-Tāone o Tāmaki Makaurau / Auckland's Urban Ngahere (forest) Strategy is an example of an integrated approach to help sequester greenhouse gas emissions, build resilience longer term and enable adaptation to the impacts of climate change to meet council's climate goals.
27. Implementation of the Urban Ngahere Strategy is identified as a key action in Te Tāruke-ā-Tāwhiri - Auckland's Climate Plan 2020.
28. Increasing the stock of trees and vegetation in the Devonport-Takapuna Local Board area will increase carbon sequestration and contribute towards reducing net greenhouse gas emissions.
29. Increasing trees and vegetation also supports various natural functions that assist with adaptation to climate change impacts for humans and other species, such as:
 - providing a shading and cooling effect to counter rising temperatures
 - slowing and reducing stormwater runoff to assist in managing increased rainfall events.
 - improving air quality by trapping particulates and filtering vehicle pollutants, and
 - providing additional habitat for indigenous species to occupy, enhancing their resilience to climate change impacts.

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

30. The content of the Canopy Analysis Report 2024 will be used to help inform where the current maintenance and renewal programme for trees can help to improve the overall health, diversity and extent of the tree canopy cover.
31. Information in this report will inform the local board's future renewals work programmes to ensure an ongoing programme of tree renewal occurs to replace poor and ailing stock and to replant where dead, dying, or diseased trees are removed.
32. Parks and Community Facilities staff will work collaboratively to manage the delivery of the new large grade specimen tree plantings in the 2025/2026 planting seasons.

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

33. The local board has provided direction and support for the development of the urban ngahere canopy analysis at workshops held in August 2023 and May 2024.
34. Baseline detail has been established on the extent of tree canopy and vegetation cover change that has taken place in the local board area from 2013 to 2022. The fine-grained detail on the changes to the tree canopy that have taken place over time have helped to inform future planning and provide guidance on tree species, required space and locations. The increase tree cover/canopy on public land will benefit communities across the Devonport-Takapuna Local Board area.

Tauākī whakaaweawe Māori **Māori impact statement**

35. The urban ngahere is important to mana whenua and the use of native trees will take place as the first choice in alignment with the Urban Ngahere Strategy.

36. Mana whenua will be engaged to support tree planting preparation and provide a cultural narrative in the choice of species for local areas.
37. Incorporating mana whenua principles in the design of new areas along with planting native vegetation will better enable the restoration of the mauri of the urban ngahere.
38. Improving urban ngahere cover will help to align with the holistic nature of hauora (Māori well-being), with improvements in taha wairua (spiritual health), taha hinengaro (mental health), and taha tinana (physical health).

Ngā ritenga ā-pūtea Financial implications

39. In financial year 2023/2024, the local board allocated \$15,000 of Locally Driven Initiative (LDI) operational expenditure (OPEX) funding through the local board work programme for the 'Knowing' phase, to enable the development of the Canopy Analysis Report.
40. In financial year 2024/2025 the local board allocated a further \$15,000 of LDI OPEX funding for completion of the 'Knowing' phase which includes the finalisation of the Canopy Analysis Report and the development of the Devonport- Takapuna Urban Ngahere 10-Year Action Plan. This plan will provide long-term direction on future new tree planting efforts using large grade specimen trees.
41. The local board will need to consider the allocation of funding as part of the development of the financial year 2025/2026 work programme to implement delivery of new large grade specimen tree planting on parks to increase tree canopy cover. The planting work will be guided by the local board's urban ngahere action plan once the planning and development of the Ngahere Action Plan is completed.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

42. The Canopy Analysis Report 2024 highlights a need for additional efforts to retain existing tree canopy cover and plant new trees where the need has been identified to help provide increased shade along with the social and health benefits that come with more tree cover.
43. The planting of new trees is increasingly being recognised as a local solution to help with climate related changes that are taking place.

Ngā koringa ā-muri Next steps

44. Subject to the local board adoption of this report, a workshop will be arranged with the local board in Quarter four (Q4) of the financial year 2024/2025 to further develop an agreed draft of the Ngahere Action plan to increase tree canopy cover. This will complete the 'Knowing' phase.
45. The Canopy Analysis Report provides a range of recommendations that will be used to help develop a Ngahere Action Plan that will direct planting efforts over the next 10-year period.
46. The 'Growing' phase to plant new trees annually, will be implemented in financial year 2025/2026.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇄	Devonport Takapuna Canopy Analysis Report 2024 (FV.1)	

Ngā kaihaina Signatories

Author	Howell Davies - Senior Advisor - Urban Forest
Authorisers	Martin van Jaarsveld - Head of Specialist Operations Trina Thompson - Local Area Manager

Devonport - Takapuna Play Plan 2025

File No.: CP2025/05876

Te take mō te pūrongo

Purpose of the report

1. To adopt the Devonport-Takapuna Play Plan 2025, which provides guidance on emerging play issues and opportunities for non-playground play projects.

Whakarāpopototanga matua

Executive summary

2. The Devonport-Takapuna Play Plan 2025 provides Devonport-Takapuna Local Board with general information and specific project suggestions to increase the range of play opportunities it offers.
3. The play plan has been developed with community and council staff guidance. The local board has provided feedback on earlier drafts of the document. The final version of the Devonport-Takapuna Play Plan 2025 is now offered to the local board for adoption.
4. A Supplementary Information document has also been provided. It includes relevant demographic information for the local board area, and insights from Regional Sports Trusts and the council's Advisory Panels. This information has informed the advice staff provide to Devonport-Takapuna Local Board regarding play.
5. The play plan does not commit the local board to funding any particular play project. Instead, it will serve as a tool to support work programme planning each year.
6. The report recommends that Devonport-Takapuna Local Board adopt the Devonport-Takapuna Play Plan 2025 and use it as a resource for the future development of play.

Ngā tūtohunga

Recommendation/s

That the Devonport-Takapuna Local Board:

- a) whai / adopt the Devonport-Takapuna Play Plan 2025 set out in Attachment A to this report.

Horopaki

Context

7. Auckland Council's play advocacy function promotes play opportunities beyond investment in traditional playgrounds, with play regarded as 'an everywhere activity'.
8. The play advocacy approach complements local boards' capital investments in play. It does not however replace the ongoing need for investment in playgrounds.
9. Staff engaged with Devonport-Takapuna Local Board at various workshops in 2023 and 2024. A play advocacy activity was included in the local board's annual work programme in the 2023/2024 and the 2024/2025 financial years. In the 2023/2024 financial year a budget of \$5,000 was allocated. This budget was increased to \$10,000 for the 2024/2025 financial year.
10. In the 2023/2024 work programme, staff committed to delivering a 'play plan' for Devonport-Takapuna Local Board. This document provides advice on how play outcomes can be achieved with operational expenditure (OPEX) funding. It also provides guidance on relevant play issues that the local board might like to consider.

11. An early draft version of the Devonport-Takapuna Play Plan 2025 was discussed with the local board at a workshop in November 2024. Elected member feedback was incorporated into the final draft, which was circulated to the local board for any additional feedback. No further comments were received, and staff are seeking adoption of the plan on Attachment A.

Item 19

Tātaritanga me ngā tohutohu Analysis and advice

12. The Devonport-Takapuna Play Plan 2025 ('the play plan') is aligned with the Devonport-Takapuna Local Board Plan 2023. It is intended to be a live document for the life of the local board plan. The play plan will be revised throughout the 2026 – 2029 term of the local board.
13. The play plan complements previous staff advice about play and other council work programmes that provide play outcomes. This includes play provision assessments and play network gap analyses completed by the Specialist Operations team, and the activation programme delivered by the Out and About Auckland team.
14. The play plan highlights the need to engage effectively with rangatahi regarding play. The gap in play provision for rangatahi is well known across Tāmaki Makaurau, and the play plan offers suggestions about how this can be addressed through both operational (OPEX) and capital (CAPEX) investment.
15. Accessible play is a growing focus within the play sector. The play plan provides guidance to Devonport-Takapuna Local Board about the different needs of tamariki with invisible and visible disabilities. It also discusses ways that the council can address these groups' play requirements.
16. All-ages play is also a topic of interest to most local boards. The play plan addresses this by highlighting opportunities for intergenerational play. It also advocates for greater engagement with rangatahi to learn more about this demographic's play interests. It provides some suggestions for ways to better provide play for rangatahi and adults in formal play spaces.
17. The play plan presents elected members with specific project ideas to increase play provision across Devonport-Takapuna, and suggestions of local board advocacy for broader play outcomes. The project suggestions are indicative only and do not commit the local board to funding any particular project. Language has been added to the play plan to this effect.
18. In response to feedback from a range of local boards, all play plans have been revised as follows:
 - a Chair's Message has been included at the beginning of the document
 - operational details such as proposed project costs have been removed, to better reflect the strategic nature of the play plan and the local board's governance-level decision-making role
 - a page has been inserted to acknowledge the opportunity for play to support the wellbeing of older adults
 - the document has been divided into two separate parts: the Devonport-Takapuna Play Plan 2025, which is action-focused; and the Devonport-Takapuna Play Plan 2025 Supplementary Information document, which includes supporting insights and other reference materials.
19. Staff will use the play plan to inform discussions during work programme development. Each year, the local board may choose to allocate a budget toward play through its annual work programme development process.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

20. The play advocacy approach has an enduring positive climate impact. It encourages whānau to embrace their streets, local parks and public spaces as sites for play. This reduces the need to drive to playgrounds.

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

21. The play plan has been written with input from the council's Activation and Events teams within the Community Wellbeing department. Further review and feedback has been provided by staff in the Pools and Leisure and the Parks and Community Facilities departments.
22. The play plan highlights the value of integrating play into other council work programmes, and in the work of Council-Controlled Organisations like Auckland Transport and Watercare.
23. The supplementary information document includes insights from the council's various Advisory Panels, which each represent different groups in the community. Staff engaged directly with the Advisory Panels and sought their feedback regarding play issues relevant to them.

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

24. Play is of perennial interest to the wider community, with most families aware of its benefit to their tamariki. As freedom to roam and play without adult supervision has declined for tamariki in Tāmaki Makaurau during the past three decades, there has been growing pressure on the council to build and maintain playgrounds. The play advocacy approach, as set out in the play plan both acknowledges the importance of playgrounds and offers other ways to provide opportunities to play.
25. Tāmaki Makaurau's four Regional Sports Trusts have the capacity to engage directly with tamariki in a school setting, and the Play Leads at each Regional Sports Trust have done so at several primary schools. The insights gathered have informed staff advice to Devonport-Takapuna Local Board about how to provide play beyond a playground setting. In particular, tamariki voice has identified a widespread appetite for more adventurous play.
26. The Supplementary Information document contains demographic information from the 2023 Census, highlighting changing ethnic demographics in Devonport-Takapuna. Analysis of the local board's demographic data has contributed to staff advice to Devonport-Takapuna Local Board.

Tauākī whakaaweawe Māori **Māori impact statement**

27. The play plan references the Māori outcomes identified in the Devonport-Takapuna Local Board Plan 2023. It highlights several ways that play can support Māori outcomes, including:
- using Te Aranga Māori Design principles in the design of playgrounds, to communicate iwi narratives through colour choices, cultural motifs, and other elements
 - developing and installing māra hūpara – Māori playgrounds that draw on pre-colonial play traditions from local iwi
 - exploring ways that the Te Kete Rukuruku dual naming project could create opportunities for playful interpretation of the narratives behind gifted te reo names
 - providing Māori play activations through the Out and About Auckland programme.
28. The play plan acknowledges the importance of taking an iwi-led approach for any play provision that is aligned with Māori outcomes.

Ngā ritenga ā-pūtea Financial implications

29. Although the play plan includes potential play projects, it is not a prescriptive document and does not commit the local board to funding any of the projects. Language has been included in the play plan to make this clear to all readers.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

30. The following table identifies risks associated with Devonport-Takapuna Local Board adopting its play plan and sets out appropriate mitigation measures.

Risk	Mitigation
Adopting the play plan raises community expectations regarding investment in new play projects	Language within the play plan to emphasise the non-prescriptive nature of the document and its purpose as a guide for potential play investment only
Adopting the play plan results in concern from the community that investment in CAPEX play will not continue	Language within the play plan to confirm that non-playground play is intended to complement and not replace wider investment in play assets

Ngā koringa ā-muri Next steps

31. Staff will participate in annual work programme planning, drawing on the play plan to advise the local board of project opportunities.
32. The Devonport-Takapuna Play Plan 2025 will be revised on a three-year basis, to ensure it remains aligned with the Devonport-Takapuna Local Board's Local Board Plan.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Devonport-Takapuna Play Plan 2025	
B⇒	Devonport-Takapuna Play Plan 2025 Supplementary Information	

Ngā kaihaina Signatories

Author	Jacquelyn Collins - Play Portfolio Lead
Authorisers	Pippa Sommerville - Manager Sport & Recreation Trina Thompson - Local Area Manager

Devonport-Takapuna Local Grants Round Two 2024/2025 grant allocations

File No.: CP2025/05516

Item 20

Te take mō te pūrongo Purpose of the report

1. To fund, part-fund or decline the applications received for Devonport-Takapuna Local Grants Round Two 2024/2025.

Whakarāpopototanga matua Executive summary

2. This report presents applications received for the Devonport-Takapuna Local Grants Round Two 2024/2025 as shown in **Attachment B** to the agenda report.
3. The Devonport-Takapuna Local Board adopted the Devonport-Takapuna Local Board Community Grants Programme 2024/2025 on 18 June 2024 as shown in **Attachment A** to the agenda report. The document sets application guidelines for community contestable grants.
4. The local board has set a total community grants budget of \$240,861 for the 2024/2025 financial year.
5. \$108,124.43 was allocated in Devonport-Takapuna Local Grants Round One, leaving a remaining budget of \$132,736.57 for one local grants round.
6. Fifty-two applications were received for Devonport-Takapuna Local Grants, Round Two 2024/2025, requesting a total of \$302,487.81.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) agree to fund, part-fund or decline each application in Devonport-Takapuna Local Grants Round two 2024/2025 listed in the following table:

Table One: Devonport-Takapuna Local Grants Round Two 2024/2025 grant applications.

Application ID	Organisation	Main focus	Requesting funding for	Amount requested	Eligibility
LG2502-201	PHAB Association Inc Contracts Operations Account	Community	Towards venue hire, transport, wages, and utilities for operating the association and providing programmes to the community	\$8,000.00	Eligible

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LG2502-202	Taniwha Outrigger Canoe Club Incorporated	Sport and recreation	Towards the purchase of a W6 Waka for youth development through Waka Ama	\$8,000.00	Eligible
LG2502-203	The Upsidedowns Education Trust	Community	Towards speech and language therapist fees	\$1,500.00	Eligible
LG2502-204	Pacific Culture and Arts Development Zhiyun He	Arts and culture	Towards venue costs, promotional material, art design, and printing for a Chinese arts exhibition at the Lake House Arts Centre	\$7,593.33	Eligible
LG2502-206	The Korean Society of Auckland Incorporated	Events	Towards stage and venue setup for the Korea Day 2025 at EventFinda stadium	\$5,000.00	Eligible
LG2502-207	Respect Trust	Community	3 desktops and 3 laptops to be used for family violence support work	\$7,332.12	Eligible
LG2502-208	Chinese Association of North Shore City	Arts and culture	Towards venue hire, performers fees, photo, and video production, for a Matariki celebration at the Devonport RSA	\$3,000.00	Eligible
LG2502-209	Castor Bay Tennis Club Incorporated	Sport and recreation	Towards tennis coaching	\$6,160.00	Eligible
LG2502-210	Milford Cruising Club Incorporated	Sport and recreation	Towards two marquees	\$8,000.00	Eligible
LG2502-214	Big Buddy Mentoring Trust	Community	Towards advertising for volunteers	\$4,000.00	Eligible
LG2502-215	Glass Ceiling Arts Collective	Arts and culture	Towards tutors, support performers, and venue hire	\$8,312.00	Eligible
LG2502-216	Takapuna Association Football	Sport and recreation	Towards football goals for use at the Takapuna Football Club	\$8,000.00	Eligible
LG2502-217	Devonport Community	Community	Towards replacement of the	\$1,543.67	Eligible

	House Incorporated		front door security lock system of the Devonport Community House		
LG2502-218	Market Square Group Limited	Events	Towards waste management, music, security, advertisements, and signage for the Barking Mad Dog Market and Events 2025	\$5,668.00	Eligible
LG2502-219	Filipino Cultural Society Inc	Events	Towards staging and audiovisual, waste management, tables, chairs, marketing, and performers koha for the Takapuna Filipino Festival 2025 at Anzac Square	\$8,000.00	Eligible
LG2502-220	Ngataranga Tennis Club Incorporated	Sport and recreation	Towards upgrading tennis club lighting to LED	\$3,871.77	Eligible
LG2502-222	Cooper & Co Real Estate Limited	Events	Towards advertising, traffic management plan, public road closure notices, onsite medical services, flagstaff advertising, stage performers, and brass band for the 2025 Christmas Festival and Santa Parade	\$8,000.00	Eligible
LG2502-223	North Shore Community Toy Library Incorporated	Community	Towards the purchase and the installation of a retractable awning	\$2,810.60	Eligible
LG2502-224	Milford Bowling Club Incorporated	Sport and recreation	Towards chemicals to maintain bowling club's greens	\$6,000.00	Eligible
LG2502-225	North Shore Theatre and Arts Trust (The PumpHouse Theatre)	Arts and culture	Towards camera, cabling and installation to upgrade theater production equipment	\$2,530.00	Eligible

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LG2502-226	The Rose Centre Incorporated	Community	Towards tutorage and venue hire for weekly chair pilates class for seniors	\$3,325.00	Eligible
LG2502-228	M A Leal Gonzalez	Community	Towards tripod TV screen, venue hire, and a projector for women's mental health workshops	\$1,275.75	Eligible
LG2502-229	North Shore Performing Arts Competitions Society Incorporated	Arts and culture	Towards hiring the Pumphouse Theatre to organize the North Shore Performing Arts Senior Vocal, Becroft Aria and Piano Concerto	\$6,000.00	Eligible
LG2502-230	North Shore Rugby Football Club Incorporated	Sport and recreation	Towards protective patting to wrap lighting towers	\$8,000.00	Eligible
LG2502-232	Elder Care Volunteers	Community	Towards travel support for volunteer trainer, items to aid resident-volunteer companionship and printing volunteer guidebooks	\$1,073.92	Eligible
LG2502-233	Act One Productions Limited	Arts and culture	Towards the cost of venue hire (The PumpHouseTheatre) to perform the Piri the Pīwakawaka Saves Christmas	\$8,000.00	Eligible
LG2502-234	BirdCare Aotearoa	Environment	Towards operational expenses for the wild bird hospital in Green Bay	\$6,390.00	Eligible
LG2502-235	Brain Play Limited	Community	Towards 3D printer hire and laptop hire for free pop-up STEM workshops in celebration of Matariki	\$7,532.50	Eligible
LG2502-237	Vamos Community Trust	Events	Towards artists and teachers' fees, marketing, health & safety, billboards, waste management, and truck stage for the Takapuna Beach Latin Fiesta	\$8,000.00	Eligible

LG2502-238	Badminton New Zealand Incorporated	Sport and recreation	Towards venue hire and shuttlecocks for the Wisden and Slazenger Cup badminton competitions	\$8,000.00	Eligible	Item 20
LG2502-239	THE YES DISABILITY RESOURCE CENTRE SERVICES TRUST BOARD/Shore Junction	Community	Towards event music kits	\$7,747.19	Eligible	
LG2502-240	Young Workers Resource Centre Incorporated	Community	Towards wages to deliver workplace education workshops	\$5,000.00	Ineligible	
LG2502-241	Show Me Shorts Film Festival Trust board	Arts and culture	Towards print, design, communications, advertising, and programming to organise the 20th Show Me Shorts Film Festival at The Vic, Devonport & Takapuna Beachside Cinemas	\$1,798.00	Eligible	
LG2502-242	New Zealand China International Trade Association Incorporated	Events	Towards stage costs and renting a generator for the Takapuna Chinese New Year Carnival	\$8,000.00	Eligible	
LG2502-245	Unitec Institute of Technology	Arts and culture	Towards lighting and electrical elements to install a Matariki lighting display in Takapuna	\$8,000.00	Eligible	
LG2502-246	Youthline Auckland Charitable Trust	Community	Towards telecommunications and clinical supervision	\$4,298.00	Eligible	
LG2502-247	Ngutu Atamai Foolish Wit Theatre Trust	Arts and culture	Towards renting a storage unit for a year to store theater items	\$1,500.00	Eligible	
LG2502-248	North Shore Brass Incorporated	Arts and culture	Towards room divider maintenance overhaul at the North Shore Brass Taharoto Road facility	\$4,716.00	Eligible	

LG2502-249	Mindful Peace New Zealand	Arts and culture	Towards a one-day Zen tea ceremony and teaching teach traditional Chinese medicine	\$900.00	Eligible
LG2502-250	The Brain Injury Association (Auckland) Incorporated	Community	Towards travel mileage, workshop and resource customisation, consultation and needs assessment	\$5,192.00	Eligible
LG2502-251	The Lake House Trust	Arts and culture	Towards technical assistance, marketing, and venue support to deliver the Sculpture Live Whakairo Ora Symposium '25	\$7,731.96	Eligible
LG2502-252	North Shore United AFC	Sport and recreation	Towards Bayswater Park changing room repairs	\$7,678.00	Eligible
LG2502-253	Crescendo Entertainment Group Limited	Arts and culture	Towards facilitation, administration, marketing, venue costs and Eventbrite fees for podcast workshops	\$5,320.00	Eligible
LG2502-254	The Korean Garden Trust	Community	Towards structural engineering and territorial authority (Building Consent pre application and processing fee) to establish a Korean Garden	\$8,000.00	Eligible
LG2502-255	The Active Living Group	Events	Towards staging, stage cover, sound PA and Insurance for the Devonport Christmas Festival Dance in the Park at Windsor Reserve	\$7,000.00	Eligible
LG2502-256	Devonport Arts Festival Trust <i>Depot Arts and Music Space Trust</i>	Arts and culture	Towards artist fees, marketing, and website costs for the First Thursdays Devonport programme	\$8,000.00	Eligible
LG2502-257	Depot Arts and Music Space Trust	Arts and culture	Towards equipment expenses for the Markers Space project at Mt Takarunga	\$8,000.00	Eligible

LG2502-259	The Good Works Charitable Trust	Community	Towards storage, mobile eftpos, mono printer, packaging supplies, and extra trolleys	\$8,000.00	Eligible	Item 20
LG2502-260	Devonport Squash Club Incorporated	Sport and recreation	Towards a treadmill and excite climb machine	\$8,000.00	Eligible	
LG2502-261	Sunnynook Chinese Association Incorporated	Sport and recreation	Towards venue hire, equipment, professional trainers/referees, first aid specialist, and food and prizes to organize a fitness programme	\$6,000.00	Eligible	
LG2502-262	Wairau Valley Special School	Community	Towards a vacuum cleaner, sewing machine and sublimation printer to teach enterprise skills to students	\$3,000.00	Eligible	
LG2502-263	Bayswater School Whanau Group	Events	Towards weather-proofing, first aid, security, radios, waste management to organise the Matariki Festival 2025	\$8,000.00	Eligible	
Total				\$302,487.81		

Horopaki Context

7. The local board allocates grants to groups and organisations delivering projects, activities and services that benefit Aucklanders and contribute to the vision of being a world class city.
8. Auckland Council's Community Grants Policy supports each local board to adopt a grants programme.
9. The local board grants programme sets out:
 - local board priorities
 - lower priorities for funding
 - higher priorities for funding
 - exclusions
 - grant types, the number of grant rounds and when these will open and close
 - any additional accountability requirements.
10. The Devonport-Takapuna Local Board adopted the Devonport-Takapuna Local Board Community Grants Programme 2024/2025 on 18 June 2024 as shown in Attachment A to the agenda report. The document sets application guidelines for community contestable grants.

11. The community grants programmes have been extensively advertised through the council grants webpage, local board webpages, local board e-newsletters, Facebook pages, council publications and community networks.
12. The local board has set a total community grants budget of \$240,861 for the 2024/2025 financial year.

Tātaritanga me ngā tohutohu Analysis and advice

13. The aim of the local board grants programme is to deliver projects and activities which align with the outcomes identified in the local board plan. All applications have been assessed utilising the Community Grants Policy and the local board grant programme criteria. The eligibility of each application is identified in the report recommendations.
14. One application has been identified as ineligible. Application LG2502-240 from the Young Workers Resource centre is ineligible due to the application solely requesting funding towards wages, which is an exclusion under the Devonport-Takapuna Community Grants Programme 2024/2025.

Tauākī whakaaweawe āhuarangi Climate impact statement

15. The local board grants programme aims to respond to Auckland Council's commitment to address climate change by providing grants to individuals and groups with projects that support community climate change action. Community climate action involves reducing or responding to climate change by residents in a locally relevant way. Local board grants can contribute to expanding climate action by supporting projects that reduce carbon emissions and increase community resilience to climate impacts. Examples of projects include:
 - local food production and food waste reduction
 - decreasing use of single-occupancy transport options
 - home energy efficiency and community renewable energy generation
 - local tree planting and streamside revegetation
 - education about sustainable lifestyle choices that reduce carbon footprints.

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

16. Based on the main focus of an application, a subject matter expert from the relevant department will provide input and advice. The main focus of an application is identified as arts, community, events, sport and recreation, environment or heritage.
17. The grants programme has no identified impacts on council-controlled organisations and therefore their views are not required.

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

18. Local boards are responsible for the decision-making and allocation of local board community grants. The Devonport-Takapuna Local Board is required to fund, part-fund or decline these grant applications in accordance with its priorities identified in the local board grant programme.
19. Staff will provide feedback to unsuccessful grant applicants about why they have been declined, so they can increase their chances of success in the future.
20. A summary of each application received through Devonport-Takapuna Local Grants, Round Two 2024/2025 applications is provided in Attachment B.

Tauākī whakaaweawe Māori Māori impact statement

21. The local board grants programme aims to respond to Auckland Council's commitment to improving Māori wellbeing by providing grants to individuals and groups who deliver positive outcomes for Māori. Auckland Council's Māori Responsiveness Unit has provided input and support towards the development of the community grants processes.
22. Twenty-seven applicants applying to Devonport-Takapuna Local Grants Round Two 2024/2025 indicated that their projects targeted Māori or Māori outcomes.

Ngā ritenga ā-pūtea Financial implications

23. The allocation of grants to community groups is within the adopted 10-year Budget 2024/2034 and local board agreements.
24. The local board has set a total community grants budget of \$240,861 for the 2024/2025 financial year.
25. \$108,124.43 was allocated in Devonport-Takapuna Local Grants Round One, leaving a remaining budget of \$132,736.57 for one local grants round.
26. Fifty-two applications were received for Devonport-Takapuna Local Grants, Round Two. 2024/2025, requesting a total of \$302,487.81.
27. Relevant staff from Auckland Council's Finance Department have been fully involved in the development of all local board work programmes, including financial information in this report, and have not identified any financial implications.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

28. The allocation of grants occurs within the guidelines and criteria of the Community Grants Policy and the local board grants programme. The assessment process has identified a low risk associated with funding the applications in this round.

Ngā koringa ā-muri Next steps

29. Following the Devonport-Takapuna Local Board allocating funding for round two of the local grants, grants staff will notify the applicants of the local board's decision.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Devonport Takapuna Local Board Grants Programme 2024-2025	
B⇒	Devonport Takapuna Local Grants Round Two 2024-2025 application summary	

Ngā kaihaina Signatories

Author	Vincent Marshall - Grants Advisor
Authorisers	Pierre Fourie - Grants & Incentives Manager Trina Thompson - Local Area Manager

Allocation of decision-making responsibilities for council-controlled organisation activities coming in house

File No.: CP2025/06323

Item 21

Te take mō te pūrongo

Purpose of the report

1. To seek feedback from local boards on the proposed approach to allocating decision-making responsibilities between the Governing Body and local boards as part of Annual Budget 2025/2026 decisions. In particular, for urban regeneration, property management and economic development activities which move into Auckland Council as a result of council-controlled organisations (CCO) reform decisions.
2. To identify any additional matters requiring review.

Whakarāpopototanga matua

Executive summary

3. The CCO reform package in the Mayoral proposal, considered whether CCOs and the Auckland Council Group are structured in the best way to deliver on the long-term plan and its broader vision for Auckland. The goals of the reform included improving democratic accountability, strategic direction and council group effectiveness and efficiency.
4. In December 2024 the Governing Body confirmed structural changes to move urban regeneration, property management and economic development activities into Auckland Council no later than 1 July 2025.
5. This means that decision-making responsibility for the activities currently governed by the Eke Panuku and Tātaki Auckland Unlimited (TAU) boards needs to be allocated by the Governing Body to either the Governing Body or local boards in accordance with section 17 of the Local Government (Auckland Council) Act 2009. This will be recorded in the allocation of decision-making table (allocation table) for inclusion in the Annual Plan 2025/2026.
6. For **urban regeneration**, staff recommend decision-making for the overall programme and associated budgets, and the city centre and waterfront programme sit with the Governing Body. Decision-making responsibility for implementing agreed priority location programmes would sit with local boards.
7. It is recommended that decision-making responsibility in relation to **property and marina management** also sit with the Governing Body, noting that further work is underway through the Group Property Review which might result in changes in the future.
8. In the future, new urban regeneration or development programmes could be established. The council proposes to undertake further work to clarify how these processes can best reflect the principle of subsidiarity.
9. For **economic development** activities staff do not consider that substantive changes to the existing allocation table are required. The allocation table already outlines that decisions on the regional economic development strategy, business improvement district (BID) policy, city centre and Auckland-wide economic development programmes sit with the Governing Body. Local boards have always held decision-making responsibilities for influencing local BID programmes, local economic development plans, projects and other local initiatives.
10. Staff are aware that legislative change is proposed to bring several Auckland Transport functions into the council parent and the matters covered in this report should assist with the process of allocation of those decisions to the Governing Body or local boards in the future.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) provide feedback on staff proposals relating to the allocation of decision-making responsibility for:
 - i. the urban regeneration and property management activities currently governed by the Eke Panuku board
 - ii. the economic development activities currently governed by the Tātaki Auckland Unlimited boardto either the Governing Body or local boards in accordance with section 17 of the Local Government (Auckland Council) Act 2009
- b) note that staff recommendations and feedback from local boards will be considered at the Governing Body meeting on 29 May 2025 and associated changes to the allocation of decision-making table will be implemented as part of Annual Plan 2025/2026 decisions
- c) note that further work is required in relation to determining the future decision-making allocation on:
 - i. funding of new priority urban regeneration or development locations as additional programmes are identified
 - ii. how anticipated demand from local boards for local economic development and urban regeneration advice is to be addressed
 - iii. property management decisions (undertaken as part of the Group Property Review)
- d) provide feedback on any other matters requiring review.

Horopaki Context

CCO reform decisions included moving urban regeneration, property and economic development activities in-house

11. The CCO reform included analysis on the rationale for and performance of the current CCO model, and structural reform options for three CCOs – Auckland Transport, Eke Panuku and Tātaki Auckland Unlimited. The goals of the reform are to improve:
 - i. democratic accountability over projects and services delivered to Aucklanders by CCOs
 - ii. strategic alignment between council decision making and what CCOs do for Aucklanders
 - iii. the effectiveness and efficiency of how the Auckland Council Group operates.
12. Decisions on CCO reform were made on 12 December 2024 ([GB/2024/179](#)) and included transferring and integrating urban regeneration, property management and economic development activities into council. Key reasons for this integration include:
 - Urban regeneration – strengthening council’s ability to coordinate planning, strategy and delivery in a place-based way, including around strategic growth opportunities, large-scale developments and urban regeneration.
 - Property management – improving processes for buying, managing and selling council assets and improving collaboration across the council group to achieve greater financial and strategic value from property assets.

- Economic development – increasing the council’s economic policy capability, identifying new opportunities and integrating advice on economic development issues into broader decision-making.
13. As a result, there may be some additional decisions to be made by the Governing Body or local boards, that were previously made by the Eke Panuku and Tātaki Auckland Unlimited Boards.

Legislation sets how decision-making is allocated, including the use of the subsidiarity principle

14. The basis on which decision-making responsibility is allocated is what is known as the subsidiarity principle, as set out in Section 17 of the Local Government (Auckland Council) Act 2009 (LGACA). This states that decision-making should be local unless the nature of the activity is such that decision-making on an Auckland-wide basis will better promote the well-being of communities across Auckland because:
- the impact of the decision will extend beyond a single local board area, or
 - effective decision-making will require alignment or integration with other decisions (that sit with the GB), or
 - the benefits of a consistent or co-ordinated approach across Auckland will outweigh the benefits of reflecting the diverse needs and preferences of the communities within each local board area.
15. The Governing Body is responsible for allocating decision-making responsibility for non-regulatory activities in accordance with the principles outlined above, after considering the views and preferences expressed by each local board. The allocation of decision-making responsibility is then recorded in the *Decision-making responsibilities of Auckland Council’s Governing Body and local boards Policy*, which is included in each year’s Annual Plan (or the long-term plan every third year). The core part of this policy is what is generally known as the allocation table, which lists the non-regulatory activities for which the Governing Body and local boards have decision-making responsibility.
16. The allocation table, with proposed changes shown, is included at **Attachment A**. Also included at **Attachment B** is a list of the current Eke Panuku activities in the local board area, to provide current context.
17. These proposals were workshopped with the Governing Body on 26 March 2025 and a recording of that meeting was emailed to all local board members on 28 March and can be found [here](#). The presentation is available [here](#).

Tātaritanga me ngā tohutohu Analysis and advice

18. This section is divided into the three key activities being transferred to Auckland Council: urban regeneration, property management and economic development. It outlines where decision-making responsibility currently sits or is proposed to sit and the rationale.

Allocation of decision-making responsibility for urban regeneration (new section in allocation table)

19. While activities that enable urban regeneration (such as planning, development streetscape improvements) are already covered in the allocation table, staff are proposing identifying urban regeneration as a stand-alone activity to enhance clarity.
20. Given the complexity and advanced state of council’s priority location urban regeneration programme, there is a need to minimise the risk of implementation being slowed down. Staff propose that this change is managed using the following principles:

- delivery of approved urban regeneration programmes will continue, using current business cases and detailed budgets (approved by the Eke Panuku board)
- the Governing Body will allocate budgets to these programmes.

21. The proposed allocations relate to current programmes and in part are in recognition that these must continue without issues despite the structural change. Further decisions will need to be made for new programmes that will be developed over time which cannot be accommodated prior to 1 July. This includes the governance and budget allocation of any new programmes.

Proposed additions to the allocation table

22. The principles set out in Section 17 of the LGACA (set out at Paragraph 14 above) have been applied to existing urban regeneration activities. **Table One** sets out the proposed additions to the allocation table, with the reasoning for Governing Body or local board decision-making set out below. Note that the high-level wording is consistent with conventions in the existing allocation table.

Table One – Proposed additions to the allocation table for urban regeneration

Proposed Governing Body decision-making	Proposed local board decision-making
<ul style="list-style-type: none"> • Auckland-wide urban regeneration programme outcomes and objectives • Urban regeneration in city centre and waterfront • Overall funding plan for priority locations • Allocation of budget for priority location plans including sequencing of urban regeneration projects within annual budget envelopes • Identification of priority locations for urban regeneration programme 	<ul style="list-style-type: none"> • Implementation of priority location plans, within parameters set by the Governing Body • Local urban regeneration projects that are not part of the Auckland-wide urban regeneration programme, for example streetscape improvements or local service property optimisation projects

Proposed allocation to Governing Body: decision-making over urban regeneration programmes

23. Decision-making responsibility for regional urban regeneration activities is proposed to be allocated to the Governing Body as follows:

- Auckland-wide urban regeneration programme outcomes and objectives – the overall programme has region-wide outcomes, such as commercial and housing development. Therefore, the Section 17 principles of taking a consistent and coordinated approach across Auckland and enabling alignment with other decisions that sit with the Governing Body, are considered to be met.
- Urban regeneration in the city centre and waterfront – these programmes are recommended to sit with the Governing Body because the scale, influence and impact of these programmes extend beyond just the Waitemata Local Board area. The success of the city centre is important for Aucklanders, New Zealanders and visitors as a regional destination.
- Overall funding plan for priority locations – the Governing Body will allocate overall funding for the lifetime of programmes, often over 10-20 years or more.
- Allocation of budget for priority location plans including sequencing of urban regeneration projects within annual budget envelopes - the nature of revenue and funding available for urban regeneration and the manner in which programmes progress, is based on elements such as market forces, and regulatory processes. This means that budgets cannot easily be apportioned to local boards and need to sit with the Governing Body, at least initially.

- Identification of priority locations for urban regeneration programme – decision-making over identification of priority locations for the overall programme is proposed to sit with the Governing Body as new locations and programmes will form part of the Auckland-wide network.

Proposed allocation to local boards: decision-making over urban regeneration programmes

24. The following activities are proposed to be allocated to local boards:

- Implementation of priority location plans, within parameters set by the Governing Body – this will include an annual work programme specifying projects, sites and/or activities in the local board area.
- Local urban regeneration projects that are not part of the Auckland-wide urban regeneration programme, for example streetscape improvements or local service property optimisation projects – these may be projects that a local board has identified as a local priority in its local board plan and has allocated local funding to.

Further work to be done to review urban regeneration decision-making activity

25. In alignment with council’s direction to empower local boards to carry out their local leadership role, staff consider that it may be possible to allocate further responsibilities to local boards. However, further work is required to test this assumption.
26. Staff propose that the current work being overseen by the Joint Governance Working Party also consider ways to give local boards a meaningful role in shaping the case for any new urban regeneration or development priority areas.

Practical application of decision-making for urban regeneration in 2025/2026

27. **Table Two** outlines how the allocation of urban regeneration responsibilities would work in practice. The table also includes a column outlining the work and decisions that staff would undertake under delegation.

Table Two – Proposed urban regeneration programme decision-making in practice

Governing Body (or Committee)	Local Boards	Staff via Chief Executive general delegation (from GB and local boards)
<ul style="list-style-type: none"> • Approves Auckland Plan, land use and infrastructure policy • Approves urban regeneration investment through the LTP/Annual Plan, including: <ul style="list-style-type: none"> ○ Urban regeneration budget ○ Revenue target from asset recycling (property sales) ○ City Centre Targeted Rate programme • Approves new priority locations or regional urban regeneration programmes • Approves parameters for investment in priority 	<ul style="list-style-type: none"> • Consulted prior to LTP, annual plan, new priority locations and for city centre and regional programmes • Endorses high-level programme business case for priority locations, including masterplan • NEW Approves annual work programme specifying projects, sites and/or activities in the local board area • NEW Approves annual placemaking and activation plans and budget for its area • NEW Approves urban regeneration project plans 	<ul style="list-style-type: none"> • Provides advice to Governing Body and local boards to inform their respective decisions in relation to urban regeneration • Implements approved urban regeneration programme business cases and projects in accordance with delegations • Executes property transactions, including preparing go-to-market strategies for development sites (within parameters set by local boards) • Provides regular delivery performance reporting to Governing Body and local boards

<p>locations including strategic outcomes, high-level costs, benefits, and delivery timeframes.</p> <ul style="list-style-type: none"> • Decision-maker for city centre and waterfront programmes • Approves acquisition of property • Approves disposal of non-service property 	<p>within the parameters set out within approved programme business cases (i.e. scope, cost, location, benefits delivered)</p>	<ul style="list-style-type: none"> • Works closely with local boards, both formally and informally, from urban regeneration plans, to design of public realm projects to property optimisation, regular workshops, meetings and site visits
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Allocation of decision-making responsibilities for property and asset management

28. Auckland Council will become responsible for Eke Panuku functions including the management of commercial properties, property transactions (sales and acquisitions) and management of significant assets like the city centre marinas.
29. **Table Three** sets out the statutory decision-making responsibilities of the Governing Body, which may be delegated to local boards. This is outlined in the first section of the Decision-making responsibilities of Auckland Council’s Governing Body and local boards Policy.

Table Three – Property and marina management statutory decision-making

<p>Governing Body statutory decision-making</p>	<p>Local board decision-making that is delegated from the Governing Body</p>
<ul style="list-style-type: none"> • Regulatory decisions and statutory responsibilities e.g. disposals 	<ul style="list-style-type: none"> • Service optimisation decisions over local service property

30. **Table Four** sets out non-regulatory decisions, which can be allocated to local boards, reflected in the allocation table.

Table Four – Property and marina management non-regulatory decision-making (new text in the ‘facilities and asset management section)

<p>Governing Body decision-making (statutory and non-regulatory activities)</p>	<p>Local board decision-making (non-regulatory and delegated decisions)</p>
<ul style="list-style-type: none"> • Commercial property and marina management • Management of the non-service property infrastructure as identified in the Infrastructure Strategy 	<ul style="list-style-type: none"> • Acquisition of new local community facilities (including local libraries, local sport and recreation facilities, local parks and reserves), and their specific location, design, build and fit out within budget parameters agreed with the Governing Body

Governing Body decision-making over property and asset management

31. The Governing Body has an overarching statutory responsibility for managing the network of facilities and overall financial oversight of the council.
32. Commercial property and marina management are allocated to the Governing Body because these properties are not delivering local council services and are an important financial contributor to council budgets. This is also the case with management of non-service property in line with the Infrastructure Strategy.

Local board decision-making over property and asset management

33. Local boards oversee the delivery of community services (such as libraries and community services), in ‘local service properties’. The Governing Body has delegated some decision-making to local boards enabling them to oversee the disposal of local service properties and reinvest this to achieve other community outcomes. This is called service property optimisation, for example by merging two council services into one building and selling the other property. Local boards also have decision-making over the acquisition of new local community facilities including their specific location, design, build and fit out within budget parameters agreed with the Governing Body.

The Group Property Framework is intended to provide principles, guidance and recommendations which will assist in improving decision-making on council’s property portfolio

34. The group property framework is intended to provide an overarching guide to the management of property across the council group, based on robust principles and agreed definitions. The scope of the group property review was agreed by the Revenue and Expenditure Committee in September 2024 ([link](#) to scope).
35. Some local boards have previously expressed concerns around a lack of information and advice on local service and non-service properties, including how property classifications are changed. The draft framework is expected to include recommendations that may address these concerns, for example:
- clarifying whether properties are service, non-service, local and non-local to ensure that local boards are given clear advice and decision-making over optimisation opportunities
 - recommending a matrix team be established consisting of key property staff across council to present the full options to local boards for property optimisation options in their area.

Allocation of decision-making for economic development activities

36. Economic development activities currently delivered by TAU are being transferred to Auckland Council. There are no substantive changes proposed for the decision-making responsibility for these activities, as reflected in **Table Five**.
37. While the allocation of decision-making is not proposed to change, council will need to make additional decisions on economic development initiatives, for example in areas such as the Auckland Innovation Network and the Te Puna creative precinct. This change is intended to increase democratic accountability.

Table Five – Economic development decision-making (no new allocations, some minor changes proposed)

Governing Body decision-making	Local board decision-making
<ul style="list-style-type: none"> • Regional economic development strategy and Business Improvement District (BID) Policy • Auckland-wide and city centre economic development programmes and initiatives 	<ul style="list-style-type: none"> • Business improvement district (BID) programmes including establishment of new BIDs within parameters set by the BID Policy and recommending BID targeted rates to the Governing Body • Local economic development plans, projects and initiatives within parameters set by regional strategies, policies and plans

Business improvement district (BID) programmes

38. In relation to the BID Programmes, the BID Policy outlines key decision-making responsibilities that sit with local boards and expressly recognises that within Auckland

Council, local boards are the primary relationship lead with BID operating business associations. Other responsibilities that sit with local boards in relation to BIDs include:

- approval of the establishment of a new BID programme and boundary area
- approval of any changes or amendments to an existing BID programme boundary area
- annually recommending BID programme targeted rate grant amounts to the Governing Body
- recommending to the Governing Body proposed changes to a BID targeted rate mechanism.

39. Local boards may provide additional support to BID-operating business associations and BID programme delivery through their local board annual work programmes and budgets. In business districts or town centres that are not part of (or not big enough to form) a BID programme, some local boards actively partner with local businesses to develop or deliver initiatives that promote local economic development.

Local economic development plans and initiatives

40. In 2024, the reference to local economic development plans, projects and initiatives in the allocation table was removed from the allocation table after TAU funding for local economic development support ceased. The proposal to reinstate this in the allocation acknowledges that budget and resources support an activity rather than define its existence as a council function.
41. Local boards have in the past expressed interest in receiving greater support for developing and implementing local economic development initiatives in their areas. While there is currently no additional resource for local economic development activities, it is anticipated that local boards will continue to seek staff advice on these activities, and this will need to be addressed. Note that some local boards have funded economic brokers to deliver local economic development outcomes.

Clarifications around economic development in the allocation table

42. Staff also propose the following minor edits to the allocation table to bring it up to date with current policies, which are shown in **Attachment A**:
- removing reference to BID strategic direction in the allocation to local boards. The removal of this acknowledges that the business association is a membership based incorporated society in structure and it is the members of that society who set the strategic direction of the association and its activities. Council can advocate for a common strategic direction between the local BID programme and local board but is not the decision maker of the BIDs strategic direction.
 - removing reference to Auckland Economic Development Action Plan 2021-2024 and investment framework from the Governing Body's allocation because this action plan is out of date.
 - removing reference to regional business events, and branding and marketing for the city centre, metropolitan centres and spatial priority areas as set out in the Future Development Strategy from the allocation to Governing Body because these examples aren't reflective of current and planned activity delivered by the economic development function.

Other amendments to the allocation table

43. As shown in **Attachment A**, other changes to the allocation table are designed to enhance clarity. These include formatting changes that separate activities that have been, to date, clustered together in the allocation table e.g. separation of planning and development activities from economic development activities, creation of a facilities and asset management category/activity, incorporating the existing allocation of asset renewals and

upgrade responsibilities (currently at the end of the table) into the facilities and asset management section.

44. The changes also include new explanatory notes for new activities e.g. clarification of the purpose of the urban regeneration programme.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

45. No climate impacts have been identified as a result of the changes proposed in this report.

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

46. The transfer of urban regeneration, property management and economic development activities to Auckland Council will have a range of impacts on the Auckland Council Group. These include direct political direction to staff, improved integration of activities and outcomes and efficiency gains.
47. While there are no new resources or budgets proposed as a result of the transfer of these activities, it is likely that demand for advice and support may increase with direct political decision-making.
48. The Governing Body will make a decision on the proposed allocation of decision-making responsibility for the transferred Eke Panuku and TAU activities on 29 May 2025, and these will be reflected in the allocation table as part of Annual Plan 2025/2026.

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

49. Existing urban regeneration, property management and economic development activities are coming in house from 1 July. The major change local boards will see, is where staff come to them seeking approval of urban regeneration activities, rather than support, endorsement, or for information.
50. As noted elsewhere in this report, when existing urban regeneration programmes are completed, new programmes and activities will be considered. It is expected that local boards will have a greater role in decisions on those.
51. Greater clarity around property management decision-making will be provided in the Group Property Framework.
52. Local economic development remains under local board decision-making responsibility. Until additional resource and/or budget is provided advice on new local economic development activity will not be possible, unless local boards fund this themselves.
53. Changes to decision-making may result in increased local board member workloads, which will be assessed as activities are integrated into council.

Tauākī whakaaweawe Māori **Māori impact statement**

54. There are no specific Māori impacts identified with the proposals outlined in this report. Engagement with Māori in relation to urban regeneration, property management and economic development is expected to continue in line with current practices.

Ngā ritenga ā-pūtea **Financial implications**

55. No direct financial implications are anticipated from the reallocation of decisions to the Governing Body or local boards. Staff advice to support decision-making will continue, even

if the decision-maker changes (for example some decisions made by the Eke Panuku Board will now be made by local boards).

56. There will be financial implications if new urban regeneration or economic development programmes or projects are started. Local boards wishing to undertake new programmes or projects will need to fund them.
57. The financial implications of integration of urban regeneration, property management and economic development functions into council (for example the dis-establishment of Eke Panuku as an entity) are being addressed by other workstreams under in CCO Reform programme.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

58. The proposals in this report are intended to ensure a seamless transfer of urban regeneration, property management and economic development activities into council. Any issues that arise are not anticipated to be significant and will be addressed on a case-by-case basis.
59. With activities coming in house, political scrutiny and oversight may increase and create the need to change direction. This is considered to be more likely with new programmes than with current programmes but will need to be monitored and managed. This risk is balanced against the benefits of improved democratic accountability.
60. As outlined in this report, a number of decisions will need to be made as existing urban development programmes advance to a point where resources are freed up to develop new programmes. As part of this it is anticipated that a review of current decision-making will be undertaken to ensure particularly local boards have the right degree of decision-making over local programmes and associated budgets. Staff consider there is time to manage this change and in terms of the allocation of decision-making, any further change can be reflected in Annual Plan 2026/2027.
61. Some local boards may advocate for additional or new urban regeneration and/or economic development programmes in their areas. This may be reflected in local board plans which new local boards will develop post-Election 2025. A process to manage that will need to be established. Some local boards may also wish to fund such programmes to support commencement and resource needs will need to be carefully considered to respond to this.

Ngā koringa ā-muri Next steps

62. The Governing Body will make decisions on the allocation of decision-making responsibility on 29 May 2025. Local board feedback and resolutions will be reflected in the staff report. Any changes to the allocation table will be included in the Annual Plan 2025/2026, which is due to be adopted by the Governing Body on 26 June 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Proposed changes to the allocation table of decision-making responsibilities of Auckland Council's Governing Body and local boards	
B⇒	Attachment B - Eke Panuku projects overview – as outlined in agreed local board engagement plan 2024-2025	

Ngā kaihaina Signatories

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Item 21

Proposed changes to the draft Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy

File No.: CP2025/04928

Item 22

Te take mō te pūrongo Purpose of the report

1. To seek local board endorsement of the amended Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy following public consultation.

Whakarāpopototanga matua Executive summary

2. On 10 December 2024, the Policy and Planning Committee approved public consultation on the draft of Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy [[PEPCC/2024/131](#) and [PEPCC/2024/132](#)].
3. A total of 402 pieces of feedback were received, through consultation and a People's Panel survey. Overall, there is strong support for the draft strategy but also opportunities to make changes. A detailed feedback report is provided in Attachment A.
4. Having considered public feedback, as well as local board resolutions on the draft strategy, staff propose changes to the draft strategy, the most significant being:
 - more explicitly emphasising the importance of equity and accessibility in providing open spaces and play, sport and recreation opportunities (including in the strategic directions, investment principles and policies)
 - greater emphasis on the importance of environment and biodiversity outcomes (including in the investment principles and Policy one)
 - greater emphasis on the purpose and benefits of regional parks (in Policy two)
 - including the capacity-focused approach (Option package two) for open space provision standards (in Policy two)
 - refining the strategic directions based on a range of other consultation feedback
 - making the decision-making responsibilities of local boards clearer
 - clarifying the meaning of 'value for money'
 - providing clearer direction in the policy section to ensure local boards receive the necessary advice for decision-making
 - clarifying that the council attempts to acquire land early in the development process as budget is available.
5. The proposed changes are reflected in the amended strategy (see final draft in Attachment B with track changes).
6. Local boards have called for a better understanding of local impacts. Staff have developed examples of implementation scenarios, existing good practices and potential local applications of the new open space provision standards (see Attachment C), noting that much of how the strategy is implemented is at the discretion of each local board.
7. In addition, staff are working with local board advisors to scope how advice to local boards could be improved to deliver on the strategy. To date, we have identified potential improvements: consolidating information provided to local boards, involving local boards

earlier in planning processes, improving alignment between regional and local planning cycles, funding and budgets and providing information on trade-offs (see Attachment D).

8. The Policy and Planning Committee will consider adopting the final amended strategy in May 2025. The agenda report will contain the local board resolutions.
9. If the final amended strategy is adopted, staff will develop an implementation and monitoring plan, including tools and guidance, to support delivery by local boards and the Governing Body. Staff will also continue to scope improvements to local board advice.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) ohia / endorse the final amended Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy in Attachment B
- b) ohia / endorse updating the open space provision standards in the strategy with Option package two – capacity-focused approach: provide more open space than currently enabled in high- and medium-density areas where residents have low or moderate levels of provision.

Horopaki Context

The draft strategy outlines how we will provide open spaces and sport and recreation opportunities

10. As a regional public policy, the draft of Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy sets the strategic directions we seek to achieve for open space, sport and recreation in Auckland and against which we will monitor progress. It forms a unifying roadmap for the council group to deliver and for other non-council organisations and community groups to contribute.
11. It brings together five existing strategies, policies and plans and provides a refreshed and consolidated approach to planning and investment. It aims to provide open spaces and sport and recreation opportunities to benefit all Aucklanders, now and in the future, to improve the health of Tāmaki Makaurau.

The development of the draft strategy was supported by an advisory structure

12. The development of the draft strategy was informed by a strong evidence base and supported by an advisory structure that met regularly to provide input and direction.
13. The advisory structure includes the Open Space, Sport and Recreation Joint Political Working Group (featuring two councillors, two local board members and one Houkura member), an advisory and Māori rōpū (with mana whenua, mataawaka and sector representatives) and key kaimahi from across the council group.
14. Local boards were also engaged throughout the development of the draft strategy via memos, presentations, briefings, workshops and business meetings (refer Attachment A, pages 3-4).

Gathering Aucklanders' views provides an opportunity to further refine the draft strategy

15. On 10 December 2024, the Policy and Planning Committee approved public consultation on the draft strategy [[PEPCC/2024/131](#) and [PEPCC/2024/132](#)].
16. Consultation was designed to seek Aucklanders' views on the draft strategy and identify any relevant questions, concerns or additional information to strengthen or modify it.

17. Consultation took place from 10 February to 10 March 2025 and was advertised on Our Auckland and in libraries. Staff also requested that local board engagement advisors and key stakeholders share the consultation opportunity with their communities and networks. The engagement approach involved online submissions via the Have Your Say project page, by email or postal mail, as well as in person drop-in sessions at libraries and Pasifika Festival and hui with the demographic advisory panels, key stakeholders and mataawaka.
18. Staff also ran a People's Panel survey in December 2024.
19. The five topics we asked for feedback on were:
 - Where we are heading (strategic directions)
 - Our approach to investment (investment principles)
 - Making the most of our open spaces (policy one)
 - Providing the right open spaces in the right places (policy two), including two options for open space provision outlined below
 - Supporting Aucklanders to be more active more often (policy three).
20. The consultation included the following two option packages to update the open space provision standards:
 - Option package one – High-density focused: provide more open space than currently enabled in high-density areas
 - Option package two – Capacity focused: provide more open space than currently enabled in high- and medium-density areas where residents have low or moderate levels of existing provision.
21. These two option packages are explained in more detail from paragraph 31.

Tātaritanga me ngā tohutohu Analysis and advice

The consultation feedback shows we are on the right track

22. We received 149 pieces of consultation feedback, as well as 253 responses to the People's Panel survey. Attachment A provides a detailed summary of the feedback.
23. Submitters included members of the public, a range of partners and stakeholders (including organisations such as Aktive, Forest and Bird, Healthy Auckland Together, Property Council New Zealand and Te Whānau o Waipareira) and members of the council's demographic advisory panels.
24. There is strong support for:
 - the draft strategy overall
 - the five draft strategic directions, with the highest support for Strategic direction five: support Aucklanders to live healthy, active lives
 - the four draft investment principles, with the highest support for investment principle one: taking a benefits-led approach to improve the holistic wellbeing of people, places and the environment
 - all three policies, with the highest support for Policy one: making the most of our open spaces.
25. Overall, submitters prefer a capacity-focused approach (Option package two) – taking an equity lens to deliver more open space where it is needed most in high- and medium-density areas – rather than a high-density-focused approach (Option package one) – delivering more open space in high-density areas – for open space provision standards.

26. Analysis of the qualitative feedback outlined a range of key themes:
- open and green spaces are essential for mental and physical health
 - all Aucklanders must have access to safe, well-maintained open spaces
 - open space planning needs to be an integral part of urban planning
 - open spaces must serve a wide range of functions
 - our resources should be used efficiently.

Staff propose changes to the draft strategy in response to the feedback

27. Staff considered the feedback received and are proposing amending the strategy as a result (see Attachment A, pages 38-47).
28. A summary of the most significant proposed changes is shown in Table One. In addition, staff have made minor changes to address specific feedback, clarify intent and meaning or update technical information.

Table One: Proposed changes to the draft strategy based on consultation feedback

- More explicitly emphasise the importance of equity and accessibility in the strategy on pages 7, 8, 11, 34, 46, 81, 82, 85 and in the glossary
- Include greater emphasis on the importance of environment and biodiversity outcomes on pages 14, 20, 25, 29, 31, 44, 45 and 46
- Include greater emphasis on the purpose and benefits of regional parks on page 78
- Include the capacity-focused approach (Option package two) for open space provision standards and delete the high-density focused approach (Option package one) on pages 46, 48, 49 and 52
- Refine the strategic directions based on a range of other consultation feedback on pages 11, 12 and 14.

Staff also propose changes to the draft strategy in response to local board resolutions

29. Staff have also amended the draft strategy in response to local board feedback received in November and December 2024. The key changes are presented in Attachment A (pages 48-49) and summarised in Table Two below.

Table Two: Proposed changes to the draft strategy in response to local board feedback

- Make the decision-making responsibilities of local boards clearer, moving the table previously on page 23 to page 9
- Clarify the meaning of 'value for money' in the strategy on page 17 and in the glossary
- Provide clearer direction in the policy sections to ensure local boards receive the necessary advice for decision-making on page 28
- Clarify that the council attempts to acquire land early in the development process on page 58.

30. All proposed changes are included in track changes in the amended strategy (Attachment B).

Staff recommend a capacity-based approach to open space provision standards

31. As part of the strategy development, staff are proposing updated provision standards for pocket parks and neighbourhood parks to provide better open space outcomes in high- and medium-density areas and greenfield areas. The provision standards help us to ensure we are providing the right open spaces in the right places so Aucklanders can play, be active and enjoy nature.

Summary of option packages analysis – for more details refer CP2025/04928

A report to local boards and to the Policy and Planning Committee in late 2024 provided detailed analysis of the two option packages. Staff recommended Option package two as the preferred option.

Both packages are outlined below. They reflect different ways of adding to our existing open space network across Auckland to continue serving the needs of a growing population.

Density	Park type	Current provision standards	Option package one: High-density focused	Option package two: Capacity focused (recommended)
High-density areas or other areas developed to an equivalent density	Pocket parks	1000-1500m ² provided at no capital cost to the council	1000-1500m ² acquired at cost to the council regardless of capacity	1000-1500m ² in areas with moderate or low capacity acquired at cost to the council
	Neighbourhood parks (within 400m walking distances)	3000m ² to 5000m ²	5000m ² regardless of capacity	2000m ² to 5000m ² depending on capacity
Medium-density areas	Pocket parks	No pocket parks	1000-1500m ² provided at no capital cost to the council	
	Neighbourhood parks (within 400m walking distances)	3000m ² to 5000m ²	No change	2000m ² to 5000m ² depending on capacity
Low-density areas	Neighbourhood parks (within 600m walking distances)	3000m ² to 5000m ²	3000m ²	

Urban density is based on the Auckland Unitary Plan zones. Varying provision standards based on planned intensification levels enables us to better provide according to the likely demand for public open space, as well as likely private open space provision levels.

The capacity measure is a proposed addition to the existing policy. While the quantity of open space provision per capita is not a meaningful metric in isolation, it provides a basis of comparison when considering future provision across Auckland’s urban areas. There is no accepted international or national capacity standards. Based on local observations and international examples, we propose that capacity is considered low when below 10m² of open space per person, moderate when between 10 and 20m² and high when more than 20m².

Both packages involve trade-offs, as shown below.

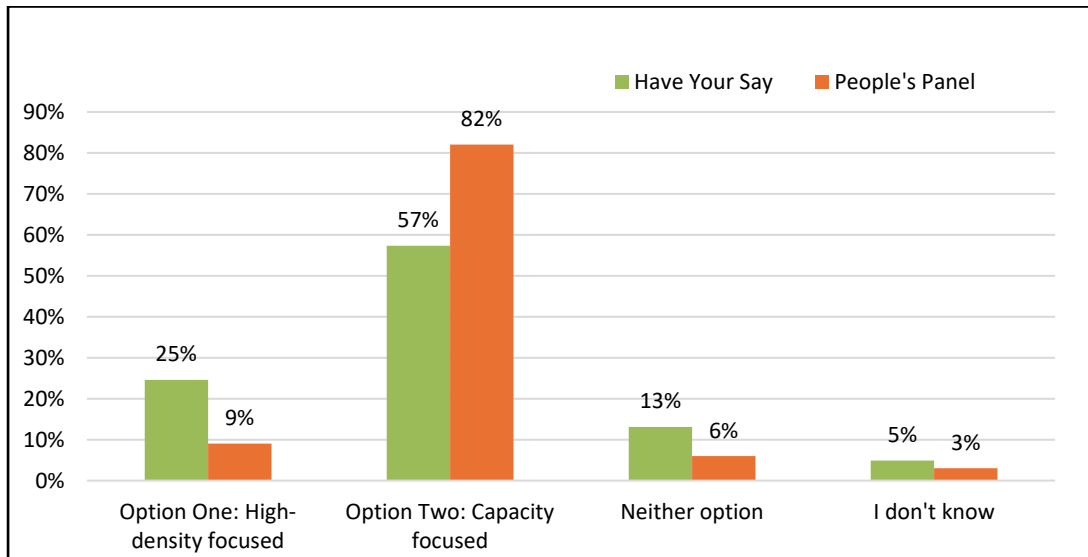
	Trade-offs
Option package one High-density focused	Delivers more open space in high-density areas than current policy but larger parks might be difficult to acquire due to land ownership and cost. Is a simple standard to understand but not tailored to where provision is most needed.
Option package two Capacity focused	Is more affordable than Option package one but does not deliver the same level of additional open spaces in high-density areas. Takes an equity lens by focusing provision where most needed but is more complicated to understand and apply.

32. To illustrate how the two open space provision option packages would apply on the ground, staff have developed some case studies (with maps), which are provided in Attachment C.

Consultation feedback supports the capacity-based approach

- 33. Overall, respondents expressed the importance of open space for mental and physical wellbeing and their desire for open space provision to be an integral part of neighbourhood planning. Feedback highlighted the importance of taking an equity lens to open space provision, targeting areas where it is needed most.
- 34. Consultation feedback (see Attachment A, page 33) shows an overall preference for a capacity-focused approach to open space provision (Option package two). The support for Option package 2 amongst Have Your Say submitters is similar across Auckland, and slightly higher in the north area.

Figure One: Preference for open space provision standards



- 35. Stakeholders and partners also favour Option package two over Option package one.
- 36. Property Council New Zealand, however, expressed concerns that either package was too rigid and that they would increase the cost of the council's development contributions levy and ultimately development. The development sector also wishes for more delivery partnerships with the council. This can be investigated at implementation stage.
- 37. Based on previous analysis and consultation feedback, staff recommend that the final amended strategy includes Option package two.

Staff will continue work to support implementation of the strategy

- 38. Both local boards and the Governing Body have decision-making responsibilities for the provision of open space, sport and recreations services and assets.
- 39. Staff have developed examples of local board planning and delivery scenarios and case studies of what good practice looks like (see Attachment C). They provide an overview of how key parts of the strategy could be applied locally and examples of things that are already being done well and we would like to see more of. These are included to aid local board understanding of what delivery could look like. How the strategy would be implemented if adopted would be at the discretion of local boards and the Governing Body in accordance with their decision-making responsibilities.
- 40. Following feedback from local boards on the draft strategy prior to consultation, staff have been working with local board advisors and operational staff to understand opportunities to improve advice and support to local boards for implementation of the strategy.
- 41. The multitude of documents, information and processes owned and managed by a range of teams across the council currently makes it difficult to provide concise, consistent and up-to-date advice to local boards. This impacts their ability to understand trade-offs and prioritise decisions to deliver for their communities.

42. Preliminary findings point to potential improvements, such as consolidating information provided to local boards, involving local boards earlier in planning processes, improving alignment between regional and local planning cycles, funding and budgets and providing information on trade-offs (see Attachment D).
43. Staff will continue investigating potential improvements to the advice local boards receive, which will inform the development of an implementation and monitoring plan for the strategy (if adopted).

Tauākī whakaaweawe āhuarangi

Climate impact statement

44. The draft strategy considers how to adapt to the challenges posed by climate change and work to mitigate it, including by reducing emissions. One of the five strategic directions is to enhance our resilience to climate change and our contribution to mitigation, including through reducing carbon emissions, in line with Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan.
45. The draft strategy outlines what we will do to make this happen, including developing the blue-green network, accelerating the use of nature-based solutions, improving the environmental performance of our open spaces and facilities and adapting our open spaces and facilities on the coast and in flood-prone areas.
46. While we already contribute to this strategic direction, the draft strategy proposes a 'do more' approach to implementation. This is in recognition of the significant impacts of climate change on Aucklanders now and in the future.
47. The investment approach in the draft strategy also includes a greater emphasis on identifying and quantifying the environmental benefits of our investment and designing initiatives to deliver multiple benefits, such as making recreation parks better able to support stormwater management.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

48. Kaimahi from across the council group have provided input throughout the development of the draft strategy.
49. Implementing the strategy will span across the investment areas identified in the council's performance management framework.
50. If the final amended strategy is adopted, an implementation and monitoring plan will be developed to support delivery. Kaimahi from across the council group will continue to provide input into this plan.

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

Local impacts and local board views

51. Levels of support for the draft strategy was broadly similar among Have Your Say respondents across the region. Attachment A provides sub-regional breakdowns of the results.
52. Local boards have been engaged throughout the development of the draft strategy. Two local board members were in the Open Space, Sport and Recreation Joint Political Working Group: Member Sandra Coney and Member Margi Watson. In addition, staff provided memos and briefings and presented at workshops and business meetings.
53. Local boards provided resolutions on the draft strategy going for consultation at their November / December 2024 business meetings.

54. While there was general support for the strategic directions and investment principles in the draft strategy, local boards made a range of resolutions seeking better guidance from staff on open space matters, particularly the understanding of local impacts.
55. Staff have attempted to respond to local boards' request for more targeted advice (see paragraphs 38 to 43 and Attachment C and Attachment D).
56. Local boards will consider how to deliver on the strategy, if adopted, as part of their local board plans and work programmes.

Tauākī whakaaweawe Māori Māori impact statement

57. The views of mana whenua and mataawaka have been sought throughout the development of the draft strategy.
 - The Open Space, Sport and Recreation Joint Political Working Group includes one Houkura member, first Tony Kake, replaced subsequently by Pongarauhine Renata.
 - Both the advisory and Māori rōpū included mana whenua and mataawaka representatives. All iwi were invited to join the rōpū or engage in the manner that best suited them.
 - Mana whenua and mataawaka organisations were kept up to date with progress and invited to provide feedback during the consultation process.
58. Guided by the Māori rōpū, the draft strategy incorporates a te ao Māori lens, one of the expectations of success set by the Governing Body and a key theme identified in the background paper. It is adapted from the te ao Māori framework developed for Te Tāruke-ā-Tāwhiri – Auckland Climate Plan, and builds on a single value, manaakitanga. It includes a focus on investing in 'by Māori for Māori' solutions, building the capacity and capability of mana whenua and mataawaka and partnering with mana whenua to co-design our spaces and places.
59. Consultation feedback on the draft strategy highlighted the importance of focusing on equity and addressing barriers to participation for Māori. This can be achieved by targeting investment, supporting Māori-led initiatives, aligning delivery with Māori health providers to improve overall wellbeing and providing spaces and places that are safe, affordable and accessible.
60. Feedback also called for embedding Māori leadership at decision-making and implementation levels, including support for co-governance arrangements which is reflected in the strategy.

Ngā ritenga ā-pūtea Financial implications

61. The strategy will be implemented using available budgets set during long-term plan and annual plan processes. When constrained by resourcing, the investment principles will support decision-makers in prioritising investment.
62. The draft strategy reflects the resource constraints faced by the council and the need to deliver value for money. The proposed investment approach emphasises the importance of establishing a robust evidence-based approach to investment and prioritisation to better support elected decision-makers.
63. Advice around investment in open space and sport and recreation will be based on a better articulation of costs and benefits, including in relation to local board plan priorities. This will be supported by a new tool to enable better identification, description and quantification of these benefits to help local boards prioritise investment.

64. Consideration of a broad range of funding and delivery tools will support implementation, including making the most of what we have, delivering differently and partnerships.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

65. Potential risks and mitigations are outlined below:

If...	Then...	Possible mitigations...
Local boards do not think the final amended strategy addresses their concerns	They will be less likely to support it, and the committee will be less likely to adopt it. Medium reputational, strategic and delivery risk.	<ul style="list-style-type: none"> Staff have proposed changes to the draft strategy to reflect local board feedback. Delivery of the strategy will be also supported by an implementation and monitoring plan. The three-yearly plan will set out what we will deliver and track progress against the five strategic directions. As part of this, staff are working to improve advice and support to local boards.
The final amended strategy does not provide clear enough direction to implementers	The strategy may not be incorporated into business as usual. Low reputational, strategic and delivery risk.	<ul style="list-style-type: none"> Implementers provided regular input into development of the final amended strategy. The implementation context, including financial constraints, has also informed the final amended strategy. Staff are working with local boards on the advice and support they need for implementation. Staff will continue to work with colleagues in planning for and supporting delivery, and monitoring progress.
The final amended strategy is perceived as unfunded.	Decision-makers may be less likely to adopt it. Medium financial, reputational and strategic risk.	<ul style="list-style-type: none"> The final amended strategy sets strategic directions and investment principles to guide prioritisation and enable better informed discussions on future budget allocation.

Ngā koringa ā-muri Next steps

66. Staff will include local board views when seeking adoption of the strategy from the Policy and Planning Committee in May 2025. The five existing strategies, policies and plans forming Auckland Council's open space, sport and recreation policy framework would be rescinded.
67. Staff will present the consultation feedback and proposed changes to the strategy to the Open Space, Sport and Recreation Joint Political Working Group at its meeting on 11 April 2025. Input and direction from the joint political working group will be reflected in the agenda report to the Policy and Planning Committee.
68. Staff will also present the consultation feedback and proposed changes to the strategy to the Local Board Chairs' Forum on 14 April 2025.
69. If the final amended strategy is adopted, staff will develop an implementation and monitoring plan for committee's approval. The plan will be developed with input from relevant staff across the council group, including Governance and Engagement. The plan would help

embed the strategy's investment principles into how we work, deliver on the strategic directions and monitor and evaluate delivery against the directions.

70. Local boards have significant decision-making responsibilities with regards to implementing the strategy at the local level. This involves delivering open spaces and sport and recreation opportunities to their communities in line with the strategy through development of their local board plans and work programmes.
71. Staff will continue working with local boards on improvements to advice, recognising that different local boards and / or clusters of local boards may require different and bespoke advice, and that the organisation is pivoting to support this.

Item 22

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Feedback analysis report	
B⇒	Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy (final draft version with track changes)	
C⇒	Putting things into practice – scenarios, examples of good practices and applications of the two open space provision option packages (with maps)	
D⇒	Preliminary findings for improving advice to local boards	

Ngā kaihaina Signatories

Author	Aubrey Bloomfield - Senior Policy Advisor
Authorisers	Lou-Ann Ballantyne - General Manager Governance and Engagement Carole Canler - Senior Policy Manager Louise Mason - General Manager Policy Trina Thompson - Local Area Manager

Reporting back urgent decision on Proposed wastewater environmental performance standards

File No.: CP2025/04723

Item 23

Te take mō te pūrongo

Purpose of the report

1. To report back on a decision made under delegation through the urgent decision process to provide feedback on Proposed wastewater environmental performance standards by the Water Services Authority – Taumata Arowai.

Whakarāpopototanga matua

Executive summary

2. On 15 November 2022 the Devonport-Takapuna Local Board delegated authority to the local board Chairperson and Deputy Chairperson to make urgent decisions on behalf of the local board if the local board is unable to meet (resolution number DT/2022/162) as follows:

That the Devonport Board:

- a) *delegate authority to the chairperson and deputy chairperson, or any person acting in these roles, to make urgent decisions on behalf of the local board, if the local board is unable to meet*
 - b) *confirm that the Local Area Manager, chairperson, and deputy chairperson (or any person/s acting in these roles) will authorise the use of the local board's urgent decision mechanism by approving the request for an urgent decision in writing*
 - c) *note that all urgent decisions made, including written advice which supported these decisions, will be included on the agenda of the next ordinary meeting of the local board.*
3. Elected members were informed of the proposed wastewater environmental performance standards via a memorandum on 19 March 2025.
 4. The deadline for submissions closed on 4 April 2025. No business meetings of the Devonport-Takapuna Local Board were scheduled to fall within this timeframe.
 5. On 26 March 2025, the Chairperson and the Deputy Chairperson signed off under urgent decision feedback from the Devonport-Takapuna Local Board to be appended to Council's submission on the proposed wastewater environmental performance standards.

Ngā tūtohunga

Recommendation/s

That the Devonport-Takapuna Local Board:

- a) receive the decision made under urgent decision to provide feedback on the Proposed wastewater environmental performance standards

Ngā tāpirihanga

Attachments

No.	Title	Page
A⇒	Urgent Decision of the Devonport-Takapuna Local Board: Proposed wastewater environmental performance standards	

Ngā kaihaina Signatories

Item 23

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Local board feedback on the Land Transport Management (Time of Use Charging) Amendment Bill

File No.: CP2025/05906

Item 24

Te take mō te pūrongo

Purpose of the report

1. To invite local board feedback on the *Land Transport Management (Time of Use Charging) Amendment Bill*.

Whakarāpopototanga matua

Executive summary

2. The [Land Transport Management \(Time of Use Charging\) Amendment Bill](#) (the Bill) seeks to enable Time of Use Charging (TOUC) in New Zealand. It has been referred to the Transport and Infrastructure Select Committee with a closing date of 27 April 2025.
3. A joint project team from Auckland Council and Auckland Transport is leading work on the TOUC schemes in Auckland. This work provides a strong evidence base to support council's submission advocating for policy settings that would enable a successful scheme in the city. The work programme builds on work done over recent years, particularly "[The Congestion Question](#)" report by the Ministry of Transport from 2020 and the Select Committee inquiry into congestion pricing in Auckland in 2021.
4. In parallel to the council/AT programme, the government has been advancing work to enable TOUC in New Zealand. The Bill was introduced to Parliament on 4 March 2025.
5. At its [meeting](#) on 5 December 2024, the Transport, Resilience and Infrastructure Committee requested staff prepare a submission on this draft bill.
6. On 12 February 2025, local board chairs and transport leads were invited to a Transport, Resilience and Infrastructure Committee workshop that outlined key aspects of the legislation and the proposed recommendations. The workshop presentation materials can be found in the [agenda of the Transport, Resilience and Infrastructure Committee - Thursday, 6 March 2025](#).
7. The programme team will develop a draft submission and seek endorsement from the Transport, Resilience and Infrastructure Committee at its 3 April 2025 meeting.
8. An insights report will be a component of the draft submission, and this includes a summary, and all details of prior local board feedback provided in September and October 2024 (see Attachment A). The report will be included in the 3 April committee paper.
9. Local boards acknowledged the need to address congestion but raised concerns about transport accessibility, impacts on low-income communities, and those who must drive at peak times. The most common feedback emphasised the need for viable public transport alternatives and reinvesting revenue into improving services, particularly in deprived areas.
10. Many boards also stressed that public transport issues must be resolved before introducing a time-of-use charge, as many residents lack flexibility in work hours or commute options. Concerns were also raised about financial burdens on households, with suggestions for exemptions and daily caps. Safety issues related to alternative routes to avoid charges were another key theme. Feedback focused on ensuring the scheme is effective, fair, and simple, with appropriate mitigations and revenue allocation.
11. Providing feedback on this is an opportunity to influence how TOUC schemes can be implemented in a way that is beneficial for Auckland. It does not commit the council to implementing a TOUC scheme.

12. The work programme has regularly reported to, and taken guidance from, the AT Design and Delivery Committee and the council TOUC Political Reference Group. Additionally, local boards have provided resolutions on the necessary core principles for an effective scheme.
13. The government's policy objectives are broadly aligned with those identified by the council and AT TOUC programme. However, there are some aspects of the Bill that are not consistent, particularly regarding scheme governance, mitigations and revenue. Further details are available in the workshop presentation (link above).
14. Local boards received a briefing from the project team on 24 March.
15. Any feedback from local boards will be appended to the Auckland Council /Auckland Transport (AT) submission. This is due by 4pm on 22 April 2025.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) tuku / provide feedback on the Land Transport Management (Time of Use Charging) Amendment Bill.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Insights Report - Auckland Transport & Auckland Council Time of Use Charging programme (<i>Under Separate Cover</i>)	

Ngā kaihaina Signatories

Author	Michael Roth - Lead Transport Advisor
Authorisers	Louise Mason - General Manager Policy Lou-Ann Ballantyne - General Manager Governance and Engagement Trina Thompson - Local Area Manager

Public feedback on proposal to amend dog policy and bylaw

File No.: CP2025/06393

Item 25

Te take mō te pūrongo

Purpose of the report

1. To seek local board views on how the Governing Body Dog Policy and Bylaw Panel should address public feedback from people in the local board area to the proposal to amend matters of regional significance in the Auckland Council Dog Policy and Bylaw.
2. To delegate one or more local board members to represent local board views on the public feedback to the Dog Policy and Bylaw Panel.

Whakarāpopototanga matua

Executive summary

3. Staff have prepared a summary of public feedback to enable the local board to provide its views on how the Panel should address public feedback from people in the local board area to the proposal to amend matters of regional significance in the Dog Policy and Bylaw.
4. The Governing Body adopted a proposal to amend matters of regional significance in the [Kaupapa mo ngā Kurī | Policy on Dogs 2019](#) and [Ture a Rohe Tiakina Kurī | Dog Management Bylaw 2019](#) in December 2024, and appointed a Dog Policy and Bylaw Panel to consider all public feedback and make recommendations, before a final decision is made.
5. The [proposal](#) to adopt an amended [policy](#) and [bylaw](#) seeks to improve council's approach to dog management in Auckland by minimising the risk of danger and distress to people, stock, poultry, domestic animals and protected wildlife, nuisance to people, damage to property and environment, risk of not meeting the needs of dogs and their owners and the inherent risk of conflict between users of shared spaces in Auckland.
6. Council received responses from 5,207 people and organisations at the close of feedback on 23 February 2025. All public feedback is summarised in **Attachment A**. Feedback related to the local board area is in **Attachment B**. A user-friendly view of the feedback related to the local board by proposal can be viewed on council's [AKHaveYourSay](#) web page.
7. All feedback is summarised by the following topics:
 - Proposal 1: Limit to number of dogs walked (six on leash, with maximum three of the six off leash at any one time)
 - Proposal 2: Auckland Botanic Gardens
 - Proposal 3: Hunua Ranges Regional Park
 - Proposal 4: Long Bay Regional Park
 - Proposal 5A: Mahurangi Regional Park East
 - Proposal 5B: Mahurangi Regional Park West
 - Proposal 5C: Mahurangi Regional Park Scott Point
 - Proposal 6: Pākiri Regional Park
 - Proposal 7: Shakespear Regional Park
 - Proposal 8: Tāpapakanga Regional Park
 - Proposal 12B: Muriwai Regional Park
 - Proposal 12C: Tāwharanui Regional Park
 - Proposal 12D: Wenderholm Regional Park
 - Proposal 13A: Restructure the policy to more clearly show its goal, focus areas, council actions, and rules
 - Proposal 13B: Clarify rule that all dogs classified as menacing must be neutered
 - Proposal 13C: Clarify who can provide behavioural assessments in relation to menacing dog classifications
 - Proposal 13D: Clarify what areas in Auckland require a license to keep multiple dogs on a property
 - Proposal 13E: Clarify how dog access rules are set
 - Proposal 13F: Clarify Auckland-wide dog access rules
 - Proposal 13G: Clarify or correct errors in Policy Schedule 2: Dog access rules

- Proposal 9: Te Ārai Regional Park
 - Proposal 10: Waitawa Regional Park
 - Proposal 11: Whakanewha Regional Park
 - Proposal 12A: Ambury Regional Park
 - Proposal 13H: Remove outdated information in Policy Schedule 2: Dog access rules
 - Proposal 13I: Update dog access rules for Tūpuna Maunga (ancestral mountains)
 - Proposal 13J: Remove outdated/duplicated bylaw content
8. Staff recommend that the local board provide its views on how the Panel should address feedback from people in the local board area, and if it wishes, present those views to the Panel. Taking this approach will assist the Panel in making recommendations to the Governing Body about whether to adopt the proposal.
9. There is a reputational risk that the feedback from the local board area is from a limited group of people and does not reflect the views of the whole community. This report mitigates this risk by providing local boards with a summary of all public feedback.
10. Local boards can (if they wish) present their views to the Panel on 23 May 2025. The Panel will consider local board views and all public feedback before making recommendations to the Governing Body in June 2025. The Governing Body will make a final decision mid-2025.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) **tūtohi / receive** the public feedback from people in the local board area to the Governing Body proposal to amend matters of regional significance in the Auckland Council [Kaupapa mo ngā Kurī | Policy on Dogs 2019](#) and [Ture a Rohe Tiakina Kurī | Dog Management Bylaw 2019](#) in the agenda report.
- b) **whakarato / provide** its views on how the Governing Body Dog Policy and Bylaw Panel should address public feedback to the proposal in (a) to assist the Panel in its deliberations.
- c) **whakatuu / appoint** one or more local board members to present the views in (b) to the Governing Body Dog Policy and Bylaw Panel.
- d) **tuku mana / delegate** authority to the local board chair to appoint a replacement to any appointed member in (c) who is unable to present to the Panel.

Horopaki Context

The local board has an opportunity to provide its views on public feedback

11. The local board in accordance with council's collaborative governance model¹ now has an opportunity to provide its views on how the Governing Body Dog Policy and Bylaw Panel should address public feedback from people in the local board area to the proposal.
12. Local board views must be provided by resolution to the Panel. The local board can also choose to present those views to the Panel at a meeting scheduled for 23 May 2025.
13. The nature of the local board views is at the discretion of the local board but must remain within the scope of the proposal and public feedback. For example, the local board:
 - ✓ could indicate support for matters raised in public feedback
 - ✓ could recommend how the Policy and Bylaw Panel address matters raised in public feedback

¹ The Local Board Involvement in Regional Policy, Plans and Bylaws – Agreed Principles and Processes 2019

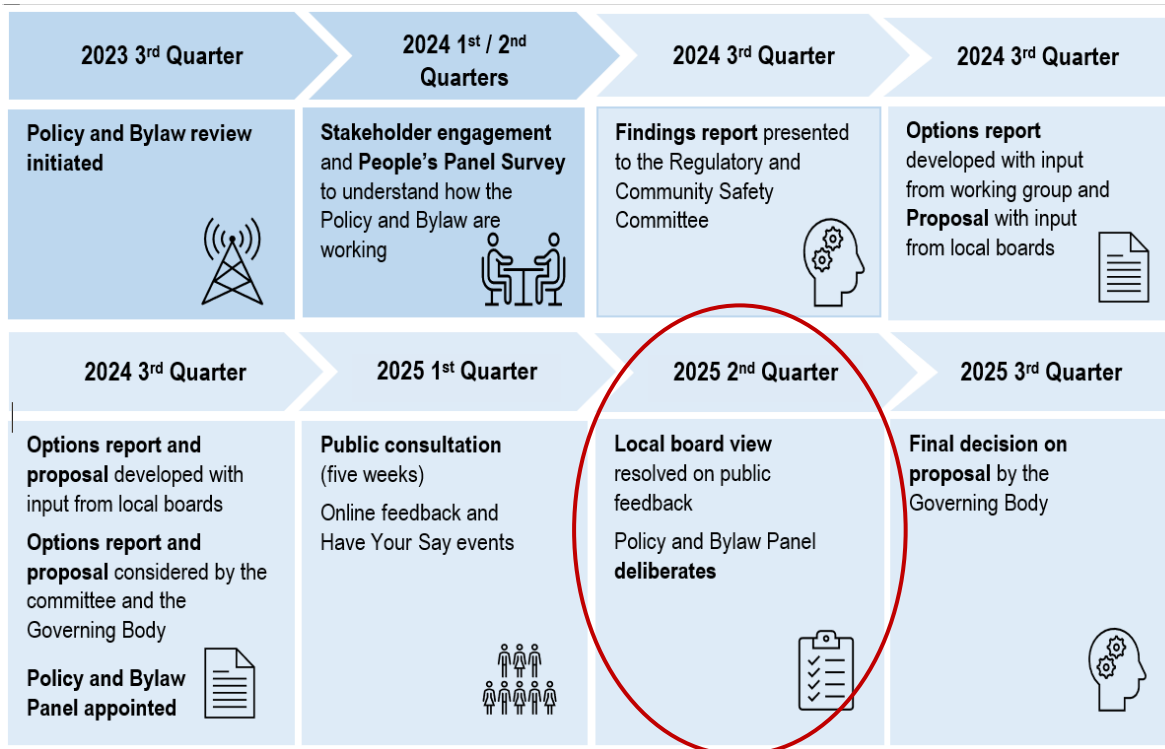
- ✘ should not express its views on the proposal itself (that opportunity was provided prior to public consultation, the focus now is on how to respond to public feedback).

Council is required to have a policy on dogs and a bylaw to implement the policy

14. The Dog Control Act 1996 requires Auckland Council to have a policy on dogs and a bylaw to give effect to it by specifying rules that dog owners must comply with.
15. Council's objective is to 'keep dogs a positive part of the life of Aucklanders' by:
 - maintaining opportunities for owners to take their dogs to public places
 - adopting measures to minimise the problems caused by dogs (including by promoting responsible dog ownership)
 - protecting dogs from harm and ensuring their welfare'.
16. The rules are enforced by the Animal Management unit using a modern regulator approach to compliance (for example information, education and enforcement).
17. The policy and bylaw are part of a wider regulatory framework that includes the following.
 - The Dog Control Act 1996 manages matters relating to dog ownership, including their care, control and owner responsibilities for damage caused by their dog.
 - The Animal Welfare Act 1999 ensures that owners of animals and persons in charge of animals attend properly to the welfare of the animal.
 - The Code of Welfare for Dogs 2018 provides information to the owners and persons in charge of dogs about the standards they must achieve to meet their obligations under the Animal Welfare Act 1999.

The Governing Body proposed amending matters of regional significance in the policy and bylaw for public feedback

18. On 12 December 2024, the Governing Body adopted a proposal to amend matters of regional significance in the Auckland Council [Kaupapa no ngā Kurī / Policy on Dogs 2019](#) and [Ture ā Rohe Tiakina Kurī / Dog Management Bylaw 2019 \(GB/2024/181\)](#). It also appointed a Dog Policy and Bylaw Panel to consider all public feedback and make recommendations, before a final decision is made by the Governing Body.
19. The proposal arose from a statutory review of the Dog Policy and Bylaw (see figure below).



20. The proposal seeks to improve council’s approach to dog management in Auckland by minimising the risk of danger and distress to people, stock, poultry, domestic animals and protected wildlife, nuisance to people, damage to property and environment, risk of not meeting the needs of dogs and their owners from irresponsible dog ownership and the inherent risk of conflict between users of shared spaces in Auckland.
21. The main proposals are outlined in the Table below.

Main proposals
Set a limit to the number of dogs a person may ‘walk’ in a council-controlled public place at one time (maximum of six dogs of which no more than three may be under control off a leash at any one time)
<p>Auckland Botanic Gardens</p> <ul style="list-style-type: none"> • Change the off-leash area to align with the current signposted off-leash boundaries, to provide for temporary changes for events and to transition to on-leash as parts of the off-leash area are developed in accordance with the Gardens Master Plan. • Prohibit dogs from waterways. • Prohibit dogs from the Huakaiwaka Visitor Centre, Café area (except the western café terrace), designated food concession areas and Potter Children’s Garden. • Clarify rules in other areas.
<p>Hunua Ranges Regional Park</p> <ul style="list-style-type: none"> • Prohibit dogs from tracks and roads that connect to the Kohukohunui track, the Kokako Management Area and Piggott’s Habitat and on single use mountain bike tracks (currently on-leash).
<p>Long Bay Regional Park</p> <ul style="list-style-type: none"> • Amend the summer daytime rule for the beach south of Vaughan Stream from on-leash to prohibited (off-leash access before 10am and after 5pm in summer and at any time in winter unchanged). • Clarify rules in other areas, including access to beach from southernmost carpark and prohibited tracks and bays.
<p>Mahurangi Regional Park</p> <ul style="list-style-type: none"> • Prohibit dogs on Cudlip Point Loop Track (currently on-leash). • Allow dogs on-leash at all times at Scott Point (currently on-leash time and season). • Clarify rules in other areas (including dogs prohibited at Mahurangi Regional Park (East) and heritage grounds at Scott Point).

Main proposals
<p>Pākiri Regional Park</p> <ul style="list-style-type: none"> Prohibit dogs on the associated beach.
<p>Shakespear Regional Park</p> <ul style="list-style-type: none"> Apply an on-leash time and season rule to the open grass areas between Army Bay and Okoramai Bay (currently off-leash). Clarify rules in other areas (such as boundary of Army Bay and Okoramai Bay beaches, on-leash tracks and prohibited areas).
<p>Tāpapakanga Regional Park</p> <ul style="list-style-type: none"> Provide off-leash access on beach and on-leash access on area between beach and car park at any time (currently prohibited during lambing season) Clarify rules in other areas (such as prohibited at the campgrounds and bach, and during lambing).
<p>Te Ārai Regional Park</p> <ul style="list-style-type: none"> Prohibit dogs on Forestry Beach (Te Ārai Beach South to Pakiri Beach) and associated coastal tracks. Clarify access to off-leash area at disused quarry.
<p>Waitawa Regional Park</p> <ul style="list-style-type: none"> Change eastern part of Matakaitai Beach from off-leash to on-leash. Change Waitawa Beach from off-leash to on-leash. Prohibit dogs on single use mountain bike tracks. Clarify other areas where dogs are prohibited (such as farm paddock during lambing, campground and bach).
<p>Whakanewha Regional Park</p> <ul style="list-style-type: none"> Provide on-leash access on tracks from Omiha (Rocky Bay) to the on-leash area of the Park.
<p>Ambury, Muriwai, Tāwharanui and Wenderholm regional parks</p> <ul style="list-style-type: none"> Clarify current rules (no change to dog access).
<p>Reorganise, simplify and clarify Policy and Bylaw content, including:</p> <ul style="list-style-type: none"> using a goal, focus area, action and rule structure clarifying approach to setting dog access rules clarifying the policy to neuter classified dogs and who can provide behavioural assessments clarifying Auckland-wide dog access rules such as for council carparks and camping grounds, working dogs, dogs in vehicles and private ways removing outdated information in Schedule 2 for example outdated landmarks updating dog access rules on Tūpuna Maunga (ancestral mountains) removing Bylaw content that is covered in the Policy or is outdated.

22. The proposal was publicly notified for feedback from 20 January until 23 February 2025.
23. Council received feedback from 5,186 people and 30 organisations (5,207 in total).
 - 4,046 on the proposal to limit the number of dogs walked and the general policy and bylaw matters and
 - 3,084 on the proposal to clarify or change regional park dog access rules.

Tātaritanga me ngā tohutohu Analysis and advice

24. A total of **195 people from the Devonport-Takapuna Local Board area** provided feedback to the proposal.
25. There was **majority support** for proposals to reorganise, simplify and clarify Policy and Bylaw content, **split support** for proposals to change or clarify dog access rules at Hunua Ranges and Muriwai Regional Parks, and **majority opposition** for the proposal to limit the number of dogs walked and the remaining proposals to change or clarify dog access rules at other regional parks.
26. Key themes from the Auckland-wide feedback highlighted concerns with limiting the number of dogs and clarifying or changing the dog access rules at most of the regional parks.

27. While some proposals may not be supported, public feedback also seeks alternatives other than the status quo. For example:
- for Proposal 1: limit to number of dogs walked, of the 66 per cent (2,397) of Auckland-wide feedback opposed to the proposal:
 - six per cent (146) supported a limit of four dogs, with no more than two off-leash
 - five per cent (113) supported a limit of four dogs, with no more than two off-leash unless licence obtained
 - four per cent (100) supported a limit of eight dogs, with no more than four off-leash
 - 638 comments (around 30 per cent) supported introducing a dog walker license for qualified dog walkers.
 - for proposed changes to regional park rules, Auckland-wide individuals who opposed the changes:
 - generally wanted council to provide more dog-friendly or off-leash areas
 - some were not opposing the proposals, but instead expressing the view that the current rules are too restrictive.

Overview of local board area and Auckland-wide support for proposed changes

Topic (Proposals P1 - P13)	Local board feedback		Auckland-wide feedback	
	Support	Opposition	Support	Opposition
P1 Limit the number of dogs walked (six on leash, with maximum three of the six off leash at any one time)	21 per cent	78 per cent	33 per cent	66 per cent
P2 Auckland Botanic Gardens	43 per cent	57 per cent	34 per cent	62 per cent
P3 Hunua Ranges Regional Park	50 per cent	50 per cent	33 per cent	56 per cent
P4 Long Bay Regional Park	30 per cent	60 per cent	26 per cent	70 per cent
P5A Mahurangi Regional Park East	38 per cent	63 per cent	27 per cent	62 per cent
P5B Mahurangi Regional Park West	31 per cent	69 per cent	28 per cent	60 per cent
P5C Mahurangi Regional Park Scott Point	38 per cent	63 per cent	29 per cent	61 per cent
P6 Pākiri Regional Park	20 per cent	80 per cent	15 per cent	81 per cent
P7 Shakespear Regional Park	39 per cent	50 per cent	39 per cent	51 per cent
P8 Tāpapakanga Regional Park	25 per cent	50 per cent	34 per cent	55 per cent
P9 Te Ārai Regional Park	26 per cent	58 per cent	18 per cent	76 per cent
P10 Waitawa Regional Park	17 per cent	67 per cent	30 per cent	61 per cent
P11 Whakaneuwha Regional Park	29 per cent	57 per cent	35 per cent	51 per cent
P12A Ambury Regional Park	38 per cent	63 per cent	37 per cent	55 per cent
P12B Muriwai Regional Park	48 per cent	52 per cent	46 per cent	47 per cent
P12C Tāwharanui Regional Park	38 per cent	50 per cent	43 per cent	45 per cent
P12D Wenderholm Regional Park	36 per cent	48 per cent	42 per cent	44 per cent
P13A Restructure the policy to more clearly show its goal, focus areas, council actions, and rules	67 per cent	16 per cent	71 per cent	17 per cent
P13B Clarify rule that all dogs classified as menacing must be neutered	84 per cent	13 per cent	81 per cent	13 per cent
P13C Clarify who can provide behavioural assessments in	85 per cent	8 per cent	83 per cent	6 per cent

Topic (Proposals P1 - P13)	Local board feedback		Auckland-wide feedback	
	Support	Opposition	Support	Opposition
relation to menacing dog classifications				
P13D Clarify what areas in Auckland require a license to keep multiple dogs on a property	82 per cent	15 per cent	74 per cent	17 per cent
P13E Clarify how dog access rules are set	73 per cent	10 per cent	75 per cent	13 per cent
P13F Clarify Auckland-wide dog access rules	69 per cent	22 per cent	76 per cent	17 per cent
P13G Clarify or correct errors in Policy Schedule 2: Dog access rules	68 per cent	15 per cent	67 per cent	12 per cent
P13H Remove outdated information in Policy Schedule 2: Dog access rules	83 per cent	5 per cent	80 per cent	9 per cent
P13I Update dog access rules for Tūpuna Maunga (ancestral mountains)	58 per cent	27 per cent	49 per cent	26 per cent
P13J Remove outdated or duplicate bylaw content	80 per cent	7 per cent	81 per cent	7 per cent

Note: percentages do not add up to 100. For example, 'I don't know' responses are not included in Table.

28. The [proposal](#), proposed [policy](#) and [bylaw](#) can be viewed in the links. A summary of all public feedback is in **Attachment A** and a copy of all public feedback related to the local board area to meet council's statutory requirements is in **Attachment B**. A more user-friendly view that consolidates the comments from all public feedback related to the local board by proposal can be viewed on council's [AKHaveYourSay](#) web page.

Staff recommend the local board provide its views on public feedback

29. Staff recommend that the local board provide its views on how the Governing Body Panel should address public feedback from people in the local board area to the proposal by resolution, and if it wishes, present those views to the Panel on 23 May 2025.

Tauākī whakaaweawe āhuarangi Climate impact statement

30. The Dog Policy and Bylaw do not directly address the climate change goals in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. For example, the Policy and Bylaw focuses more on keeping dogs as a positive part of the lives of Aucklanders.
31. There are no implications for climate change arising from decisions sought in this report.

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

32. The Dog Policy and Bylaw impacts the operations of several council departments, including Animal Management, Biodiversity, Regional Parks and Natural Environment teams. Relevant staff are aware of the impacts of the proposal and their implementation role.

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

33. The Dog Policy and Bylaw impact local governance and are of high interest.
34. Views from all local boards on a draft proposal were sought in October 2024 and are summarised in the 3 December 2024 Regulatory and Safety Committee agenda (Attachment C to Item 11).

35. This report provides an opportunity to give local board views on how the Governing Body Dog Policy and Bylaw Panel should address public feedback from people in the local board area to the proposal, before a final decision is made.

Tauākī whakaaweawe Māori Māori impact statement

36. The Dog Policy and Bylaw support manaakitanga, whanaungatanga and kaitiakitanga in the Independent Māori Statutory Board's Māori Plan for Tāmaki Makaurau and the Schedule of Issues of Significance by providing regulations that help protect people and the environment from harm caused by dogs.
37. Mana whenua and mataawaka were notified of the proposal and given the opportunity to provide feedback through face-to-face meetings, in writing, online and in-person.
38. Six per cent (369) of the public feedback received was from people who identified as Māori. Of that feedback:
39. 74 per cent (166) did not support the proposal to limit the number of dogs that could be walked, with 58 per cent preferring no change to the current rule
40. there was general overall support (more than 50 per cent) to reorganise, simplify and clarify the Policy and Bylaw content, however there was less support (47 per cent) to update dog access rules for Tupuna Maunga (ancestral mountains)
41. there was generally opposition to proposed changes to regional park dog access rules
42. Ngati Manuhiri Settlement Trust supported the majority of the proposals to simplify and clarify the Policy and Bylaw content and proposed changes to Long Bay, Mahurangi, Pākiri, Shakespear, Tāwharanui, Te Ārai and Wenderholm Regional Parks.

Ngā ritenga ā-pūtea Financial implications

43. There are no financial implications arising from decisions sought in this report. Costs associated with the special consultative procedure and Dog Policy and Bylaw implementation will be met within existing budget.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

44. The following risk has been identified:

If...	Then...	Mitigation
The feedback from the local board area is from a limited number of people.	The feedback may not reflect the views of the whole community.	This risk is mitigated by providing local boards with a summary of all public feedback.

Ngā koringa ā-muri Next steps

45. The Governing Body Dog Policy and Bylaw Panel will consider all local board views and public feedback on the proposal, deliberate and make recommendations to the Governing Body in June 2025. The Governing Body will make a final decision mid-2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Summary of public feedback to the proposed changes to the dog policy and bylaw	
B⇒	Public feedback from people in Devonport-Takapuna Local Board area	

Ngā kaihaina Signatories

Author	Kylie Hill - Principal Policy Advisor
Authorisers	Lou-Ann Ballantyne - General Manager Governance and Engagement Louise Mason - General Manager Policy Trina Thompson - Local Area Manager

Devonport - Takapuna Local Board views on the Draft Contributions Policy 2025

File No.: CP2025/04821

Item 26

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 Devonport-Takapuna 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

Item 26

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 2054².
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.

² 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.

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

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

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

Māngere Auckland Housing Programme area

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

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

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

Mt Roskill Auckland Housing Programme area

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

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

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

Tāmaki Regeneration area

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

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

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

Other proposed changes to the policy

Funding areas

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

Other changes

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

Tātaritanga me ngā tohutohu **Analysis and advice**

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

Consultation

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

Feedback received

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

Updates for Final Policy for Adoption

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

Tauākī whakaaweawe āhuarangi Climate impact statement

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

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

Ngā kaihaina Signatories

Author	Andrew Duncan - Manager Financial Policy
Authorisers	Lou-Ann Ballantyne - General Manager Governance and Engagement Michael Burns - General Manager Financial Strategy Trina Thompson - Local Area Manager

Elected Members' Reports

File No.: CP2025/06045

Item 27

Te take mō te pūrongo Purpose of the report

1. To provide the opportunity for the members of the Devonport-Takapuna Local Board to provide updates on the projects and issues they have been involved in since the 18 March 2025 business meeting.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) whiwhi / receive and thank Chair Melissa Powell for her written report.
- b) whiwhi / receive and thank Deputy Chair Terence Harpur for his written report.
- c) whiwhi / receive and thank Member Gavin Busch for his written report.
- d) whiwhi / receive and thank Member Peter Allen for his written report.
- e) whiwhi / receive and thank Member George Wood for his written report.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Melissa Powell monthly report	
B⇒	Terence Harpur monthly report	
C⇒	Gavin Busch monthly report	
D⇒	Peter Allen monthly report	
E⇒	George Wood monthly report	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Resolutions Pending Action report

File No.: CP2025/06051

Item 28

Te take mō te pūrongo

Purpose of the report

1. To provide the Devonport-Takapuna Local Board with the status and update of all resolutions that are pending action from staff.

Whakarāpopototanga matua

Executive summary

2. This is a regular information-only report, which aims to provide greater visibility of actions that the local board have requested of operational staff.
3. Note that, unlike an agenda report, staff will not be present to answer questions about the items referred to in this report. Local board members should direct any questions to the local board support staff.

Ngā tūtohunga

Recommendation/s

That the Devonport-Takapuna Local Board:

- a) note the Devonport-Takapuna Local Board resolutions pending action report as at 1 April 2025.

Ngā tāpirihanga

Attachments

No.	Title	Page
A⇒	DTLB Resolutions in Progress	

Ngā kaihaina

Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Devonport-Takapuna Local Board - Resource Consent Applications - March 2025

File No.: CP2025/05943

Item 29

Whakarāpopototanga matua Executive summary

Attached is the list of resource consent applications related to the Devonport-Takapuna Local Board area received from 2 March 2025 to 29 March 2025.

Ngā tūtohunga Recommendation

That the Devonport-Takapuna Local Board:

- a) tuhi ā-taipitopito / note the list of resource consents applications (Attachment A) related to the Devonport-Takapuna Local Board area received from 2 March 2025 to 29 March 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Resource consents applications	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Devonport-Takapuna Local Board - Record of Workshops March 2025

File No.: CP2025/05967

Item 30

Te take mō te pūrongo Purpose of the report

1. To provide a record of Devonport-Takapuna Local Board workshops held during March 2025.

Whakarāpopototanga matua Executive summary

2. At the workshop held on 4 March 2025, the board was briefed on:

- Community Delivery Monthly Update
 - Pumphouse Theatre
 - NorthShore Brass
 - Michael King Writer's Centre
 - Devonport Museum

The matter will be further considered by the local board at the workshop on the 25 March when advice will be available on additional funding required

- Mana whenua initiatives and Māori outcomes
 - Woodall Park
 - Public consultation update and receive feedback from the board
 - Local board budget update and cost pressures
 - Updated financial positions for local boards and present options to manage in advance of feedback to the March business meeting
 - Auckland Transport - Corridor Plans
 - Lake Road / Esmonde Road Corridor Improvement findings presentation
 - Draft PCF CAPEX work programme
3. At the workshop held on 11 March 2025, the board was briefed on:
 - Naughty Wasters
 - Overview of the project and clarifications of business operation
 - Making Space for waters
 - Update on property categorisation progress
 - Feedback received at consultation event at Takapuna Golf Club to discuss the potential changes to AF Thomas Park.
 - Development Contributions 2025 proposal

- Targeted rate
 - Update on the current situations of the Targeted rate process
- Devonport Lighting project
 - Feedback on concept lighting design improvements at Windsor Reserve, Stanley Bay Wharf and Sunnynook Park

4. At the workshop held on 25 March 2025, the board was briefed on:

- LB Annual Planning Workshop 6
 - CAPEX AND OPEX discussion on the 2025/2026 work programme
- Local Parks Management Plan draft review
 - Plan is ready to proceed to the next steps with Auckland Council's legal team
- Te Ara Hura 2027 Parks & Community Facilities maintenance contracts
- Auckland Transport CATTR
 - Introduction of the project and 3 related workstreams: Climate Action Transport Targeted rate, Local Active Modes Plan and Community enable insights
- Auckland Transport Sycamore Dr / Sunset Rd / Ramp Rd Intersection Improvement investigation and options
- Devonport association sign
 - Mock-up locations and potential design ideas

Records of these workshops are attached to this report. The full workshop records are available on the Auckland Council website [here](#).

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) whiwhi / receive the records of the workshops held in March 2025.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	4 March 2025 workshop record	
B⇒	11 March 2025 workshop record	
C⇒	25 March 2025 workshop record	

Ngā kaihaina Signatories

Author	Marsden Cheong - Democracy Advisor
Authoriser	Trina Thompson - Local Area Manager

Hōtaka Kaupapa - Policy Schedule

File No.: CP2025/06294

Te take mō te pūrongo Purpose of the report

1. To provide an update on reports and workshop items to be presented to the local board for 2025.

Whakarāpopototanga matua Executive summary

2. The Hōtaka Kaupapa – Policy Schedule (formerly known as the Governance Forward Work Calendar) was introduced in 2016 as part of Auckland Council’s quality advice programme. The schedule aims to support local boards’ governance role by:
 - ensuring advice on meeting agendas is driven by the local board priorities.
 - clarifying what advice is expected and when it will be provided.
 - clarifying the rationale for reports.
3. The schedule also aims to provide guidance to staff supporting local boards and greater transparency for the public. The schedule is updated monthly, reported to local board business meetings, and distributed to council staff.
4. The March 2025 Hōtaka Kaupapa – Policy Schedule for the Devonport-Takapuna Local Board is provided as Attachment A. The information contained within this attachment is as accurate as possible at the time of reporting.
5. Upcoming Workshop Items – Attachment B includes a list of scheduled workshop items. Please note that these items are subject to change, depending on emerging priorities or adjustments in the schedule.

Ngā tūtohunga Recommendation/s

That the Devonport-Takapuna Local Board:

- a) tuhi ā-taipitopito / note the Devonport-Takapuna Local Board Hōtaka Kaupapa – Policy Schedule for March 2025 as set out in Attachment A of this agenda report.
- b) tuhi ā-taipitopito / note the Devonport-Takapuna Local Board Upcoming Workshop Items for March 2025 as set out in Attachment B of this agenda report.

Ngā tāpirihanga Attachments

No.	Title	Page
A⇒	Hotaka Kuapapa	
B⇒	Upcoming Workshop Items	

Ngā kaihaina Signatories

Item 31

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