

Rodney Local Board workshop programme

Date: 8 May 2024
Time: 10.00am – 12.00pm
Venue: Kumeū Meeting Room, 296 Main Road, Kumeū
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	Landowner Access Approval – Showground & Kowhai Park Reserve, Warkworth Supporting information • Memo	Ben Halliwell (Elected Member Relationship Manager) Michael Zhou (Project Manager)	Oversight and monitoring	An opportunity to receive an update on the Landowner Access Approval at the Showground & Kowhai Park Reserve in Warkworth
2	10.30 – 11.00am	Riverhead toilet development – Discussion on the location options Supporting information • Memo	Geoffrey Pitman (Area Operations Manager) Angie Bennett (Work Programme Lead) Aaron Pickering (Senior Project Manager) Matt Woodside	Oversight and monitoring	An opportunity to receive an update on the Riverhead toilet development

			(Parks and Places Specialist)		
3	11.00 - 12.00pm	Revision of Representation feedback– issues specific to Rodney Local Board Supporting information • Memo	Warwick McNaughton (Principal Advisor Governance) Brian Osborne (Senior Statistical Analyst)	Keeping informed	An opportunity to discuss the Revision of Representation feedback – issues specific to Rodney Local Board

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.

Memorandum

30 April 2024

To: Rodney Local Board

Subject: Landowner Access Approval - Warkworth Growth Servicing Wastewater Construction

Purpose

1. The purpose of this memo is to inform the local board of the required landowner access approval for the construction of the Watercare project - Warkworth Growth Servicing Wastewater, Northern Branch Sewer.

Summary

2. The Northern Branch Sewer is the first stage (upstream) of the Warkworth Growth Servicing Wastewater Project, which is in the design stage and is in the process of obtaining the resource consent for the construction.
3. Based on the proposed construction methodology, Landowner Access Approval is required for the contractor to set up the construction sites in the Warkworth Showgrounds, Kowhai Park Reserve, and Shoesmith Reserve.
4. Before Watercare submits the Landowner Access application to Auckland Council, Watercare have to inform the local board of the context of the required access.
5. All costs associated with the construction site set-up and site reinstatement are with Watercare.
6. Any delays in the delivery of the Northern Branch will impact the growth demand for wastewater services in the North of Warkworth areas.

Context

7. Watercare is a council-controlled organisation of Auckland Council, responsible for the provision of potable (drinking) water and wastewater services in Auckland. Watercare continually reviews its activities, identifying the need for infrastructure maintenance, replacement and upgrade, as well as initiating new infrastructure projects to ensure it meets its customer's needs, business objectives and statutory requirements.
8. The Warkworth Growth Servicing Wastewater project aims to offer wastewater servicing to current and future development zones in the Warkworth area. The pipeline starts from Showgrounds Park and ends at the Lucy Moore Wastewater Pump Station (Refer Attachment, Picture 1). Additionally, it seeks to minimise overflows within the existing wastewater network. Notably, the project is a crucial component of the broader Warkworth Growth Wastewater Scheme.
9. The Warkworth Growth Servicing Wastewater Project has been divided into two stages. The Stage 1, Northern Branch Sewer and the Stage 2, Southern Branch Sewer, which is in the feasibility stage.
10. The Northern Branch Sewer (the upstream section) is from the Showgrounds to the intersection of Hill Street and Brown Road. It will provide bulk wastewater servicing for the Warkworth Land Company (1,000 Dwelling Unit Equivalents (DUE)), Goatley Road Light Industrial (800 DUE), Pak'n Save Supermarket and other greenfield areas in the North of Warkworth.
11. Pipe installation works between Warkworth Showgrounds and Great North Road near 12 Wainoni Place are expected to be carried out using trenchless, drilled methods. The remainder of the alignment will be installed via trenched methods.

12. To enable the drilling and trenching, the following land accesses are required (Refer Attachment, Picture 2):
 - Warkworth Showgrounds
 - Kowhai Park Reserve
 - Kowhai Park Public Toilet and Car Park
 - Shoemsmith Reserve.
13. Warkworth Showgrounds will be utilised for the entry and connection pit and for pumping equipment such as mixing/recycling plant, drill fluid tanks, generators, drill rods and maxi rigs. Temporary hardstand will be constructed, and the ground will be reinstated following works (Refer Attachment, Picture 3). Launch pits will remain open throughout the trenchless pipe installation and manhole installation, which is expected to last approximately 13 weeks.
14. The area adjacent to 42 Victoria Street, within Kowhai Park Reserve, will be utilised as a pump area with a drill fluid scalping system and pumps, and a holding tank. Temporary hardstand will be constructed, and the ground will be reinstated following works (Refer Attachment, Picture 4).
15. Part of the project scope is to connect the public toilet block in Kowhai Park, at the northeast corner of the Hill Street intersection, to the new wastewater main pipe. However, Watercare have not yet decided if it will be using the existing gravity pipe for connection or if there will be a need to install a new low-pressure pump station. The option will be confirmed later during the detailed design stage. The impact will be if Watercare will have to go with the low-pressure pump station option, during the construction period, the public toilet, the wastewater dump point, and the car park will need to be closed for approximately two months. The Kowhai Park car park area will be used as the secondary construction laydown area during the two-month car park shutdown period. (Please refer to the Attachment, Picture 5).
16. An indicative construction compound and laydown area is proposed in Shoemsmith Reserve (approximately 4000 m²), expected to be used for the duration of construction works. This will include a site office, amenities, and storage facilities. Temporary hardstand will be constructed, and the ground will be reinstated following works (Refer to the Attachment, Picture 6).
17. Watercare are yet to confirm the occupancy period of the Shoemsmith Reserve at this stage because it will be subject to the construction traffic management plan of the Northern Branch Sewer and the pipe route selection and construction methodology of the Southern Branch Sewer. At this stage, the high-level project programme indicates that the construction period for the Northern Branch is 4 to 10 months, followed by 10-12 months for the construction of the partial Southern Branch, adding up to 14 to 22 months of occupancy of this area.

Discussion

18. Watercare would like to understand the constraints to occupy the sites at Showgrounds, Kowhai Park and Shoemsmith Reserve.
19. Informal guidance from the local board to get the Landowner Access Approval for construction.
20. Key stakeholders who currently occupy the facilities and parks for events and any potential clashes with the construction activities.
21. Watercare keeps regular coordination with the Auckland Transport regarding the Hill Street Intersection Upgrade Project.

Next steps

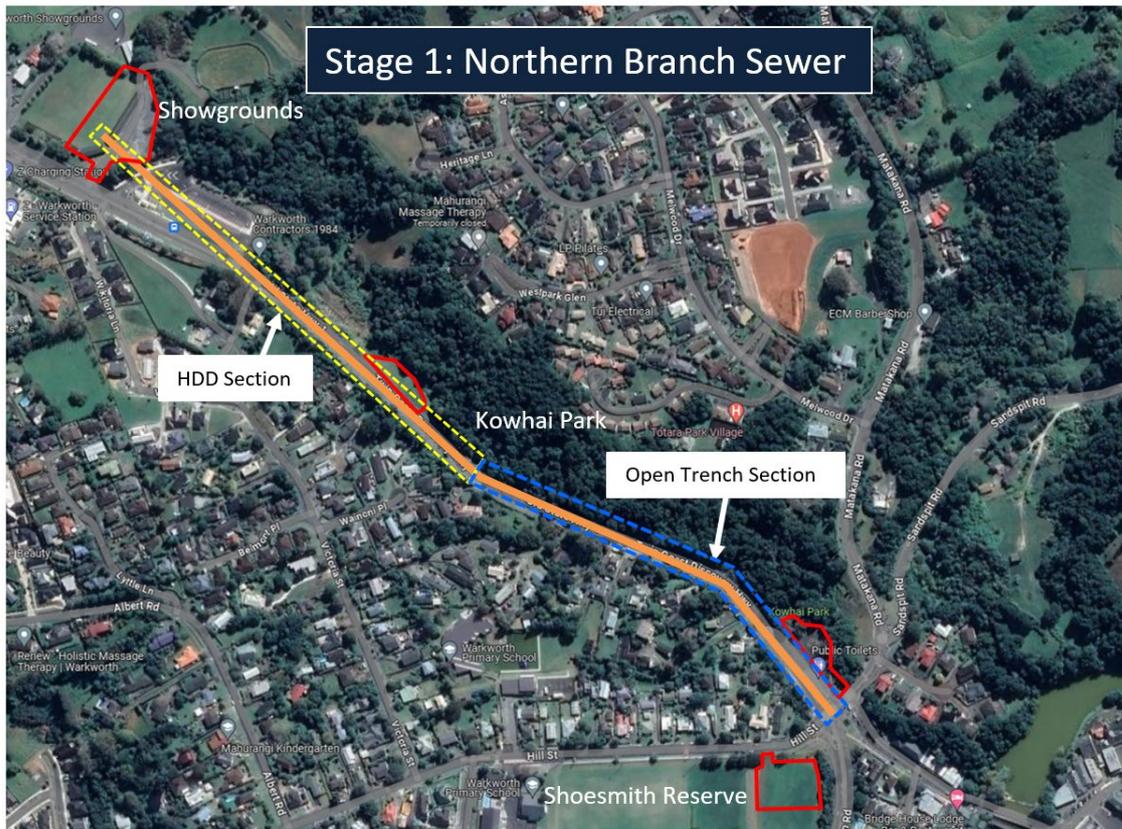
22. Rodney Local Board is to confirm if they have any objections for Watercare to apply for the Landowner Access to Showgrounds, Kowhai Park and Shoemsmith Reserve.
23. Rodney Local Board is to share the involved stakeholders of Showgrounds, Kowhai Park and Shoemsmith Reserve with Watercare.
24. Watercare is to engage with the stakeholders who will be impacted by the construction access.
25. Watercare is to confirm the option for connecting public toilets to the wastewater main.

26. Watercare is to update with the proposed construction compound occupancy period in the Shoemith Reserve.

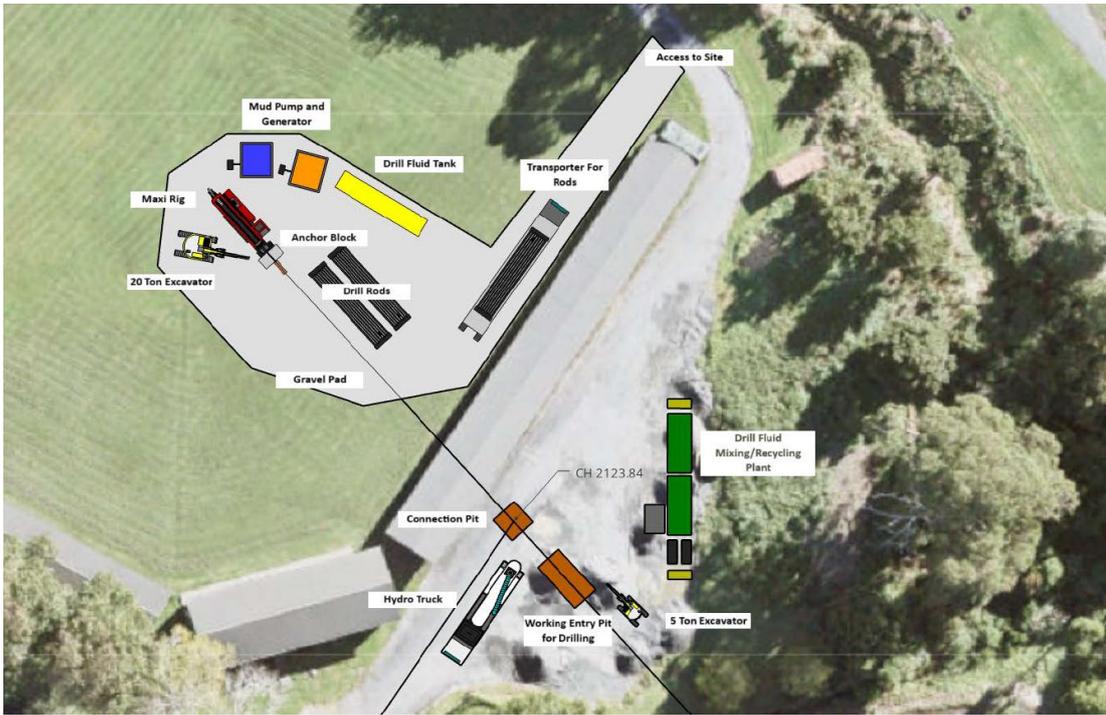
Attachments



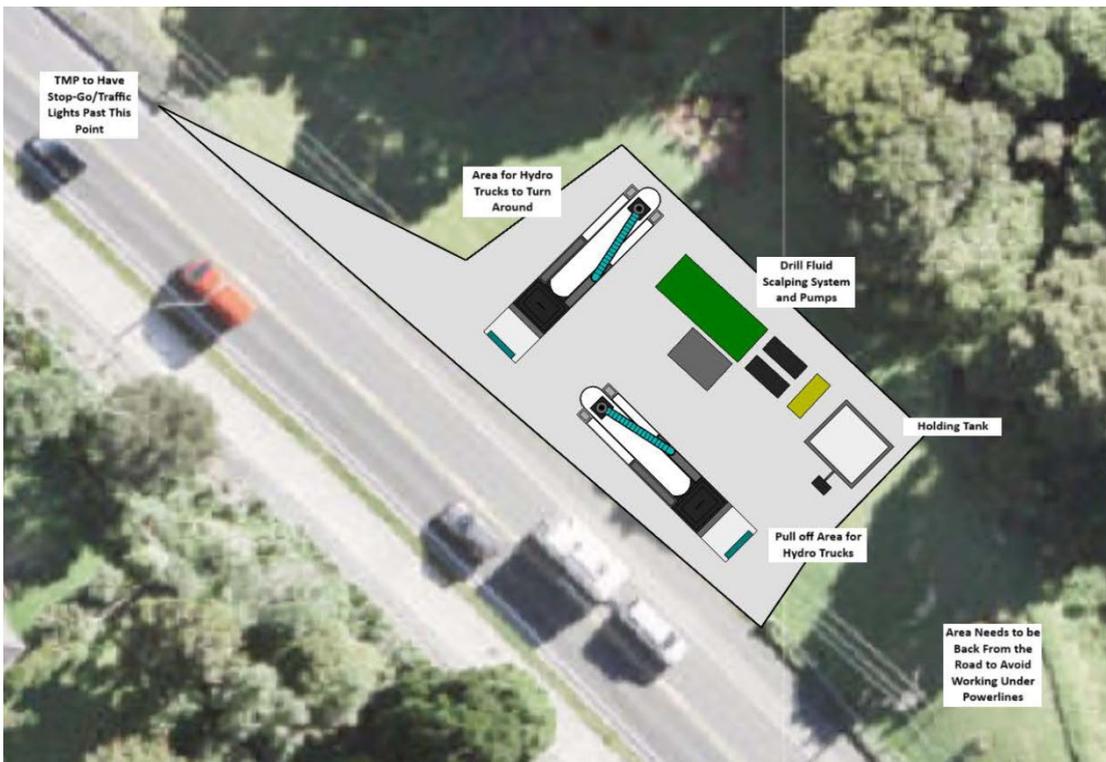
Picture 1: Warkworth Growth Servicing Wastewater Project



Picture 2: Required Landowner Accesses for Construction (in red polygon).



Picture 3: HDD Site Layout 1 - Showgrounds



Picture 4: HDD Site Layout 2 - Kowhai Reserve



Picture 5: Construction Laydown Area – Kowhai Park



Picture 6: Construction Compound Layout - Shoemith Reserve

8 May 2024

Memorandum

To: Rodney Local Board
Subject: Options for revised location for a new public toilet at Riverhead
From: Aaron Pickering - Senior Project Manager, Parks, and Community Facilities

Purpose

1. To present revised location options and receive feedback and direction from the local board for a new toilet development in Riverhead as part of 'Dinning Road Esplanade Reserve, Riverhead – develop toilet facilities' project.

Summary

2. The development of a new toilet facility at Riverhead was identified through the Rodney Public Toilet Provision Study 2018 which identified Riverhead as an area of considerable residential growth, and multiple small open space areas and reserves. With only one public toilet facility, a further toilet location was deemed appropriate.
3. The local board approved a project 'Dinning Road Esplanade Reserve, Riverhead – develop toilet facilities' as part of their 2023/2024 Rodney Local Board Customer and Community Services work programme (resolution number RD/2023/95) and allocated \$576,000 from ABS: Capex – Growth (regional) budget for the project.
4. Online public consultation was undertaken during August and September 2020 and presented two locations for a new toilet to be developed. Those sites being Riverhead Point Drive and Deacon Point. The respondents of the survey were more favorable towards Deacon Point.
5. The concept design for a new toilet block at Deacon Point, Riverhead was approved by the local board in April 2021 following public consultation.
6. Over the past three to four years Deacon Point has developed with high-end residential housing, shrouding the small neighborhood park. Early development plans indicated a larger open space area. Now developed the reserve is a small neighborhood park.
7. Staff are now less supportive of this location for a new toilet development and seek the local board's support to re-consult with the communities surrounding Deacon Point area on the following options:
 - Option 1 - Do not proceed with any new toilet development in Riverhead
 - Option 2 - Develop a new toilet facility at Deacon Point Reserve as currently approved
 - Option 3 - Develop a new toilet facility adjacent to the Riverhead Drive playground
 - Option 4 - Develop a new toilet facility at Murray Jones Reserve
 - Option 5 - Develop additional toilet facilities at the existing toilet within Riverhead Memorial Park.
8. Subject to the local board's direction, staff will proceed with the required consultation, and or, continue with the construction of a new toilet at Deacon Point.

9. A further memo can be presented to the local board after another round of consultation, identifying the findings and recommended option.

Context

10. The Rodney Public Toilet Provision Study completed in 2018 identified a shortfall of public conveniences at several areas within Rodney, one of which being Riverhead. The need to complete a new toilet facility in Riverhead was further underlined by the establishment of several neighborhood parks and small playground developments.
11. A growth funded project, titled, Dinning Road Esplanade Reserve, Riverhead - develop toilet facilities, was approved by the local board as part of their 2023/2024 Customer and Community Services work programme (resolution number RD/2023/95). The project has allocated funding of \$576,000 from ABS: Capex – Growth (regional) budget to enable creation of a new facility in Riverhead.
12. Consultation undertaken during August - September 2020 via the online platform 'Have Your Say', proposed either the Riverhead Point Drive location or the developing Deacon Point as the site for a new toilet facility.
13. The local board approved the concept design for a new toilet block at Deacon Point, Riverhead in April 2021 (resolution number RD/2021/216).
14. However, the consultation was completed in advance of the creation and development of many of the new walkways, cycle paths and playgrounds around Deacon Point. The area has now developed with many new residential homes occupying this area.

Discussion

15. While consultation was completed with certain community groups, and an online platform presented an opportunity to feedback on the toilet placement options, residents adjacent and in proximity to Deacon Point have not been consulted.
16. An email, received by the council in 2022, purporting to speak for a wider group of the immediate residents of Deacon Point, strongly opposed the development of a toilet at Deacon Point.
17. There is an assumption that the small reserve area at Deacon Point will be a gathering point for the community. Picnic tables and an electric BBQ have been installed to enable picnics or social gatherings. Staff are less confident that this high-end residential neighborhood will utilise the reserve for extended gatherings, reducing the perceived need for a toilet to be placed here.
18. On balance a growing community like Riverhead should have more than one public toilet. However, identifying a site that will see enough use to justify its establishment is not clear.
19. The sites recommended to be put forward for further local consultation are shown in figure 1 below.



Figure 1. Locations of new or renewed toilets

20. Staff propose that following options for development of toilet facility in Riverhead are consulted on with the community surrounding Deacon Point Reserve:

Option 1 - Do not proceed with any new toilet development in Riverhead

Option 2 - Develop a new toilet facility at Deacon Point Reserve

Option 3 - Develop a new toilet facility adjacent to the Riverhead Drive playground

Option 4 - Develop a new toilet facility at Murray Jones Reserve

Option 5 - Develop additional toilet facilities at the existing toilet within Riverhead Memorial Park.

Next steps

21. Subject to the local board's direction, staff will proceed with the required consultation, and or, continue with the construction of a new toilet at Deacon Point.
22. A further memo can be presented after another round of consultation, identifying the findings and recommended option.

Attachments

There are no attachments to this memo.

6 May 2024

Memorandum

To: Rodney Local Board members

Subject: Representation review and subdivision arrangements

From: Warwick McNaughton, Principal Advisor, Governance

Purpose

1. To: respond to the local board's resolution made at a meeting on 1 May 2024.

Summary

2. At its meeting on 1 May 2024 the local board resolved:
That the Rodney Local Board
 - a) *request staff to provide advice on the Rodney Local Board subdivision boundary options 1-6*
 - b) *reconsider the Rodney Local Board subdivision boundary options 1-6.*
3. This memo responds to the request.

Context

4. At its meeting on 20 March 2024 the local board considered a report on the review of representation arrangements being conducted by the council. The report showed that current local board subdivision arrangements do not comply with the 10 per cent rule required by legislation.
5. The report presented six options for addressing this non-compliance. The local board resolved:
That the Rodney Local Board:
 - a) *tautoko / support in principle option 5 subject to:*
 - i) *Dairy Flat subdivision boundary extends as far North as the Johnston tunnels*
 - ii) *Warkworth subdivision boundary extends as far South as the Johnston tunnels*
 - iii) *Kumeū subdivision boundary extends to include the Waimauku and Muriwai townships*
 - iv) *North rural subdivision Eastern boundary extends to the South of Ahuroa*
 - v) *concern regarding the geographical size of the North Rural area for just one member to represent.*
6. Staff adjusted Option 5 in the manner requested by the local board. This resulted in three subdivisions not complying with the 10 per cent rule. Staff then tweaked the adjustments so that the adjusted option complied with the 10 per cent rule except in the Warkworth subdivision which was 13 per cent variance from the average. This was a relatively minor tweak to the boundary between Kumeū and Dairy Flat compared to what the local board resolved. Staff sought confirmation from the chairperson and deputy chairperson that this tweaked version could be reported to the Joint Governance Working Party and as a result this version was reported.

7. The report to the Joint Governance Working Party therefore included what the local board had requested but with tweaks to improve its compliance.
8. The Governing Body will consider and agree the proposed changes to representation arrangements at its meeting on 30 May 2024. Then at its meeting on 27 June the Governing Body will formally resolve the council's initial proposal and approve consultation documents.
9. If the local board wishes to change the option for subdivisions staff can report this directly to the Governing Body meeting on 30 May 2024. There will be a further opportunity during the public consultation for feedback from local boards.

Discussion

10. To assist the local board the requirements for deciding subdivisions are set out below, following which all subdivision options are provided for reference.

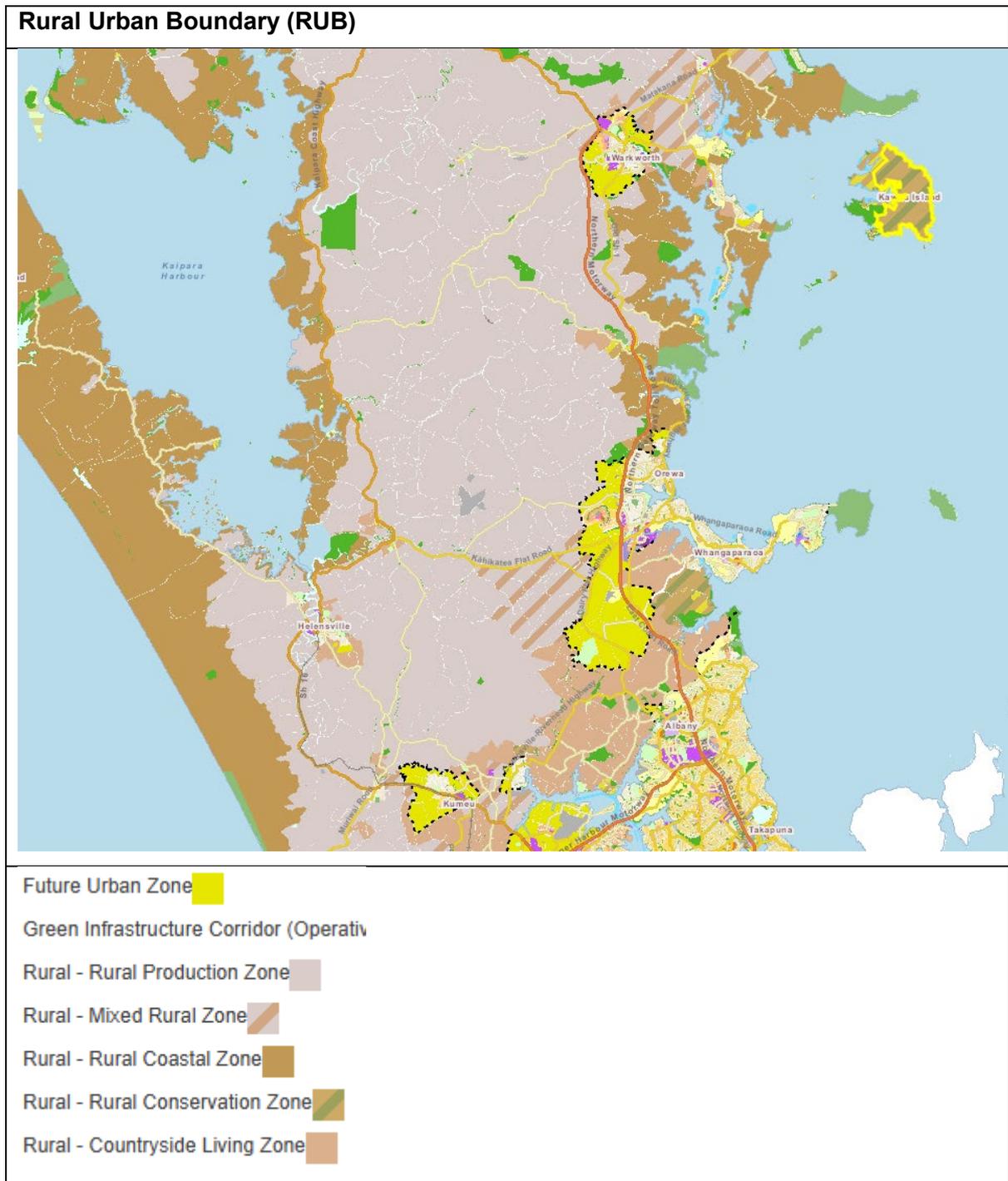
Legislative requirements – communities of interest

11. The Local Electoral Act 2001 section 19T requires the council to ensure that the election of local board members provides effective representation of communities of interest.
12. First, the council is required to consider whether board members should be elected at-large or by subdivision. The option of election at-large was not considered in the report to the local board. Staff assumed that in view of the size of the Rodney Local Board area and the fact there have always been subdivisions the local board would not consider election at-large as a viable option. However, it is an option and the question for the board is whether subdivisions are in fact necessary in order to ensure effective representation of communities of interest. Would any communities within Rodney not be effectively represented if election was at-large?
13. Assuming the local board considers that subdivisions are still necessary, the next task is to consider what the communities of interest are that need effective representation. The legislation does not define the meaning of communities of interest but the Local Government Commission has provided a discussion paper¹ to assist councils.
14. The paper suggests there are three dimensions to communities of interest:
 - A perceptual dimension (a sense of belonging to an area)
 - A functional dimension (people share the same sort of services, infrastructure and facilities)
 - A political dimension (the ability of the elected body to represent the interests and reconcile the conflicts of all its members; the existence of informal lobby groups).
15. The six options presented to the local board approached the concept of community of interest in two fundamentally different ways.
16. The first three options were based on the more traditional geographical or locality-based approach. They were based on the current arrangements but sought to address the non-compliance with the 10 per cent rule.
17. Options 4 – 6 were based on the approach proposed by the Rodney Northern Action Group. For those in rural areas this approach puts more importance on the perception of belonging to a “rural” area than of belonging to a particular locality. In terms of the perceptual dimension of community of interest, people in the proposed “rural” subdivision identify with being rural and share that in common. In terms of the functional dimension they share the same sort of council services and need for infrastructure, such as roading, and in terms of the political dimension the proposed subdivisions provide for representation of rural interests

¹ <https://www.lgc.govt.nz/assets/Resources-Representation-Review/The-Concept-of-Community-of-Interest-Discussion-Paper.pdf>

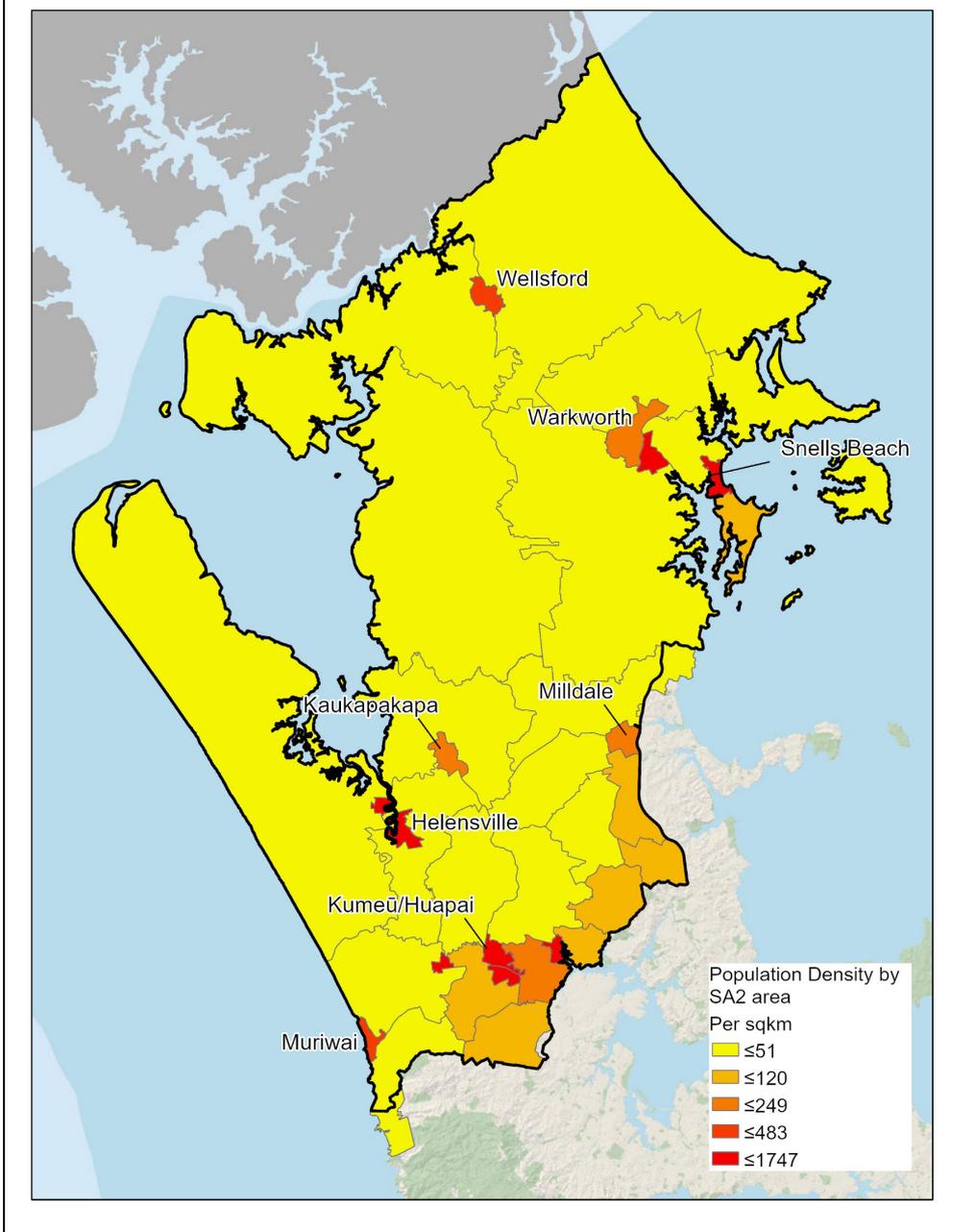
at the decision-making table. There are also subdivisions for Warkworth, Kumeū and Dairy Flat to ensure these areas have representation.

18. Staff consider that both approaches to identifying communities of interest are valid (i.e. an approach based on people’s locality or an approach which sees all people living in rural areas sharing a community of interest that is to do with being “rural”). The council must consider which approach best provides effective representation of communities of interest.
19. If the local board is generally supportive of the rural approach but wishes to reconsider the subdivisions for the non-rural areas it might assist the board to be aware of the “Rural Urban Boundary (RUB)”. In the following map the black dashed lines are the RUB. Areas outside this boundary are rural (including Kawau Island).



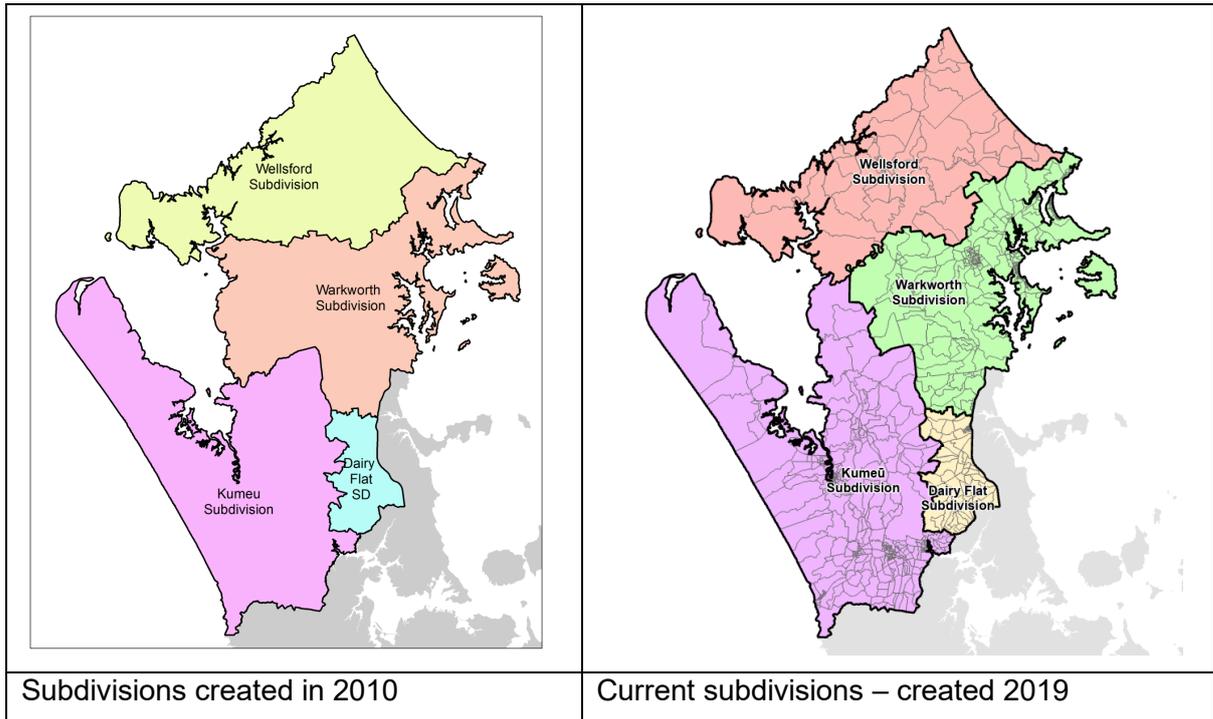
20. Also of interest is the population heat map for Rodney.

Population density



21. The local board included in its resolution a concern for the size of the North Rural subdivision for just one member. A large subdivision having one member will be a result whether the board takes the traditional locality approach and creates a Wellsford subdivision or whether it takes the rural approach and creates a North Rural subdivision. The alternative is Option 4 which does not create a separate northern rural subdivision and so there would be four members to represent the whole rural area including the north.

Historical and current subdivisions

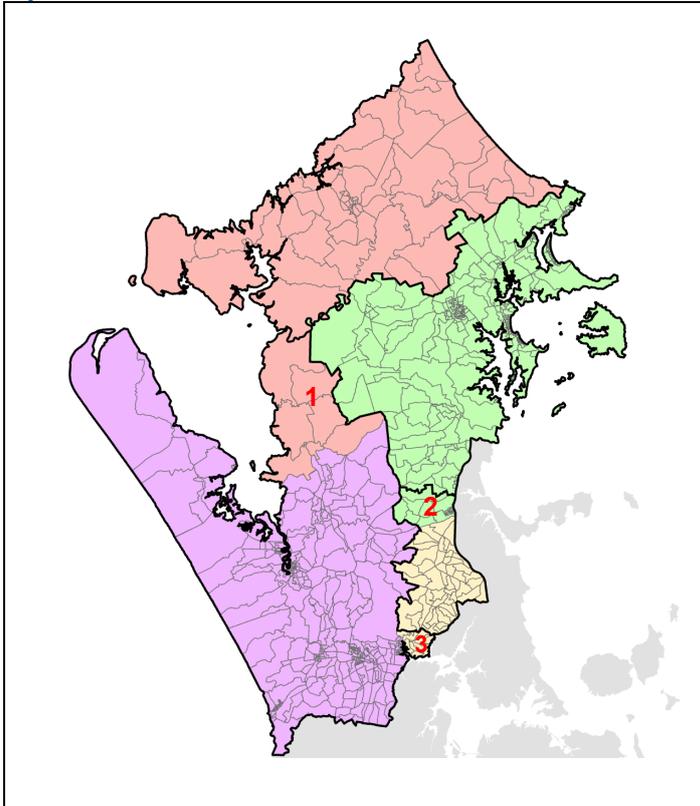


22. Current population table

Rodney Local Board Area					
Wellsford Subdivision	6,960	1	6,960	-2,036	-22.63
Warkworth Subdivision	23,600	3	7,867	-1,129	-12.55
Kumeū Subdivision	40,900	4	10,225	1,229	13.67
Dairy Flat Subdivision	9,500	1	9,500	504	5.61
Total	80,960	9	8,996		

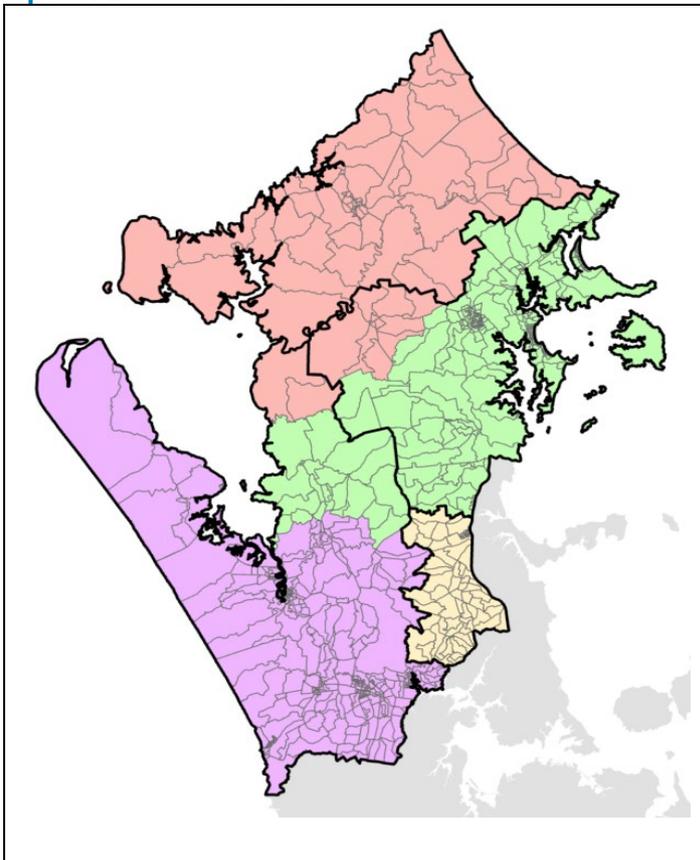
Six options – these all comply

Option 1 - based on current boundaries



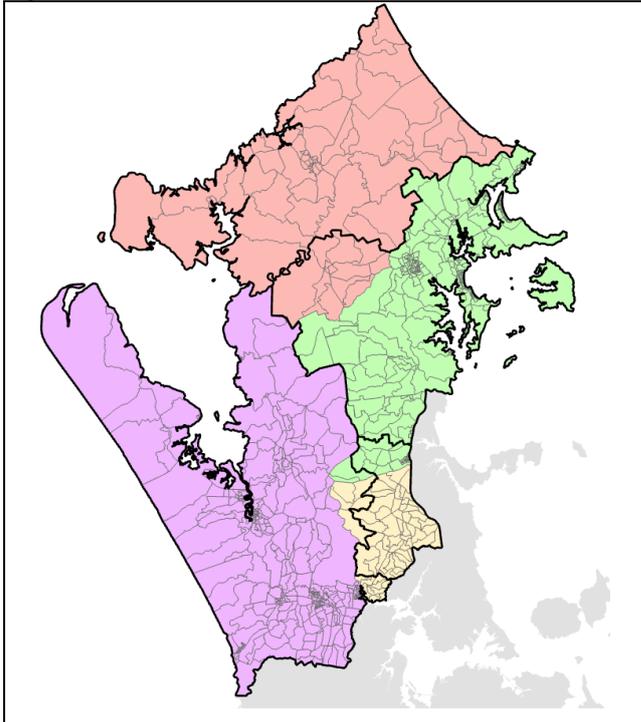
- Gains population for Wellsford by extending Wellsford south into Kumeū (1)
- Warkworth moves into Dairy Flat (2)
- Dairy Flat takes a bit of Kumeū (3)
- Note: residents alongside Kaipara Harbour join the Wellsford community of interest which they would not align to.

Option 2 – based on current boundaries



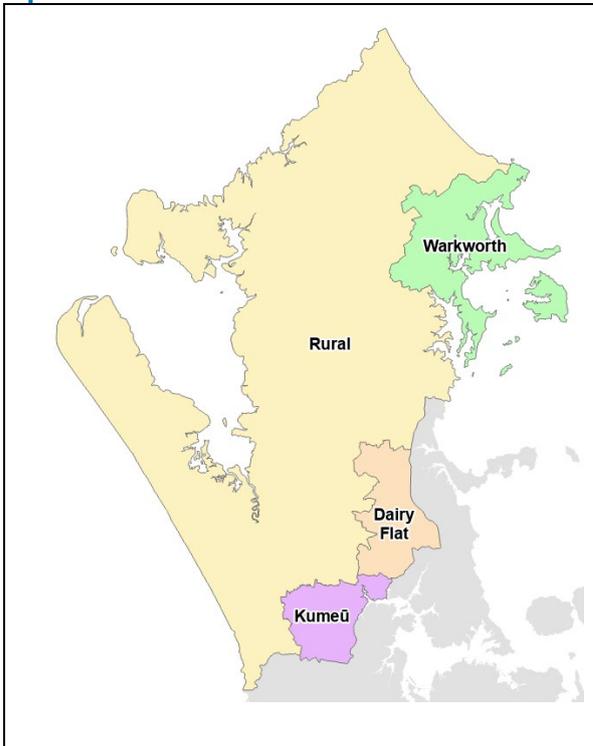
- Wellsford does not move so far south along the Kaipara Harbour but also moves into Warkworth
- Warkworth moves west into Kumeū and meets the Kaipara Harbour
- Note: residents alongside Kaipara Harbour to the north join the Wellsford community of interest; those to the south join Warkworth.

Option 3 – based on current boundaries



- Wellsford does not move south alongside Kaipara Harbour
- Wellsford moves into Warkworth
- Warkworth moves into Dairy Flat and Kumeū
- Dairy Flat moves into Kumeū
- In terms of avoiding Warkworth extending to Kaipara Harbour this is possibly the best of the options based on current arrangements.

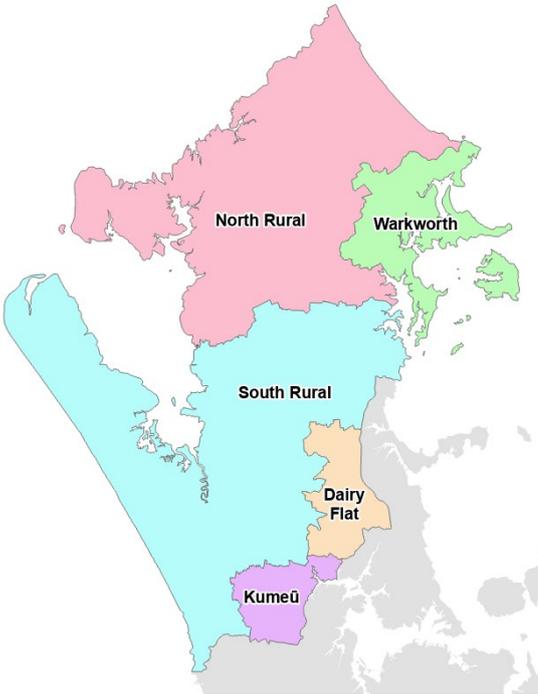
Option 4 – based on Northern Action Group proposals



- All Rodney is rural except for the urban areas of Warkworth, Dairy Flat and Kumeū which have guaranteed representation.

	Population (2023)	Mbrs
Rural	33,740	4
Warkworth	17,910	2
Kumeū	19,750	2
Dairy Flat	9,520	1
Rodney Local Board	80,920	9

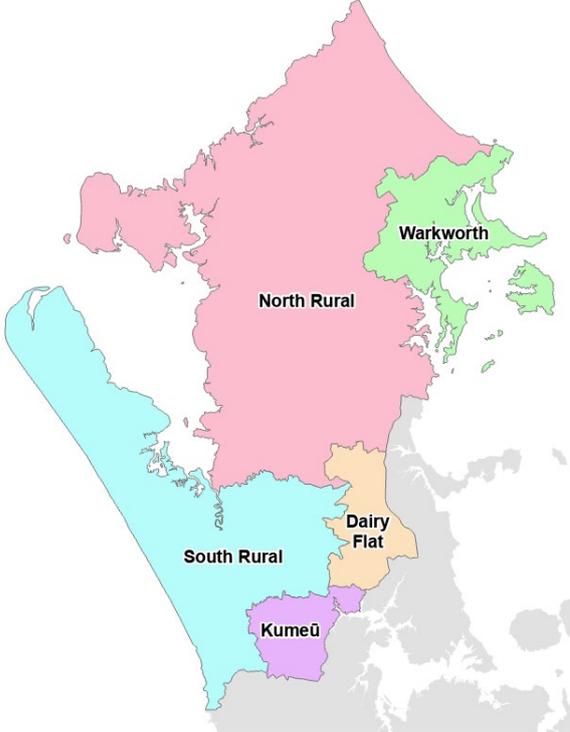
Option 5 – based on Northern Action Group proposals



- As for Option 4 but guarantees representation for the northern rural area.

	Population (2023)	Mbrs
North Rural	9,260	1
South Rural	24,480	3
Warkworth	17,910	2
Kumeū	19,750	2
Dairy Flat	9,520	1
Rodney Local Board	80,920	9

Option 6 – based on Northern Action Group proposals

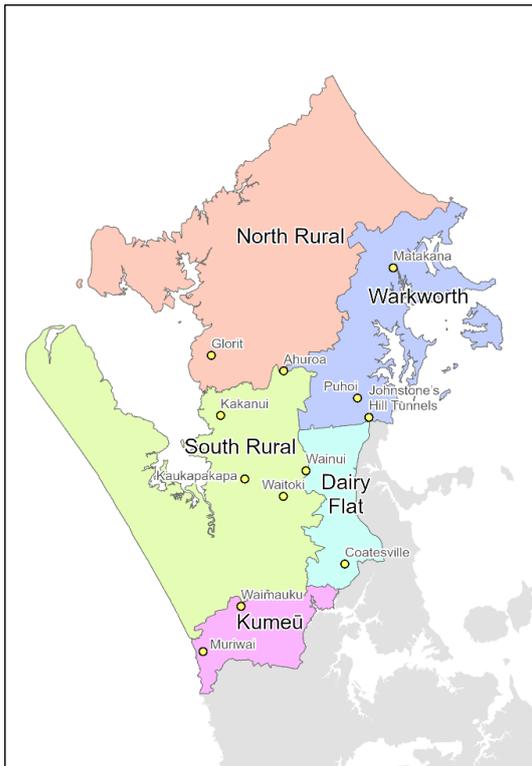


- North Rural and South Rural have the same number of members.

	Population (2023)	Mbrs
North Rural	16,690	2
South Rural	17,050	2
Warkworth	17,910	2
Kumeū	19,750	2
Dairy Flat	9,520	1
Rodney Local Board	80,920	9

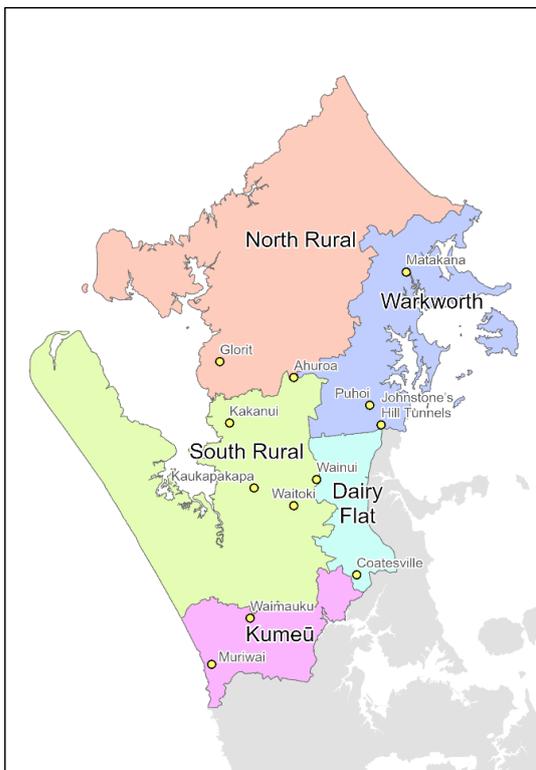
Presented to the Joint Governance Working Party

23. This option strictly implements the local board’s resolution. Three subdivisions are non-compliant.



Subdivision	Number of members	% Difference from Quota
North Rural	1	-0.7%
South Rural	2	-1.1%
Warkworth	2	13.4%
Dairy Flat	1	17.4%
Kumeū	3	-13.8%
Total	9	

24. The following is the recommended option following tweaks to the above. This is the option that is currently recommended for the Rodney Local Board.



Subdivision	Number of members	% Difference from Quota
North Rural	1	-0.7%
South Rural	2	-4.1%
Warkworth	2	13.4%
Dairy Flat	1	6.3%
Kumeū	3	-8.1%
Total	9	

Kawau Island

25. Staff note that in all the above options Kawau Island is associated with Warkworth. In a locality-based approach this would be appropriate. With the approach that is based on

recognising rural communities it would be more appropriate for Kawau Island to be associated with a rural subdivision. As shown on the rural urban boundary map above, Kawau Island is rural.