

## Rodney Local Board workshop programme

**Date:** 7 February 2024  
**Time:** 10.00am – 2.15pm  
**Venue:** Rodney Local Board Office, 3 Elizabeth St, Warkworth  
**Apologies:** No apologies received

Local Board Services / Members only administrative time 9.45 – 10.00am					
Item	Time	Workshop item	Presenter	Governance role	Proposed outcome(s)
1	10.00 – 10.30am	Parks and Community Facilities monthly update <b>Supporting information</b> <ul style="list-style-type: none"> <li>Monthly report</li> </ul>	<b>Geoff Pitman</b> (Manager Area Operations)  <b>Angie Bennett</b> (Work Programme Lead)	Oversight and monitoring	An opportunity to receive an update on Parks and Community Facilities projects in Rodney
2	10.30 – 10.45am	Ombudsman open workshop review <b>Supporting information</b> <ul style="list-style-type: none"> <li>Verbal update</li> </ul>	<b>Lesley Jenkins</b> (Local Area Manager Hibiscus & Bays, Rodney & Upper Harbour)	Keeping informed	An opportunity to receive an update on the Ombudsman report regarding open workshops
3	10.45 – 11.15am	Helensville Community Recycling Centre (Waste Solutions) construction and demolition waste diversion project <b>Supporting information</b> <ul style="list-style-type: none"> <li>Briefing document</li> </ul>	<b>Bret Dragt</b> (Senior Waste Specialist)  <b>Treana Gowthorpe</b> (General Manager Community Recycling Centre)	Oversight and monitoring	An opportunity to receive an update on the Helensville Recycling Centre construction and demolition waste diversion project funded by the local board

		<ul style="list-style-type: none"> <li>• Presentation</li> </ul>			
4	11.15 – 12.00pm	<p>Infrastructure Funding Agreements (IFAs)</p> <p><b>Supporting information</b></p> <ul style="list-style-type: none"> <li>• Presentation</li> </ul>	<p><b>Rudolph Van Wyk</b> (Manager Infrastructure &amp; Agreements)</p> <p><b>Adelia Laubscher</b> (Infrastructure Funding Agreements Specialist)</p> <p><b>Alan Hanley</b> (Infrastructure Funding Agreements Specialist)</p> <p><b>Matt Harrison</b> (Infrastructure Funding Agreements Specialist)</p> <p><b>Nick FitzHerbert</b> (Team Leader Relationship Advisor)</p>	Keeping informed	An opportunity to receive an overview of Infrastructure Funding Agreements (IFAs)
	12.00 - 12.45pm	<b>Break</b>			
5	12.45 – 1.45pm	<p>Spatial Land Use Strategy Dairy Flat and Silverdale Urban Zone</p> <p><b>Supporting information</b></p> <ul style="list-style-type: none"> <li>• Memo</li> <li>• Presentation</li> <li>• Presentation 29 Nov 2023 (omitted from business meeting)</li> <li>• Local board resolution</li> </ul>	<p><b>Warren Maclellan</b> (Manager Regional, North, West and Island)</p> <p><b>Peter Vari</b> (Team Leader Planning)</p> <p><b>Dave Paul</b> (Senior Policy Planner)</p>	Local initiative and preparing for specific decisions	An opportunity to review the Spatial Land Use Strategy for Dairy Flat and Silverdale urban zones

		29 Nov 2023			
6	1.45 - 2.15pm	Waterloo Reserve development update <b>Supporting information</b>  • Memo	<b>Rahman Bashir</b> (Principal Property Provision Specialist)	Keeping informed	An opportunity to receive an update on the Waterloo Reserve development

**Role of Workshop:**

- (a) Workshops do not have decision-making authority.
- (b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
- (c) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (d) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.



# RODNEY

## Local Board Report – November

MAKING  
GREAT PLACES  
AUCKLANDERS LOVE  
PARKS & COMMUNITY FACILITIES

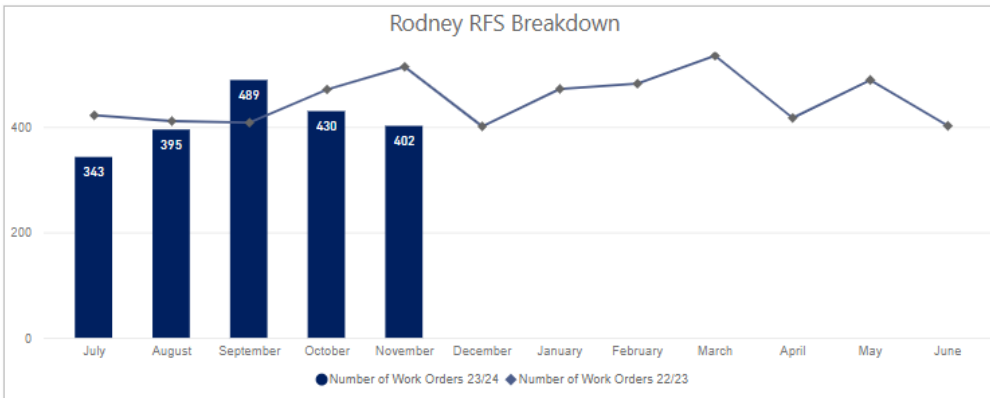


# PERFORMANCE REPORTING

## Audit Results and Request for Service

### Request for Service Received

Total raised for FY23/24 YTD **2059**



\*Only includes RFS that have resulted in a Work Order for action.

Breakdown of Top 5 Request for Service for November

Service Name	#Received
Loose Litter Collection	18
Playground Repairs and Maintenance	9
Plumbing Maintenance Service	58
Structure Maintenance and Repairs	55
Tree Maintenance - General	28

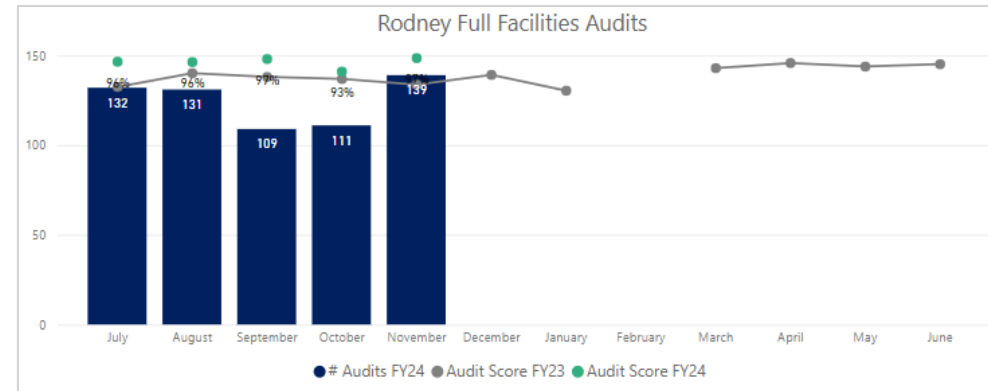
Breakdown of Top 5 Request for Service FY23/24 YTD

Service Name	#Received
Carpentry Maintenance Service	233
Electrical Maintenance Service	155
Plumbing Maintenance Service	234
Structure Maintenance and Repairs	290
Tree Maintenance - General	151

### COMMENTARY

The total number of Requests for Service has declined again this month which is pleasing to see. It is also noted that the majority of requests for service are in relation to building maintenance which remains one of the main performance concerns with Green by Nature.

### Audit Results



The highlights and lowlights of audits undertaken FY23/24 YTD are:

Highlights YTD
Water Feature
Streetscapes Clean
Sportsfields
Response WO
Litter

Lowlights YTD
Tracks (incl. Structures)
Toilet
Streetscapes Green
Hard Surfaces & Paths
Gardens & Plants

### COMMENTARY

The overall performance result for the month has increased to 97% which is inline with the expected result for the contract. While the result is in the high nineties Green by Nature is still in formal performance management for building maintenance, pest plants, gardens and gravel surfaces. Council expects to receive an improvement plan shortly from Green by Nature outlining how they will turn around these specific performance concerns Council has.

# MAINTENANCE DELIVERY UPDATE

Corrective, preventive, risk-based and condition-based maintenance

MAKING  
GREAT PLACES  
AUCKLANDERS LOVE  
PARKS & COMMUNITY FACILITIES

## General Maintenance

**Rural roadside litter.** Roadside litter appears to be under control however some of the main routes to holiday destinations are starting to show an increase due to the increase in weekend visitors. A total of 301 bags were collected from the roadside for the month.

**Rural Mowing.** There is a significant growth flush at the moment. Mowing rounds appear to be slightly behind but generally on track. Mow widths are being monitored as some operators are only undertaking one mow width instead of two.

**Rural spraying.** Spraying has been held up at times due to either wet weather or wind resulting in only 579 of 754 (77%) of sites being visited. They should be able to catch up once more favourable conditions allow.

**Reserve mowing.** Reserve mowing is back on track with all sites now being able to be mow with no sites left that are too wet to mow. Otherwise no further issues.

**Gardens.** Reserve and town centre gardens are on track however some urban rain gardens require attention. Over 44,873.55 m<sup>2</sup> of rain, riparian and reserve gardens have been handed over in the last 4 years in the Milldale area alone. This combined with a shortage of gardeners has exacerbated the pressure to get gardens maintained.

**Cleaning.** Cleaning is generally good.

**Litter.** Both reserve and town centre litter appears to be on track. No issues.

**Audit scores.** Total audit scores have been between 96 & 97% through the period.

**Holiday period preparations.** We have had assurances that service levels will increase through the holiday period. Extra litter bins have been put out at busy coastal locations. Our contractor has also been proactively water blasting / clearing sumps & drains in case there is a weather event through this time.

**Wellsford** The picnic table from the library was re-purposed and placed beside the playground.

**Leigh coastal walkway.** Modifications to part of the Leigh coastal walkway were completed.







# ARBORICULTURE UPDATE

The cultivation of trees and shrubs

## Scheduled and Notable Work

### Street Pruning

#### Matheson Bay

- Matheson Bay Road
- Grand View Road

#### Omaha

- Kokopu St
- Inagna Lane

### Parks Pruning

#### Muriwai Village Green

### Notable Work

#### Muriwai Village Green

- Pruned over the volunteer nursery
- Removed 5 declining pines

## Muriwai Village Green

The village green is one of few local parks in Muriwai however it would be the more active one due to its play surfaces and proximity to the surf club. It does not have much diversity when it comes to canopy cover though what it does have are some sprawling pine stands that could be a nice feature.

The main work we have been doing in here was to make the space for the nursery safer as some of the pines were full of deadwood and slowly approaching their used by date. Along with this we will be pruning in various places where there are paths to make them safer and where possible more attractive.





## Rabbit control to protect dunes and dotterels

Spring rabbit control by night shooting was undertaken at Omaha to protect dune plants and reduce rabbit numbers to reduce attracting stoats and ferrets into areas endangered shorebirds are breeding. 34 rabbits were seen and 24 controlled.

To get extra protection work done over summer, when night shooting is unsafe due to high visitor numbers, Omaha Beach Community Association worked with the Rodney Community Ranger and operations staff to obtain a permit to do additional control. The methodology the local community group is permitted to use is for a certified rabbit detection dog to locate active burrows, which can then be fumigated by a licensed and experienced person. The community group is funding this additional work.







# NOTIFICATIONS

## Community leasing and land-owner approvals

### Community Leasing

#### Community lease movements

- Landlord approval application by Omaha Beach Community Incorporated for the installation of an additional 25,000 litre water tank to service the community centre.

### Land Advisory

Land-owner applications received are assessed by Land Use Advisory and reviewed by Community Facilities staff. The board will be contacted for feedback in due course.

One (1) application for landowner approval was **received** and assigned for staff review during November 2023:

- Omaha Shorebird Protection Trust has applied for approval to undertake rabbit control at North Omaha Reserve.

No applications for landowner approval were **approved** during November 2023.

# WORK PROGRAMME UPDATE

## Changes to agreed Project Delivery Programme

### Minor Change

Projects affected by minor change over the previous month:

ID REF	Activity Name	Change
	2022/2023 Work Programme	No changes required
	2023/2024 Work Programme	Minor changes will be included in the proposed 2023/2024 to 2025/2026 work programme
	2024/2025 Work Programme	Minor changes will be included in the proposed 2023/2024 to 2025/2026 work programme

### Substantial Change

Projects affected subject to substantial change:

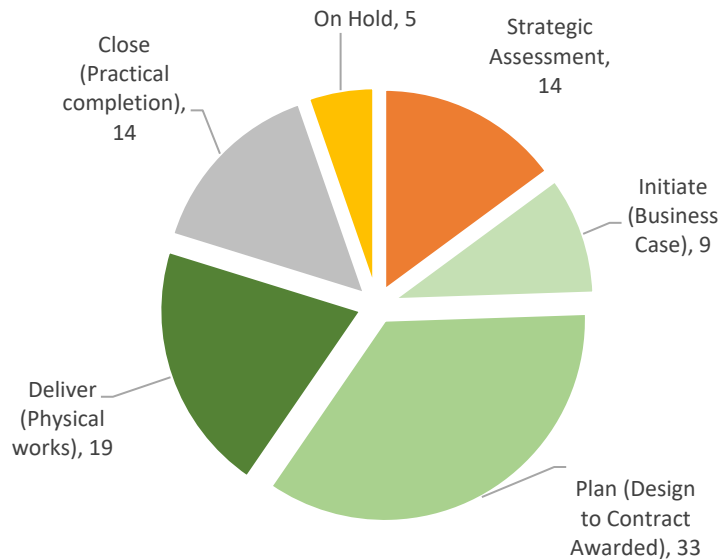
ID REF	Activity Name	Change
	2022/2023 Work Programme	No changes required
	2023/2024 Work Programme	Substantial changes will be included in the proposed 2023/2024 to 2025/2026 work programme
	2024/2025 Work Programme	Substantial changes will be included in the proposed 2023/2024 to 2025/2026 work programme

# NOTIFICATIONS PROJECT DELIVERY STATUS

## Project Delivery

### Rodney Local Board - Project Status

Total Number of Projects - 94



### Rodney Local Board - Project Status

Total Number of LDI Projects - 0

## Notifications - Next Month

- Preparations for the summer break
- Finish off the procurement of capex work prior to the summer break
- Put the extra capacity rubbish bins (wheelie bins) out at high use sites
- Increase cleaning and litter collection







# PROJECT DELIVERY

## Status and summary updates

		Initiate				Preliminary design				Detailed Design				Tender Process				Construction				Defects			
		2023/2024 - Current year																							
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
Helensville A & P Showgrounds - full facility renewal	Green - On Track	<p>Current status: An initial stage of civil works programmed to commence March 2024. Options for the replacement of the main pavilion and toilet buildings are being worked through prior to presenting to the local board for approval. Quotes received for some further boundary fencing renewal.</p> <p>Next step: Finalise the building renewal options and present to the local board.</p> <p>Investigation and design completion for stage 1: January 2023. Estimate physical works commencement- Stage 1: March 2024. Estimated physical works completion - end of all stages: June 2028.</p>	Baseline	[Gantt chart showing progress from Q1 2023 to Q4 2023]				[Gantt chart showing progress from Q1 2024 to Q4 2024]				[Gantt chart showing progress from Q1 2025 to Q4 2025]				[Gantt chart showing progress from Q1 2026 to Q4 2026]									
			Forecast/Actual																						
Helensville River Walkway - renew viewing platform, wharf structure	Green - On Track	<p>Current status: Physical works in progress for the second stage of renewal works to the rest of the river walkway. Works commenced at the Mill Road accessway entrance to the walkway. Physical works being completed for the first stage of remedial works to the viewing platform and wharf. Engineering services engaged for the design and construction management of a new retaining wall for a section of the gravel path in the Mill Rd esplanade reserve that is slipping on the outer edge because of a layer of underlying silica sands. A tree application to remove a line of manuka trees to realign the path further inland was declined.</p> <p>Next steps: Complete the first stage of renewal works on the wharf and viewing platform. Progress second stage of works.</p> <p>Investigation and design completion: January 2022 Physical works commencement: June 2022 Estimated physical works completion: June 2024</p>	Baseline	[Gantt chart showing progress from Q1 2023 to Q4 2023]				[Gantt chart showing progress from Q1 2024 to Q4 2024]				[Gantt chart showing progress from Q1 2025 to Q4 2025]				[Gantt chart showing progress from Q1 2026 to Q4 2026]									
			Forecast/Actual																						
Helensville, 49 Commercial Rd - comprehensive renewal	Amber - At Risk	<p>Current status: Works are progressing. The Art Centre and Budgeting Services hall basement area has been completed and services have resumed. The hall and spoke are expected to be completed in January 2024 and the RSA building March 2024.</p> <p>Next steps: Progress works. Keep stakeholders updated with email communications and monthly project control group meetings.</p> <p>Investigation and design completion: September 2021. Physical works commencement: September 2022. Estimated physical works completion: March 2024.</p>	Baseline	[Gantt chart showing progress from Q1 2023 to Q4 2023]				[Gantt chart showing progress from Q1 2024 to Q4 2024]				[Gantt chart showing progress from Q1 2025 to Q4 2025]				[Gantt chart showing progress from Q1 2026 to Q4 2026]									
			Forecast/Actual																						

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects		
								2023/2024 - Current year			
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4				
Huapai Recreation Reserve - develop a full site plan including the redevelopment of play network	Green - On Track	<p>Current status: Community engagement has commenced via "AK Have your say". A drop in session has been arranged at the Huapai Recreation Reserve during the food truck evening on 20 January 2024.</p> <p>Next steps: Complete the community engagement consultation. The project team will then evaluate the consultations feedback and make any necessary changes to the site development plan. They will then seek endorsement from the local board on the site development plan in May 2024.</p>	Baseline								
			Forecast/Actual								
Huapai Triangle - develop neighbourhood park facilities	Amber - At Risk	<p>Current status: Concept design completed.</p> <p>Next steps: Present to local board prior to undertaking community consultation.</p> <p>Investigation &amp; design completion: June 2024</p> <p>Physical works commencement: October 2024</p> <p>Estimated physical works completion: February 2025</p>	Baseline								
			Forecast/Actual								
			Forecast/Actual								
Kaukapakapa Hall - renew carpark accessways	Green - On Track	<p>Current status: Initiation of the project is underway - site visit with stakeholders is planned in early December 2023.</p> <p>Next steps: Engage consultant for traffic management survey.</p>	Baseline								
			Forecast/Actual								
Kowhai Park - develop walkway/cycleway - stage 2	Green - On Track	<p>Current status: Final art inclusion is being confirmed with Ngati Manuhiri. A new contract has been established to take the project through approval and consent obtainment.</p> <p>Next steps: Obtain final design approval and consent.</p> <p>Estimated investigation &amp; design completion: February 2024.</p> <p>Estimated physical works commencement: May 2025.</p> <p>Estimated physical works completion: November 2025.</p>	Baseline								
			Forecast/Actual								
Kumeu Arts Centre - refurbish building including entranceway reconfiguration	Green - On Track	<p>Current status: A building assessment has been requested to assist with scoping activities.</p> <p>Next steps: Define and communicate sought objectives and process to achieve them.</p> <p>Estimated investigation &amp; design completion: June 2024.</p> <p>Physical works commencement: October 2024.</p> <p>Estimated physical works completion: November 2025.</p>	Baseline								
			Forecast/Actual								

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Leigh - renew open space assets	Green - On Track	Current status: Awaiting new project manager allocation. Next steps: Prepare scope of works for contractor. Estimated investigation & design completion: June 2024. Estimated physical works commencement: July 2024. Estimated physical works completion: June 2025.	Baseline	[Orange]		[Orange]		[Yellow]	
			Forecast/Actual	[Orange]		[Orange]		[Yellow]	
Leigh Village Reserve - develop local park	Green - On Track	Current status: Reviewing lease agreement with Ministry of Education. Next steps: Report back to local board workshop to confirm if the second option concept plan should be prepared.	Baseline	[Green]	[Green]	[Green]	[Green]	[Yellow]	[Green]
			Forecast/Actual	[Green]	[Green]	[Green]	[Green]	[Yellow]	[Green]
Lucy Moore Memorial Park - renew structures	Green - On Track	Current status: Awaiting a new project manager allocation. Next steps: Establish a programme of renewals Estimated investigation & design completion: April 2024. Physical works commencement: August 2024. Estimated physical works completion: November 2024.	Baseline		[Green]	[Blue]	[Orange]	[Yellow]	[Green]
			Forecast/Actual		[Green]	[Blue]	[Orange]	[Yellow]	[Green]
Mahurangi Community Building - comprehensive renewal	Green - On Track	Current status: Building consent due. Tender issued to selected suppliers to price the physical works. Tenderers inspection scheduled for 30 November. Next steps: Receive tender submissions and conduct evaluation. Estimated investigation and design completion- Stage 2: June 2023 Estimated physical works commencement- Stage 2: February 2023 Estimated physical works completion: June 2024	Baseline	[Orange]		[Yellow]		[Green]	
			Forecast/Actual	[Orange]		[Yellow]		[Green]	
Mangakura - refurbish toilet block, renew carpark & minor assets	Green - On Track	Current status: Physical works are now out to tender. Next steps: Deliver physical works. Investigation & design completion: July 2021. Physical works commencement: October 2021. Estimated physical works completion: March 2024.	Baseline	[Green]	[Green]	[Grey]			
			Forecast/Actual	[Green]	[Green]	[Grey]			

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Matakana Wharf Reserve - renew carpark & refurbish pergola	Green - On Track	<p>Current status: The carpark renewal is almost completed. Minor ground refurbishment will continue in December.</p> <p>Next steps: A review of the pergola structure will take place over summer.</p> <p>Investigation &amp; design completion: June 2023.</p> <p>Physical works commencement: October 2023.</p> <p>Estimated physical works completion: June 2024.</p>	Baseline						
			Forecast/Actual						
Matheson's Bay - renew open space assets	Green - On Track	<p>Current status: Good progress is being made with the asset renewals.</p> <p>Next steps: Monitor the delivery to ensure the sought objectives are achieved.</p> <p>Investigation &amp; design completion: Completed.</p> <p>Physical works commencement: October 2023.</p> <p>Estimated physical works completion: November 2024.</p>	Baseline						
			Forecast/Actual						
Minor Capital works - Rodney	Green - On Track	<p>Current status: This project is a placeholder for urgent replacement and renewal of minor assets across community facilities in Rodney.</p> <p>Next steps: Liaise with Facility Managers for any works to be completed.</p>	Baseline						
			Forecast/Actual						
Muriwai Beach boat ramp - rockfall stabilisation	Green - On Track	<p>Current status: Initiation of the project is underway with initial site visit planned for 27 November 2024.</p> <p>Next steps: Scope the project and prepare Business Case.</p>	Baseline						
			Forecast/Actual						
Muriwai Regional Park - rockfall stabilisation (Waitea Road)	Green - On Track	<p>Current status: Initiation of the project is underway with initial site visit planned for 27 November 2024.</p> <p>Next steps: Scope the project and prepare Business Case.</p>	Baseline						
			Forecast/Actual						
Muriwai Village Green - renew open space assets & improve wheel play assets	Green - On Track	<p>Current status: Community consultation reviewed and summarised.</p> <p>Next steps: Meet with design team and complete further community consultation on site.</p>	Baseline						
			Forecast/Actual						
Omaha - renew walkways and signage	Green - On Track	<p>Current status: All known concerning areas of footpath renewal has been completed.</p> <p>Next steps: Any final partial replacement sections will get scoped and programmed for delivery.</p> <p>Investigation &amp; design completion: Complete.</p> <p>Physical works commencement: December 2021.</p> <p>Estimated physical works completion: November 2024.</p>	Baseline						
			Forecast/Actual						





# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Queen Street Accessway - replace bridge and walkway	Green - On Track	Current status: Preliminary drawings are now under internal review. Next steps: Compile reports. Lodge resource consent. Investigation & design completion: March 2024. Physical works commencement: September 2024. Estimated physical works completion: December 2024.	Baseline						
			Forecast/Actual						
Rautawhiri Park - renew playspace, open space assets & install permanent pump track	Amber - At Risk	Current status: Project on hold. When project manager capacity allows active progression of this project will start, which is expected to be early next calendar year.	Baseline						
			Forecast/Actual						
Riverhead Point Reserve - develop playspace and walkways	Green - On Track	Project completed August 2022	Baseline						
			Forecast/Actual						
Riverhead War Memorial Park - optimise play space, renew carpark and minor assets	Green - On Track	Current status: Contractors will return to site to complete improvement works early 2024. Detailed design of skatepark underway. Next steps: Complete all remaining physical works, including the skatepark. Estimated physical works completion: June 2024.	Baseline						
			Forecast/Actual						
Riverhead War Memorial Park - renew pavilion	Green - On Track	Current status: A consulting architect has been engaged to undertake design work, including seismic strengthening and asbestos removal works. Next steps: Progress design works in preparation for building consent application. Estimated investigation & design completion: March 2024. Estimated physical works commencement: October 2024. Estimated physical works completion: June 2025.	Baseline						
			Forecast/Actual						
Rodney - implement active recreation improvements	Green - On Track	Current status: Rautawhiri carpark lighting complete. Next steps: Close project. Investigation & design completion: June 2022 (all project components). Physical works commencement: Rautawhiri September 2023. Estimated physical works completion: December 2023.	Baseline						
			Forecast/Actual						
Rodney - refurbish community buildings	Green - On Track	Current status: Initial investigations are underway to inform the scope of works and delivery priority across the building portfolio. Next steps: Develop a staged scope of works and engage contractor.	Baseline						
			Forecast/Actual						



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								2023/2024 - Current year			
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4				
Rodney - remediate buildings identified with asbestos	Green - On Track	Current status: Procurement of physical work nearly complete. Next steps: Commence physical work early in the 2024.	Baseline Forecast/Actual								
Rodney - renew carparks	Green - On Track	Current status: A refresh of the internal access road through the Helensville Cemetery has been completed. Next steps: Design work will continue on other sites including Highfield Reserve in Algies Bay. Estimated investigation & design completion: May 2024 Physical works commencement: November 2024 Estimated physical works completion: November 2025	Baseline Forecast/Actual								
Rodney - renew fencing, bollards and gates	Green - On Track	Current status: Fencing and bollard installation work will get underway at the Warkworth Showgrounds in November. Next steps: Further sites will see replacement fencing and bollards later in the financial year. Estimated investigation & design completion: Staggered to deliver multiple stages of works. Physical works commencement: March 2022. Estimated physical works completion: May 2026.	Baseline Forecast/Actual								
Rodney - renew furniture, fixtures, playspace components & minor assets	Green - On Track	Current status: New sports field lighting management systems are about to be installed at three northern Rodney sites. Next steps: Establish further renewal works for the year ahead. Estimated investigation & design completion: Staggered to deliver multiple stages of works. Physical works commencement: December 2022. Estimated physical works completion: May 2026.	Baseline Forecast/Actual								
Rodney - renew sand fields	Green - On Track	Current status: Investigation is underway to determine project requirements. Next steps: Complete project scope. Estimated investigation & design completion: May 2024 Physical works commencement: November 2024 Estimated physical works completion: November 2025	Baseline Forecast/Actual								

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								2023/2024 - Current year			
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4				
Rodney - renew signage	Green - On Track	<p>Current status: A roll-out of replacement signage at Matheson Bay has been completed.</p> <p>Next steps: Review and implement renewal of other reserve signage.</p> <p>Investigation &amp; design completion: March 2023.</p> <p>Estimated physical works commencement: September 2023.</p> <p>Estimated physical works completion: May 2026.</p>	Baseline								
			Forecast/Actual								
Rodney - renew sports asset components	Green - On Track	<p>Current status: Physical works commenced for the renewal of the Riverhead War Memorial Park community hardcourts.</p> <p>Next steps: Progress works.</p> <p>Investigation and design completion: February 2023</p> <p>Estimated physical works commencement: October 2023</p> <p>Estimated physical works completion: June 2024</p>	Baseline								
			Forecast/Actual								
Rodney - renew toilet components	Green - On Track	<p>Current status: Draft scoping document complete and being reviewed.</p> <p>Next steps: Finalise strategic assessment.</p>	Baseline								
			Forecast/Actual								
Rodney - renew track & pathway networks - stage 1	Green - On Track	<p>Current status: Track renewal work at Highfield Garden Reserve is planned to start in November.</p> <p>Rotary Grove track renewal will also get underway in November.</p> <p>Next steps: Monitor works and manage stakeholders over the coming delivery phase.</p> <p>Investigation &amp; design completion: February 2023.</p> <p>Physical works commencement: April 2023.</p> <p>Estimated physical works completion: May 2026.</p>	Baseline								
			Forecast/Actual								
Rodney - renew track & pathway networks - stage 2	Green - On Track	<p>Current status: Completed programme of works with cost estimates. The Harbourview Road to Cumberland Street physical works has been completed.</p> <p>Next steps: Start procuring the consents and designs for more detailed projects and undertake the track aggregate top ups. Building consents and resource consents documentation is underway.</p>	Baseline								
			Forecast/Actual								

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				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Rodney - replace open space garden infrastructure & irrigation systems	Green - On Track	Current status: All current objectives completed. Next steps: Plan for further area improvements. Estimated investigation & design completion: Staggered to deliver multiple stages of works. Estimated physical works commencement: September 2022. Estimated physical works completion: May 2025.	Baseline						
			Forecast/Actual						
Rodney - respond to storm damage - buildings	Green - On Track	Current status: Physical works are underway at the specified sites. Next steps: Complete physical works.	Baseline						
			Forecast/Actual						
Rodney - respond to storm damage - open space assets	Green - On Track	Current status: Delivering drainage remediation works at Muriwai Village Green which has recently flooded the Muriwai Golf Course. Next steps: Progress further works as identified.	Baseline						
			Forecast/Actual						
Rodney - respond to storm damage - tracks and pathways	Green - On Track	Current status: Investigation is underway to determine project requirements. Complying a programme of works for the track repairs. Next steps: Complete project programme and start detailed designs.	Baseline						
			Forecast/Actual						
Rodney Community Centre Network - renew furniture, fixtures and fittings	Green - On Track	Current status: Purchase order for tables has been provided to the supplier for January delivery. Next steps: Submit procurement request for required chairs; estimated delivery is March 2024 due to 12 weeks lead-times.	Baseline						
			Forecast/Actual						
Rodney Library Network - renew furniture, fixtures and fittings	Green - On Track	Current status: Interior refurbishment of Kumeu Library completed July 2023. Next steps: Coordinate completion of furniture and fittings fit out of the Snells Beach library in conjunction with the Mahurangi East and community centre renewal project to be delivered by June 2024 (see also ID 20549).  Estimated investigation and design completion: March 2024 Physical works commencement: May 2024 Physical works completion: June 2024	Baseline						
			Forecast/Actual						
Rodney Town Centre Revitalisation - implement centre plan - stage 2 - Warkworth	Amber - At Risk	Current status: Project on hold until the Warkworth Town Centre Plan has been out to public consultation and is adopted by the local board. Next steps: Review the approved scope of works for design stage.	Baseline						
			Forecast/Actual						

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Rodney Town Centre Revitalisation - implement concept plan - stage 2 - Helensville	Green - On Track	Current status: Auckland Transport land owner approval pending. Next steps:Tender physical works. Investigation and design completion: July 2022 (all works proposed). Physical works commencement: March 2024. Estimated physical works completion: June 2024 (all works).	Baseline	[Yellow]		[Yellow]	[Green]	[Green]	[Green]
				Forecast/Actual					
Sandspit - refurbish historic buildings	Green - On Track	Current status: Investigation and preliminary scoping has been completed. Next steps: Contract establishment once an approved work schedule/specification has been created. Investigation & design completion: May 2024. Estimated physical works commencement: November 2024. Estimated physical works completion: March 2025.	Baseline			[Green]	[Green]	[Green]	[Green]
				Forecast/Actual					
Sandspit Wharf - refurbish managers house	Green - On Track	Current status: Awaiting Strategic Assessment. Next steps: Initiate project.	Baseline			[Green]	[Green]	[Orange]	[Orange]
				Forecast/Actual					
Shelly Beach Reserve - renew play spaces & minor assets	Green - On Track	Current status: Physical works have now been awarded. Next steps: Commence physical works in the new calendar year. Estimated investigation & design completion: August 2022. Estimated physical works commencement: February 2024. Estimated physical works completion: June 2024.	Baseline	[Orange]	[Green]	[Green]			
				Forecast/Actual					
Shoemith Hall - refurbish facility	Green - On Track	Current status: Undertaken site visit to develop the strategic assessment. Next steps: Review the scope of works and initiate project.	Baseline	[Green]	[Orange]	[Orange]	[Orange]	[Yellow]	[Yellow]
				Forecast/Actual					
Sinclair Park - rebuild pavilion	Green - On Track	Current status: Professional services are being sought to progress a renewal of this facility. Next steps: Progress concept designs and stakeholder engagement. Estimated investigation & design completion: June 2024. Estimated physical works commencement: To be advised. Estimated physical works completion: To be advised (once commencement date is agreed).	Baseline	[Blue]	[Blue]	[Blue]	[Blue]	[Orange]	[Orange]
				Forecast/Actual					





# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Sinclair Park - renew open space assets & install pathway connectors & pump track	Green - On Track	<p>Current status: This project has yet to progress into a scoping stage. Next steps: Establish key stakeholders and develop a clear scope to progress planning.</p> <p>Estimated investigation &amp; design completion: November 2024. Physical works commencement: March 2024. Estimated physical works completion: November 2025.</p>	Baseline						
			Forecast/Actual						
Snells Beach - renew open space assets	Green - On Track	<p>Current status: Scope of works to be completed once staff from Infrastructure and Environmental Services have presented options to the local board in late 2023. Next steps: Prepare scope of works for contractor. Estimated investigation &amp; design completion: June 2024. Estimated physical works commencement: July 2024. Estimated physical works completion: June 2025.</p>	Baseline						
			Forecast/Actual						
Snells Beach Area - investigate toilet provision	Green - On Track	<p>Current status: A service review is needing to be completed before this project can move forward. Next steps: Complete further plans on the back of the service review. Estimated investigation &amp; design completion: October 2024 Physical works commencement: October 2025 Estimated physical works completion: May 2026</p>	Baseline						
			Forecast/Actual						
Sussex Terrace, Riverhead - develop greenway plan	Green - On Track	<p>Current status: Track and structure designs for this project are nearing draft completion stage. Next steps: Confirm and approve final designs to enable consents to be obtained. Estimated investigation &amp; design completion: May 2024 Physical works commencement: September 2024 Estimated physical works completion: May 2025</p>	Baseline						
			Forecast/Actual						
Tapora - investigate hall options	Green - On Track	<p>Current status: Investigations have identified a number of failing elements with the building. Stakeholder consultation is underway. Next steps: Prepare internal reports for wider review. Estimated investigation &amp; design completion: May 2024 Physical works commencement: November 2024 Estimated physical works completion: November 2025</p>	Baseline						
			Forecast/Actual						

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Tapora - renew open space assets	Green - On Track	<p>Current status: A contract is in place for this delivery. Next steps: Complete a prestart meeting with key stakeholders.</p> <p>Investigation &amp; design completion: Complete. Estimated physical works commencement: January 2023 Estimated physical works completion: March 2024</p>	Baseline						
			Forecast/Actual						
Te Hana Reserve – rebuild playground and renew open space assets	Green - On Track	<p>Current status: Draft high level concept plan complete for review. Next steps: Complete consultation with Cultural Centre.</p>	Baseline						
			Forecast/Actual						
Ti Point Road - refurbish toilet block and park structures	Green - On Track	<p>Current status: Exterior artwork on the toilet block is underway and will be completed in December. Next steps: Confirm lwi input and support for further works around this sensitive coastal area. Investigation &amp; design complete September 2022. Physical works commencement: November 2022. Estimated physical works completion: November 2024.</p>	Baseline						
			Forecast/Actual						
Waimauku Memorial Hall - renew heritage facility - stage 2	Amber - At Risk	<p>Current status: Preliminary design received for the recladding and seismic structural strengthening with some options for the recladding to be reviewed. Next steps: Review options with the architect to confirm the preferred option. This project is being undertaken in collaboration with Heritage.</p> <p>Estimated investigation and design completion: November 2023 Estimated physical works commencement: April 2024 Estimated physical works completion: June 2024</p>	Baseline						
			Forecast/Actual						
Warkworth Library Complex - remediate structural components	Amber - At Risk	<p>Current status: Resource consent granted. Additional invasive structural investigations undertaken to determine the extent of the seismic strengthening works required. Next steps: Complete detailed design once the seismic design has been confirmed. Lodge building consent.</p> <p>Estimated investigation and design completion: January 2024 Estimated physical works commencement: April 2024 Estimated physical works completion: June 2024</p>	Baseline						
			Forecast/Actual						

# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Warkworth Showgrounds - renew sand fields 1, 2 & 3	Green - On Track	<p>Current status: Tenders evaluation completed and a contract in the process of being awarded. Next steps: Hold prestart meeting and commence physical works for the renewal of the No. 3 sandfield this summer. Renewal of the other two sandfields to be done over the next two summers following consultation with the key stakeholders.</p> <p>Investigation and design Completion: May 2023 Estimated physical works commencement: December 2023 Estimated physical works completion: March 2026</p>	Baseline	[Orange bar in Q1, Yellow bar in Q2]		[Green bar in Q3, Q4]			
			Forecast/Actual						
Warkworth, 14 Baxter Street - remediate carpark - stage 2	Green - On Track	<p>Current status: A contract is being finalized for renewal design and consent requirements. Next steps: Proceed with renewal design processes towards approval and consent obtainment. Estimated investigation and design completion: Staged. Stage one May 2024. Estimated physical works commencement: October 2024. Estimated physical works completion: To be determined.</p>	Baseline	[Green bar in Q1]	[Blue bar in Q2]	[Orange bar in Q3]	[Yellow bar in Q4]		
			Forecast/Actual						
Wellsford Centennial Park - renew major assets	Green - On Track	<p>Current status: Feedback from netball received for the next stage of upgrading the hardcourts. Complete and signoff final designs. Next steps: Plan to complete undergrounding power around hardcourts.</p> <p>Investigation &amp; design completion: Staged. First stage December 2024. Physical works commencement: September 2024. Estimated physical works completion: June 2027.</p>	Baseline	[Blue bar in Q1]	[Orange bar in Q2]	[Yellow bar in Q3]	[Green bar in Q4]		
			Forecast/Actual						
Wellsford Community Centre - facility renewals - stage 2	Green - On Track	<p>Current status: During the stage two renewal works there was evidence of possible deterioration to the columns surrounding the drama room and north elevation. It was also noted that the drama room aluminium door frames and ground levels may be causing water tightness issues. These items were unforeseen until the renewal works were underway. A consultant has been engaged to further investigate these works and to provide recommendations on remediation including high level cost estimates. Next steps: Consultant to carry out investigations, specification for remediation and high level cost estimations and make application to the Central Risk Fund.</p>	Baseline	[Grey bar in Q1, Q2]					
			Forecast/Actual						



# PROJECT DELIVERY

## Status and summary updates

				Initiate	Preliminary design	Detailed Design	Tender Process	Construction	Defects
				2023/2024 - Current year					
Activity Name	RAG	Local Board Commentary	Timeline	Q1	Q2	Q3	Q4		
Whangateau Reserve - rebuild toilet blocks, renew waste water system & renew hall roof	Green - On Track	<p>Current status: Tender for the replacement of the hall roof issued to preferred suppliers and site inspection held with suppliers. Some interior water damage in the hall during a recent rain event to be added to the scope of works for renewals following consultation with Heritage. Granted resource consent received and building consent lodged.</p> <p>Next steps: Receive building consent for the toilet block renewal. Receive drawings, specifications and schedules for tender package for the toilet block and site civil works. This project is being delivered in a collaborative manner with the heritage team.</p> <p><b>HALL TOILET BLOCK</b> Investigation and design completion: June 2023 Estimated physical works commencement: February 2024 Estimated physical works completion: June 2024</p> <p><b>HALL ROOF REPLACEMENT</b> Estimated investigation and design completion: August 2023 Estimated physical works commencement: February 2024 Estimated physical works completion: May 2024</p>	Baseline						
			Forecast/Actual						

1 February 2024

**To:** Rodney Local Board Members  
**Subject:** Helensville Community Recycling Centre Workshop Material  
**From:** Nick FitzHerbert – Team Leader Relationship Advisory

### Outline

1. This is an outline of the 7 February 2023 workshop on the Helensville Community Recycling Centre's (CRC) local board-funded construction and demolition waste diversion project
2. This project is now in its third year of local board funding, and has a focus on diverting waste from new-build housing/residential builds away from landfill while finding initiatives to help ensure the local board project becomes self-sustaining and financially sustainable.
3. The workshop will be led by Treena Gowthorpe from Helensville CRC / Helensville Zero Waste, supported by Bret Dragt from Waste Solutions in Auckland Council.
4. This project focuses on new-build residential building sites and builders at these sites to divert their new-build building 'waste' away from landfill, and helps to raise awareness/education of the value of the materials perceived as 'waste' at these sites.
5. Our intention for the workshop is to:
  - highlight the project to-date and what has been happening (e.g. what was required to commence, partnerships formed)
  - confirm some of the achievements, including providing data and insights (e.g. sites we have been operating at, how we have had an impact at these sites, tonnages and diversion percentages)
  - indicate where we are currently at in the project (e.g. how the materials diverted is being used, the number of sites we are working on)
  - give an overview of next steps (future aspirations, where we're going).
6. A powerpoint has been provided and these points will be covered on 7 February.





## Building Site Diversion Project



# Designing a system



- Health and Safety Plans
- Diversion recording and truck movements
- Understanding the stages of a house build
- Finding the champions

# Finding Partners

G.J. Gardner. HOMES

**Rodney  
Local Board**  
Auckland Council





# Making Some Noise



# Results so Far





# The Finish Line

- A “How to” guide
- Roll out over all GJ Gardiner local builds
- Getting the others on board
- Bedding in another service offered



## Memorandum

7 February 2024

**To:** Rodney Local Board

**Subject:** Spatial Land Use Strategy for Dairy Flat and Silverdale Future Urban Zones

**From:** Dave Paul - Senior Policy Planner - North, West and Islands

### Purpose

1. To provide further explanation of the amended Spatial Land Use Strategy for Dairy Flat and Silverdale Future Urban Zones (the Strategy), following the local board's consideration and resolution on the Strategy provided at its 29 November 2023 business meeting.
2. To assist the local board to provide its views on the Strategy to inform the Planning, Environment and Parks Committee.

### Summary

- the Strategy was previously reported to the Rodney Local Board on 29 November 2023 with the intention of reporting it to the Planning, Environment and Parks (PEP) Committee on 30 November 2023
- the local board had several issues with the Strategy and consequently it was not reported to the PEP Committee on 30 November 2023
- this workshop is to enable staff to address the concerns raised and for the local board to discuss these.

### Context

3. The Dairy Flat and Silverdale West area have been identified by the council as an area for future urban development since the adoption of the first Auckland Plan in 2012.
4. The Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones (the Strategy) was prepared to support the identification and protection of a future transport network for the area by Auckland Transport (AT) and the New Zealand Transport Agency Waka Kotahi (NZTA) (via Te Tupu Ngātahi/Supporting Growth Alliance (Te Tupu Ngātahi)). The draft Strategy was approved for consultation by the working party on 22 June 2022.
5. The Strategy identifies a location for a future metropolitan/town centre that the transport network will support and impact upon, particularly the proposed Rapid Transit Corridor (RTC), whether that is a busway or rail corridor. A small metropolitan centre or a large town centre will be needed to provide services to the large future community (potentially 60,000 -70,000 dwellings) in Dairy Flat when fully developed.
6. The Strategy was previously reported to the Rodney Local Board on 29 November 2023, (including a presentation Attachment 4a) with the intention of reporting it to the Planning, Environment and Parks (PEP) Committee on 30 November 2023.

7. However, the local board had several issues with the Strategy and consequently it was not reported to the PEP Committee. It was decided that a further workshop be held with the local board to work through its issues.
8. The Rodney Local Board resolution of 29 November is included as Attachment 4c. The key concerns can be summarised as follows:
  - locating the centre and high-density residential development within floodplains
  - need to ensure future greenfield development is climate resilient
  - request Healthy Waters review the Strategy
  - locking in the centre location when development is 25 years away
  - constraints in the area could result in fragmented development
  - need to protect transport corridors
  - process has not included in depth analysis before Notice of Requirements lodged.
9. It is noted that the local board in its 18 October 2023 resolution on an AT Board request for comment on the transport strategy, that it, inter alia, *supported the planning for growth and need for integrated transport networks*. Other comments raised were similar to those raised in respect of the Spatial Land Use Strategy.
10. It is also noted that the Future Development Strategy has now been adopted and retains the Dairy Flat Future Urban area but delays development to 2050+.

## Discussion

11. Planning and Healthy Waters staff, and representatives from Te Tupu Ngātahi, will address these issues and provide further explanation to local board members at the workshop.
12. Initial local board comments from the 29 November 2023 meeting are summarised below with staff comments in italics:
  - locating the centre and high-density residential development within floodplains –
 

*the centre and high density residential activity will not be located “within” flood plains but will adjoin the flood plains. The Structure plan and catchment management plan stage will define and manage this in more detail.*
  - need to ensure future green field development is climate resilient –
 

*See comment above.*
  - request Healthy Waters review the Strategy –
 

*Healthy Waters staff have reviewed the Strategy and agree with the approach and the relocation of the centre to avoid flood plains.*
  - locking in the centre location when development is 25 years away –
 

*The Strategy is not a rezoning exercise. There will be future FDS reviews, structure plan preparation and plan changes to rezone the land. Therefore, there will be opportunities to reassess the growth needs for the area in the future. There will also still be investment decisions to be made on actually building the RTC.*
  - constraints in the area could result in fragmented development –
 

*Consideration of constraints are part of the option assessment in the Strategy. It is considered that the constraints can be managed and will be assessed in detail and management strategies identified at the structure plan stage.*

- need to protect transport corridors –

*Protecting and upgrading existing, and identifying new, transport corridors is exactly what the Te Tupu Ngātahi process is doing e.g., Pine Valley Road, the new Wilks Road to Dairy Flat Highway arterial, and upgrading Bawden Road and Dairy Flat Highway.*

- process has not included in depth analysis before NOR's lodged –

*There has been lengthy and detailed analysis of the route options carried out to arrive at the Detailed Business Case.*

## Next steps

13. The Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones will be reported to the Rodney Local Board business meeting on 21 February 2024 so that the local board can provide further formal comments for the Planning, Environment and Parks Committee meeting on 14 March 2024.
14. Once adopted, the Strategy will form part of the evidence base for the Te Tupu Ngātahi detailed business case for the future transport network in the North and for the notices of requirement process to designate future transport infrastructure by Te Tupu Ngātahi. The Notice of Requirement hearings are to occur mid-2024.
15. Landowners that were initially advised of the draft strategy and those that provided feedback will be advised of the response to the feedback and the revised adopted strategy.

## Attachments

Attachment 4a	Presentation for 7 February 2024 Rodney Local Board workshop
Attachment 4b	Presentation for 29 November 2023 Rodney Local Board Business Meeting (not presented during business meeting since item went straight into discussion)
Attachment 4c	Rodney Local Board Resolution from 29 November 2023 Business Meeting

DRAFT

Spatial Land Use Strategy for  
Dairy Flat and Silverdale Future Urban Zones  
for Te Tupu Ngātahi

Rodney Local Board Workshop 7 February 2024  
(Also refer to the 29 Nov 2023 presentation)



# Purpose of the Strategy

- To identify future land uses in the Dairy Flat and Silverdale Future Urban area to:
  - inform the Te Tupu Ngātahi Supporting Growth transport project
  - support long-term route protection through the designation process.
- It identifies a location for a future metropolitan/town centre that the proposed Rapid Transit Corridor will serve
- It will also inform future structure planning.

# Te Tupu Ngātahi

- Te Tupu Ngātahi - alliance - NZTA and AT
- To plan transport investment in Auckland's future urban zoned areas over the next 10 to 30 years
- Prepared Detailed Business Case for the north (Wainui, Dairy Flat, Silverdale)
- Lodged (NORs) in October 2023 for the transport projects
- NOR hearings mid 2024.



# Key Responses to feedback on draft

- Further discussions with Community Facilities on the Green Road Park and Healthy Waters on flood levels
- Centre better near the RTC station not Green Road Park
- Revised modelling using 3.8°C temperature increase scenarios showed only slightly extended flood plains
- January and February floods also considered
- Centre should not cross or be in flood plains
- Metro/town centre is located solely adjoining the RTC - does not extend to Green Road Park and avoids flood plains.

# RLB views

- Strategy reported to RLB 29 November 2023
- Raised concerns about the Strategy (see later slides)
- As a result, Strategy not reported to PEP 30 November 2023
- Agreed to hold a workshop with the Board
- Note - RLB 18 October 2023 resolution on AT Board request for comment on transport strategy, *inter alia supported the planning for growth and need for integrated transport networks.*

# RLB resolution

- RLB 29 Nov resolution attached to workshop memo - summarised as follows (staff comments in red):
- locating the centre and high-density residential development within floodplains – the centre and high density residential will not be located “within” flood plains, will adjoin flood plains. Structure plan and catchment management plan stage will define and manage this
- need to ensure future green field development is climate resilient – See comment above
- request Healthy Waters review the Strategy – HW have reviewed the Strategy, agree with approach.



# RLB resolution (cntd)

- locking in the centre location when development 25 years away – Strategy is not a rezoning exercise, will be future FDS reviews, SP preparation and plan changes, and still need investment decisions on actually building the RTC
- constraints in the area could result in fragmented development – constraints are part of the assessment - considered that constraints can be managed, will be assessed in detail at SP stage
- need to protect transport corridors – exactly what the Te Tupu Ngātahi process doing e.g. Pine Valley Road, new Wilks Road arterial, upgrading Bawden Road and Dairy Flat Highway
- process has not included in depth analysis before NOR's lodged –there has been detailed analysis of the route options carried out.

# Next Steps

- Strategy to be reported to Rodney Local Board Business Meeting 21 February 2024
- To be reported to PEP Committee 14 March 2024
- Recommends PEP Committee adopt the Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones
- Notify those that provided feedback and landowners
- Help inform the Supporting Growth transport project NOR process.

# Spatial Land Use Strategy for Dairy Flat and Silverdale Future Urban Zones for Supporting Growth

November 2023

Note: Item went straight into discussion and this presentation  
was not displayed on

29 November Rodney Local Board Business Meeting

# Purpose of the Strategy

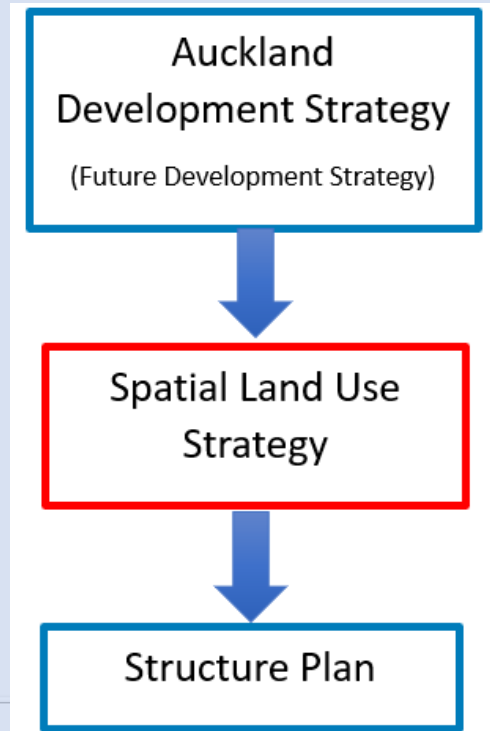
- To identify future land uses in the Dairy Flat and Silverdale Future Urban area to:
  - inform the Te Tupu Ngātahi Supporting Growth transport project
  - support long-term route protection through the designation process.
- It identifies a location for a future metropolitan/town centre, that the proposed Rapid Transit Corridor will serve
- It will also inform future structure planning.

# Background

- Planning Committee - 2 April 2020 agreed to prepare land use strategies for Te Tupu Ngātahi (Supporting Growth) Detailed Business Cases
- Spatial Land Use Strategies required for Northwest (Redhills, Kumeu-Huapai, Riverhead) (complete) and North (Wainui Silverdale Dairy Flat).

# Spatial Land Use Strategies

- Strategy - show key land uses the transport projects, particularly the RTC, will service and impacting upon
- Spatial Land Use Strategy sits between high level Development Strategy (Future Development Strategy) and detailed structure plans
- Structure plans still required later.



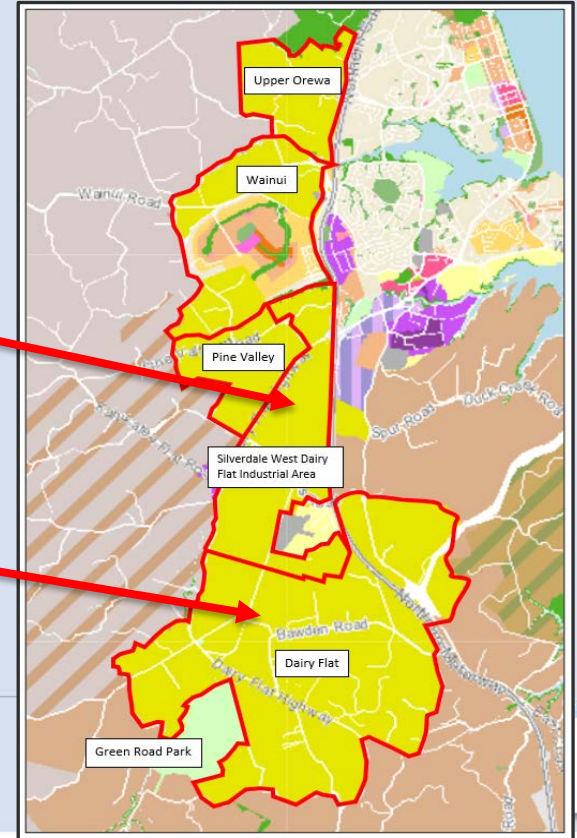


# Te Tupu Ngātahi

- Supporting Growth alliance between Waka Kotahi and AT
- To carry out the transport business cases and route protection phases of the Supporting Growth Programme
- To plan transport investment in Auckland's future urban zoned areas over the next 10 to 30 years
- Prepared Detailed Business Case for the north (Wainui Dairy Flat Silverdale)
- Lodged (NORs) in October 2023 for the transport projects.

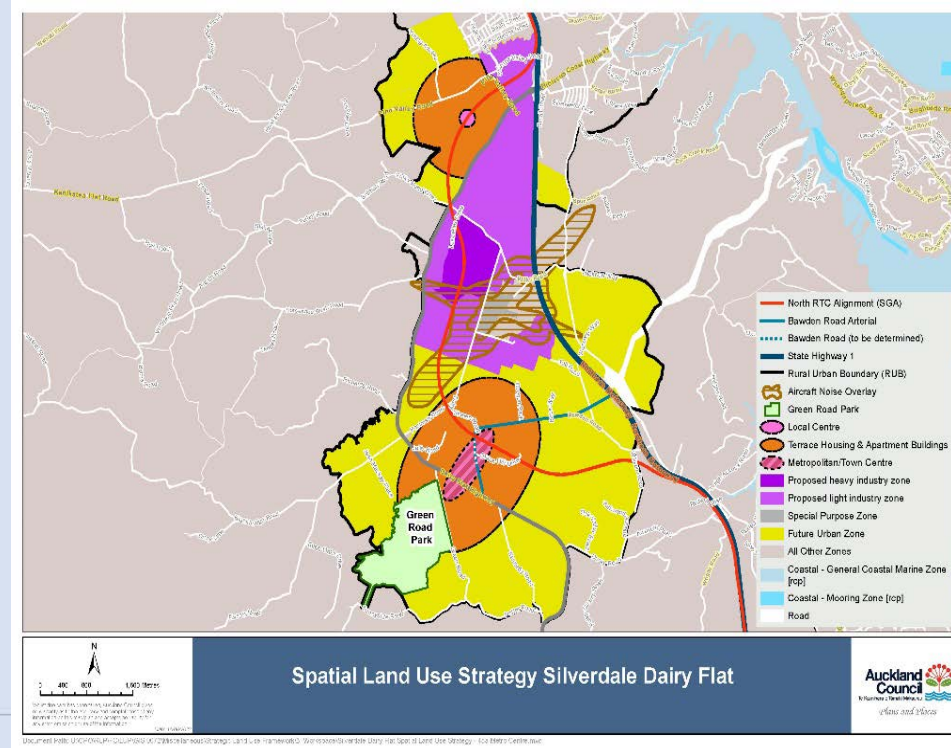
# Wainui Dairy Flat Silverdale Future Urban Area

- Whole FUZ area – 3,500ha
- Industrial Structure Plan Area
- Dairy Flat FUZ - 1,748ha
  - With MDRS potential of 65,000 to 73,000 - dwellings



# Draft Strategy 2022

- Key land use for the RTC - a town centre
- Primarily serve the Dairy Flat area
- Metropolitan/Town Centre needed
- Preferred RTC a central alignment
- Centre extending from Green Road Park to RTC alignment.



# Consultation

- Planning Committee set up a Political Working Party of:
  - Chair of the Planning Committee
  - Councillor for the Rodney Ward
  - Rodney Local Board Chair
  - Independent Maori Statutory Board member
- Approved the draft Spatial Land Use Strategy for consultation
- Strategy released for public feedback 11 July 2022 to 19 August 2022
- Same period as SG took preferred transport options to landowners and the community.

# Feedback

- 134 pieces of feedback
- 55% of respondents did not support the strategy
- 44% supported it
- Location of the proposed town centre extending from Green Road Park to the RTC - 63% opposed it and 36% supported it.

# Feedback – Themes

- The main themes supporting the Strategy were:
  - the land is zoned for future development, need more growth areas, needs to happen sooner, better than intensification in existing areas
  - Metropolitan/Town Centre centrally located between Albany and Silverdale, good access to transport if active modes provided
  - Centre unlocks potential of Green Road Park, opportunity to integrate the park and the centre
- Infrastructure will be improved.



# Feedback – Themes

- The main themes opposing the Strategy were:
  - opposition to the proposed location of the centre extending from the Rapid Transit Corridor (RTC) alignment to Green Road Park
  - Centre located in an area that floods
  - there is no need for growth or such a large centre
  - impacts residents existing lifestyles
  - opposition to urban development near Green Road Park
- inadequate infrastructure in the area.

# Key Response

- Further discussions with Community Facilities on the Green Road Park and Healthy Waters on flood levels
- Centre better near the RTC station not Green Road Park
- Revised modelling using 3.8°C temperature increase scenarios showed only slightly extended flood plains
- Also consideration of January and February floods
- Centre should not cross or be in flood plains
- Changes are recommended to the Strategy
- Metro/town centre is located solely adjoining the RTC - does not extend to Green Road Park and avoids flood plains.



# Future Development Strategy

- Delayed in reporting this Spatial Land Use Strategy until the release of the Future Development Strategy
- FDS identified Dairy Flat area as an “area for further investigation”
- FDS adopted 2 November
- Dairy Flat no longer an area for further investigation
- Pushed out date of infrastructure being available to 2050+ (2033 -2038 in FULSS).

# Next Steps

- Strategy to be considered by PEP Committee tomorrow
- Recommends PEP Committee adopt the Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones
- Notify those that provided feedback and landowners
- Help inform the Supporting Growth transport project NOR process.

## Attachment C

### Rodney Local Board 29 November 2023 Resolution on the Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones

Resolution number RD/2023/210

MOVED by Deputy Chairperson L Johnston, seconded by Chairperson B Bailey:

That the Rodney Local Board:

- a) whakarite / provide the following feedback on the draft Spatial Land Use Strategy for the Dairy Flat and Silverdale Future Urban Zones:
  - i) express concern that the future proposed town/metro centre for Dairy Flat, the Rapid Transport Network and surrounding high density residential housing will be located within an identified flood hazard of Dairy Stream and even if hazards can be mitigated by engineering solutions, these interventions can become overwhelmed during extreme events as has been seen in 2023
  - ii) request that for our future greenfield developments, we need to ensure dense housing is in climate resilient areas and future residents are not put in harm's way because of poor planning decisions which would result in inefficient use of resources and have financial implications for all New Zealanders
  - iii) request Healthy Waters review the proposed town centre locations including the adjacent high density residential housing for climate resilience before the Spatial Land Use Strategy is adopted and provide details of the suitability of this area for the proposed development
  - iv) express concern that the location of the Dairy Flat town centre is being locked in prior to detailed analysis /structural planning being completed due to the delay until 2050 of the Dairy Flat development under the Future Development Strategy and therefore it may be over 25 years before the full impacts are known
  - v) express concern that a number of constraints within the proposed Dairy Flat metropolitan town centre may result in increased costs/fragmented development due to the following: floodplains, challenging topography, fragmented land ownership, existing high-value dwellings, land/slope stability and land title covenants on Goodlands estate that prevent further subdivision
  - vi) express concern with the large number of traffic movements traveling east to west through this future development and the conflicts which will arise if we don't protect the transport corridors for vehicle movements
  - vii) express concern that the Rodney Local Board have not been given the opportunity to have a workshop about this proposal
  - viii) express concern that the process has not included more in depth analysis prior to the Notices of Requirements being placed on property and prior to these plans being finalised.
- b) request consideration be given to protecting a transport corridor to safely convey vehicles, including freight, through the area without conflicts and safety concerns.

CARRIED



## Memorandum

26 January 2024

**To:** Rodney Local Board  
**Subject:** Waterloo Reserve development update  
**From:** Rahman Bashir – Principal Property Provision Specialist

## Purpose

1. To provide an update on the recent decision by the developer (Fulton Hogan) confirming that they are no longer going forward with the construction of play/park assets on Waterloo Reserve (stage 4E) of the Milldale Development.

## Context

2. A local board resolution was granted in March 2021 (resolution number RD/2021/208), which supported the proposed development of Waterloo Reserve which included a variety of play and park infrastructure.
3. The Rodney Local Board committed \$1.25 million of growth funding to support the developer in the reserve enhancement which totaled a cost of \$4.9 million.
4. The sales and purchase agreement associated with the acquisition of the two land in lieu of reserve lots (7003 & 7005) had identified flooding over the two park lots from the central drainage reserve (lot 7004) in early 2023. This was identified as being inconsistent with the Auckland Council Parks and Open Space Provision Policy (2016) which alludes to assets vesting free of flooding risks (page 24).
5. The identified flooding impacts on the park lots resulted in having them removed from the wider valuation due to inconsistencies with acquisition and provision policies.
6. In response to the updated valuation, we assume that there was misalignment between the developer's sale price expectations and has subsequently led to the applicant pulling out of the reserve development.
7. No infrastructure agreement had been signed and therefore the developer has no legal obligation to undertake the works.
8. The developer has partially given effect to the concept plan with the construction of the bridge connecting the two reserve lots over the drainage reserve. The bridge was identified by the applicant as costing nearly \$1 million and no compensation is sought from the developer. Paths were also constructed by the developer on the two reserve lots.

## Discussion

9. The developer provided confirmation that they had decided not to go forward with the development of the reserve on 19 January 2024.
10. The proposal will need to come back to the local board for a new resolution which will supersede the past local board resolution (resolution number RD/2021/208).
11. Confirmation was sought from Rodney Local Board Lead Financial Advisor regarding the reallocation of the committed \$1.25 million and advised that reallocation of granted funds is appropriate subject to the purpose of the use of funds being consistent with the initial purpose (park development).

## Next steps

12. A local board workshop would be required to firstly discuss reducing the scope of the proposal and capture the existing assets under an Infrastructure Funding Agreement (IFA).
13. Council Parks Planning team will capture the existing assets through an engineering plan approval and subsequent IFA to determine the developer's maintenance obligations for the assets. Handover dates will also be identified.
14. Subject to the local board wishing to develop the reserve with the approved growth funding, the project will become an internal council proposal which will be led by Auckland Council Parks and Places Specialists.
15. A proposal with a reduced scope will need to be discussed and workshopped with the local board to fit within the approved growth fund budget of \$1.25 million.