



WAIŌREA
Community Recycling Centre

"Whiria te tangata, whiria te taiao, kia puāwai ai te ora o te ao."
We weave the people, we weave the environment, so that the world may flourish."

Whiria kataukī speaks to the interconnectedness of people and the environment, the importance of working together to ensure the well-being of both. By weaving our efforts and our respect for nature, we can create a healthy and sustainable world for generations to come.

Te mahere ā-rohe o Albert-Eden 2026

Albert-Eden Draft Local Board Plan 2026

**Tāmaki Turuki.
Altogether Auckland.**



Mihi

**Titiro ki te Pane-o-Horoīwi,
ka whakapukepuke, ka whakatiketike ki waho
rā.
He kawau, he kawau, he kawau!
He kawau tikitiki ka eke ki te tāhuna tōrea.
He kawau tikitiki ka eke ki te tāhuna ki
Waitematā.
Ko koutou ēna e ngā mataawaka i rite ai te
kōrero,
Ngā waka o Taikehu me he kāhui kātaha kapi-tai,
ka eke!
Kua eke, hui e, tāiki e!
Te noho nei au i te kūrae i Takaparawhā,
ka titiro whakawaho ki a koe Aotea
e tū hihiwa mai rā i te pae o te moana o Hauraki.
Ka hoki whakaroto ake aku mihi ki a Waiheke,
ki a Rangitoto te pueanga mutunga a te moana.
Kia ū mai anō au ki te one i Ōkahu,
kia takahia e au te rārangi maunga i uta.
Ki te tonga ko Maungarei, kei raro ko te Kōpua
Kai a Hiku.
Ka rere mā roto ki Puketāpapa,
kia piki au ki Maungakiekie, Tūpo-o-te-tini.
Ka whakamau taku haere ma te Ahikāroa a
Rakataura
kia taka atu au ki te Ara Whakapekapeka o
Ruarangi.
I kona ka aro tika atu au ki a koe e Maungawhau
te tū whakahira tonu mai nā i te pū o te wheke,
kua werohia nei e te Tūkoi o te Rangī,
kia pokanoa au ki te pepeha a Tītahi,
“Koia te pou whakairo ka tū ki Waitematā i ōku
wairangitanga”,
kia whakaotihia noa ai ki te kōrero rā,
“te pai me te whai rawa o Tāmaki.”**

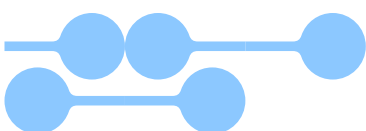
Look to the sandbanks at Achilles Point,
rising majestically out there.
It is the visiting cormorant!
It has alighted onto the beach of the Oyster-
catcher.
A distinguished visitor has come to the Waitematā.
It is you the descendants of the ancient voyagers,
those who embody the axiom, Like shoals of
herrings on the tide are the canoes of Taikehu, you
have arrived!
The connections are made!
So here I sit on the headland at Bastion Point,
and I look out to Great Barrier Island
shimmering on the Hauraki Harbour.
Returning my gaze to Waiheke
and then to Rangitoto, the last gift from the sea.
Once more I stand on the shore at Ōkahu,
from where I can traverse the ancient peaks.
To the south is Maungarei below which lies the
Panmure Basin.
Flying inland I come to Puketāpapa
from where I scale Maungakiekie, resting place of
many who have
passed on.
I follow then the pathway to Mount Albert down
into Point Chevalier.
From there I return to Mount Eden, shining gem at
the heart of the great city, lanced by the sky tower
so that I might appropriate the prophecy of Tītahi
who said.
“It is a tower that will stand in the Waitematā that I
saw in my feverish dream” and to end it with the
maxim, “and so flow the goodness and the riches
that is Tāmaki.”



Ngā upoko kōrero

Contents

Mihi	2
From the Chair.....	4
Our plan at a glance	5
Local Board Plan Overview	6
Local board area.....	7
Our contribution to positive outcomes for Auckland	8
Community.....	12
Natural environment	17
Built environment.....	20
Economic development.....	24
Transport	27
Funding information.....	30
Levels of service.....	31
Financial overview.....	33
Your Albert-Eden Local Board members	34



He kōrero mai i te Heamana

From the Chair



Tēnā koutou katoa,

As we prepare this draft Albert-Eden Local Board Plan 2026, I have been reflecting on just how much our rohe has continued to change over the past three years. Some changes have been gradual; others have arrived quickly and challenged us to rethink how we live, move, and connect with one another. This draft plan tries to capture the changes and suggests a practical, community-led direction for the next three years.

To develop this draft, we have drawn on the current plan, recent community feedback, and our collective local knowledge. Your experiences have shaped our thinking. But this is only a starting point. Now we need to hear your voice to ensure this plan reflects your aspirations and priorities. In recent years, we have continued to face challenges—locally, nationally and globally. The long tail of Covid-19 and the severe weather events of 2023 are still being felt across Albert-Eden. Damaged homes have been removed, land is being repurposed, and some neighbourhoods are adapting to entirely new realities. This draft plan commits us to supporting people through ongoing change, strengthening neighbourhood connections, and ensuring individuals and whānau feel informed, safe and heard.

Albert-Eden is also growing. Major developments are reshaping our area. Growth brings opportunities: new communities, improved infrastructure, and revitalised town centres. This draft plan prepares for that future while respecting the history and identity that make our neighbourhoods special places to live.

We know cost-of-living pressures, high levels of renting, changing family needs and barriers to participation continue to affect how people experience daily life. We want Albert-Eden to be a place where everyone feels they belong; whether they have lived here for generations or have recently arrived. That means investing in inclusive programmes, welcoming public spaces, cultural celebrations, community capability, and better access to local services, libraries and community facilities.

Our natural environment remains one of our greatest taonga. With climate impacts becoming more urgent, we must continue to act. While major infrastructure such as the Central Interceptor will help improve water quality, community-led restoration and local climate action are equally important. This draft plan strengthens support for environmental projects, urban Ngāhere growth, sustainability initiatives, and steps toward low-carbon, resilient living.

Transport is also entering a new era with the City Rail Link, the Northwest Busway and other regional investments. Our goal is a transport system that is safe, low-carbon and balanced—supporting local productivity while making it easier for people to travel in ways that work for them.

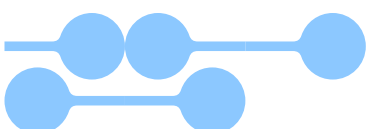
This is *your* draft plan. Have we got the priorities right?

We invite you to read it, reflect on it, and share your feedback. Your insight is essential to shaping the final plan and guiding the work we will undertake on your behalf over the next three years.

A handwritten signature in black ink that reads "Margi Watson".

Margi Watson

Albert-Eden Local Board Chairperson



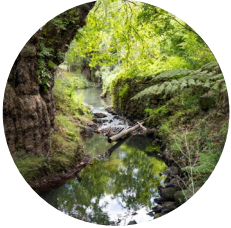
He aronga poto ki tā mātou mahere

Our plan at a glance



Community

A connected, active and proud community that celebrates its stories, people and places.



Natural environment

A healthy environment that is protected, resilient and cared for.



Built environment

A bustling urban community that feels like home.



Economic development

A vibrant destination to work, shop and play.



Transport

A low-carbon, safe transport system that balances people and productivity.

You will find these Auckland-wide commitments woven through our plan:



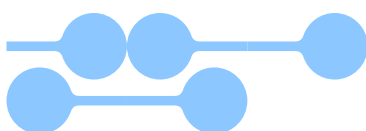
Māori
Outcomes



Climate
outcomes



Equitable
outcomes



Te tirohanga whānui o Te Mahere a te Poari ā-Rohe

Local Board Plan Overview

He kōrero mō tēnei tuhinga

About this document

This local board plan sets out the vision and priorities for our area over the next three years. It outlines our commitments to our community – shaped by what you've told us matters most, and by the role local boards play within Auckland Council.

Te take kei a mātou te mahere nei

Why we have this plan

Local boards are responsible for decisions on local services and activities, and for representing local views on wider Auckland issues.

This plan guides:

what we focus on and fund locally

- how we work with mana whenua, partners, and community organisations
- how we make the best use of local assets such as parks, libraries and community facilities
- where we will advocate to others on your behalf.

Te ara i whakaritea ai te mahere nei

How this plan was developed

To make sure the plan reflects local aspirations, we built on:

- public feedback from the previous local board plan, annual plans and other consultations
- surveys such as People's Panel
- community engagement held in October 2025 to April 2026.

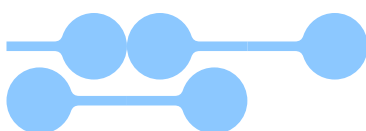
Te ara e tutuki ai ngā whāinga kei te mahere

How the plan will be used

The plan provides direction for the next three years and influences council's wider decision making. To deliver on it we will:

- prioritise budgets and resources to focus on the initiatives in this plan
- work with our partners to deliver on the objectives in this plan.








Visit the [Auckland Council website](#) to find out more about local boards.

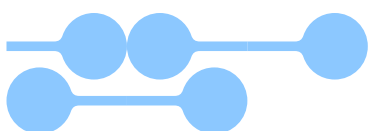


Te Rohe ā-Poari Local board area



MAP LEGEND

-  Local board office
-  Public open space (Unitary Plan)
-  Industrial, commercial and reserve land
-  Motorway
-  Arterial road
-  Medium road
-  Minor road





Movies in the Parks at Potters Park, Balmoral.

Tā mātou ki ngā huanga hei painga mō Tāmaki Makaurau

Our contribution to positive outcomes for Auckland

Local board plans connect local priorities and projects with the wider goals for Auckland. In particular, the local board plan connects with the:

- [Auckland Plan 2050](#) – the 30-year vision for how Auckland will grow and change. This includes the Future Development Strategy.
- [long-term plan](#) – the council’s investment and funding priorities over the next 10 years.
- [annual plan](#) – local funding decisions for each financial year.

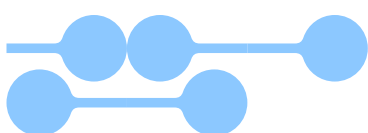
By linking to these wider plans, our local board plan can draw on Auckland-wide opportunities to deliver locally, while ensuring the goals of local communities contribute to Auckland’s shared future.

The **Auckland Plan 2050** sets out six outcomes that describe what Auckland is working towards over the long term. The council’s strategic framework organises all work and spending into **seven investment Areas** to show how these outcomes are achieved.

This local board plan focuses on **five** of those investment areas – the ones where local boards make decisions and can have the greatest influence at a local level.

The strategic framework also identifies three considerations for all decisions and investments:

- Māori outcomes: Honouring Te Tiriti and ensuring Māori thrive in Tāmaki Makaurau



- Climate outcomes: Leading urgent action for a low-emissions, resilient future
- Equitable outcomes: Ensuring all Aucklanders have access to what they need to thrive

These three areas are mutually reinforcing. Improving one of the three required considerations is likely to contribute to improvements in the others.

Ngā huanga Māori

Māori outcomes

Māori identity and culture are Auckland’s unique point of difference in the world.

Māori outcomes describe how Auckland Council supports Māori goals — from partnership and participation to visibility and wellbeing. They also reflect the council’s commitment to Te Tiriti o Waitangi, our statutory responsibilities, and our ongoing relationships with mana whenua and Māori communities across Tāmaki Makaurau.

The refreshed *Tāmaki Ora Māori Outcomes Strategy* reflects the vision that when Māori are well, Tāmaki Makaurau will also be well. *Tāmaki Ora* guides Auckland Council to focus on seven Ora outcomes (wellbeing areas) that mana whenua and Māori communities have told us are important to them:

- Iwi Ora - Iwi wellbeing
- Te Taiao Ora - Environmental wellbeing
- Tuakiri Ora - Cultural identity wellbeing
- Huatau Ora – Future wellbeing
- Te Hapori Ora – Whānau & community wellbeing:
- Whai Rawa Ora – Economic wellbeing
- Marae Ora - Marae vitality

Local boards play a key role in achieving *Tāmaki Ora*. This can be through:

- partnering with mana whenua and Māori communities

- supporting local initiatives that reflect Māori priorities
- embedding Māori identity, language and values into local spaces and activities.

This work will focus on Mana ki te Mana (authority to authority) engagements between local boards and mana whenua. The aim is to build relationships based on respect, shared priorities and mutual recognition for the mana that we each hold.

Local insights

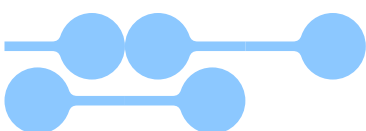
There are 13 iwi and hapū who whakapapa to this area. We acknowledge the importance of direct rangatira to rangatira (leader to leader) engagement. We aim to establish positive working relationships with mana whenua, recognising each and their specific needs and priorities.

There are three mātāwaka marae (urban marae), a kura kaupapa (full immersion te reo Māori school) and three tūpuna maunga (ancestral mountains) in Albert-Eden. These places provide the opportunity to for all whānau to reconnect with their cultural identity through reo (language), tikanga (practices) and mātauranga (knowledge).

Our support of arts and creative projects by local Māori artists, and environmental and awa (stream) restoration provides opportunities to learn more about local history and share stories.

With increased development of the built environment coming to the area, there will also be opportunities for mana whenua to build long-term economic prosperity through the Right of First Refusal process.

Development and infrastructure changes will also enable mana whenua identity to be reflected more strongly in the landscape through design and naming.



He huanga āhuarangi

Climate outcomes

In 2019, Auckland Council declared a climate emergency and adopted *Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan* in 2020. Meeting the goals of this plan requires ambitious action to reduce emissions and adapt to a changing climate.

Local boards contribute by including climate action into everything we do – from community investment and transport choices to restoring the environment and local events. We also support regional initiatives and enable community-led initiatives that build local resilience to the effects of climate change. Climate action also connects with the *Ngā Hapori Momoho / Thriving Communities Strategy 2022-2032*, which recognises that social and environmental wellbeing are closely linked— communities thrive when they have healthy environments, green spaces and can respond together to climate challenges.

Tāmaki Ora also recognises Māori goals around climate leadership and resilience.

Local insights

Albert-Eden communities consistently say climate action and environment projects are a priority.

We have set out a low carbon pathway in our Climate Action Plan. We support households and communities on the ground with taking action to help reduce emissions and create resilient communities.

Waiōrea Community Recycling Centre is a key local facility, along with G-Hub, which has recently become part of the EnviroHub network.

We support environmental restoration in special areas like Te Auauanga / Oakley Creek, Waititiko / Meola Creek, Pt Chevalier Beach and Mōtū Manawa-Pollen Island Marine Reserve, rare lava rock forests and around our tūpuna maunga (sacred mountains). Planting, weeding and pest control is a key focus for many of our volunteers.

Transport choices are a key lever for reducing emissions. We have a good bus, train and cycle network which, with improvement, can mean public and active transport is a safe and easy option for more people. The Tumeke Cycle Space also supports increased use of cycling as a transport option.

As the impacts of climate change become more frequent and severe we need to manage our assets and be prepared for emergencies. Our Shoreline Adaption Plan will help guide our actions along the Pt Chevalier and Waterview coast over the next 30 years. We have significant flood-prone areas and recovery from the 2023 severe weather events will continue in Sandringham, Mt Eden and Epsom. Our Community Emergency Hub network is also growing with groups like GHub, Epsom Baptist Church and Te Mahurehure Marae already on board.

He huanga tautika

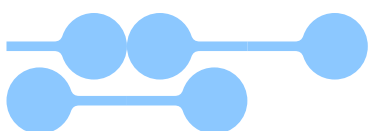
Equitable outcomes

Auckland is one of the most diverse cities in the world, yet not all communities experience the same access to opportunity, wellbeing or resources.

Supporting more equitable outcomes is central to the Auckland Plan 2050. It recognises that the region's success depends on making sure all Aucklanders can be part of and contribute to society, access opportunities and have a chance to develop to their full potential.

Ngā Hapori Momoho | Thriving Communities Strategy 2022-2032 is Auckland Council's regional strategy for a fairer and more sustainable Tāmaki Makaurau where every Aucklander belongs. It reflects what communities say they need to thrive, for Tāmaki Makaurau to be a region where whānau have everything they need to live a good life, where diversity is celebrated, and where all Aucklanders can participate and belong.

At its heart *Ngā Hapori Momoho* focuses on ensuring equitable outcomes for all Aucklanders – guiding Auckland Council to recognise that different groups



and communities need different things to fully participate in the life of our region, and to feel valued, included, and that they belong.

Local insights

Albert-Eden has a diverse population which will continue to change. There are different demographic and geographic groups which face barriers to be able to fully participate and contribute to their local community.

We have a large Asian community who may struggle with language or cultural challenges. There are many newcomers to the area who are not connected to their neighbours or know about services and activities to help them be part of the community.

Younger people often don't feel included in decisions which will affect them, and many older people are experiencing social isolation related to health issues, cost, transport or digital exclusion.

Some people in our community also have different physical or intellectual needs, which may make it

difficult for them to access our services and join activities.




Spaces that are safe and inclusive offer respite and promote community connection for LGBTQI+ and neurodivergent people.

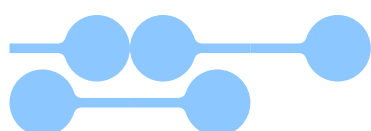
Home ownership is challenging in our area with high land values, so we have a high proportion of renters and more people in unstable living situations.

In Ōwairaka and Waterview more people are living in material hardship. There is also more change occurring in some communities through Kāinga Ora development projects.

Sandringham, Mt Eden and Epsom were hugely impacted by the 2023 severe weather events and communities are still recovering from that socially, mentally and emotionally.

Our goal is to empower our communities and to support different groups with what they need to thrive.

Auckland-wide outcomes		How it's reflected across the plan
 Ngā huanga Māori Māori outcomes	Partnership with mana whenua, Māori identity in local places, support for initiatives that reflect Māori priorities	
 He huanga āhuarangi Climate outcomes	Reducing emissions, protecting biodiversity, building community resilience	
 He huanga tautika Equitable outcomes	Targeted investment, access to services, focus on inclusion and fairness	





The new Point Chevalier Library.

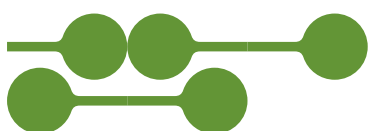
Te hāpori

Community

A connected, active and proud community that celebrates its stories, people and places.

Challenges





- Our community and how they live is changing, so we need to adjust our services and how we provide them to meet these changing needs.
- People's ability to participate and connect is reducing due to the increasing cost of living. Some families are having to stop activities they previously were able to do.
- There are barriers which impact parts of our community: pockets of high deprivation in Waterview and Ōwairaka; a high proportion of renters; high proportion of people who are new to New Zealand or who have language or cultural barriers to participating in civic life.
- Our area is significantly affected by ongoing storms and flooding. Communities in Mt Eden, Epsom, Sandringham and Balmoral are still recovering from the 2023 weather events and storm impacted vacant land could lie unused and create safety and amenity issues. Communities also need to be ready and resilient in case of other emergencies as well.










Opportunities

- We have a diverse community who are interested to learn about each other's culture and migrants are interested to learn about New Zealand history and te ao Māori.
- Our community really values our local facilities, programmes and events, which provide a touch point between council and the community.
- We have established and experienced community groups, dedicated volunteers and a relatively engaged community.
- We can actively consider longer-term needs when making decisions about our facilities and explore options to reduce ongoing costs and make assets work better for our community.




Our Plan

Our 3-year goals (Objectives)	What we plan to deliver in the next 3 years to make this happen (Key initiatives)
We foster Te ao Māori and it is visible in our local places	Nurture our relationships with the iwi and hapū who have an interest in our area:  <ul style="list-style-type: none"> • Te Rūnanga o Ngāti Whātua • Ngāti Whātua o Kaipara Trust • Ngāti Whātua Ōrākei • Te Kawerau ā Maki • Ngāi Tai Ki Tāmaki • Ngāti Tamaoho • Te Ākitai Waiohua • Ngāti Te Ata Waiohua • Te Ahiwaru • Ngāti Pāoa • Ngaati Whanaunga • Ngāti Maru • Ngāti Tamaterā
	Develop a strong relationship with the marae and kura in our area and achieve projects important to them:  <ul style="list-style-type: none"> • Te Māhurehure Marae • Te Noho Kotahitanga Marae • Te Kura Kaupapa Māori o Ngā Maugarongo
	Support local initiatives that celebrate Māori identity and culture and te reo Māori, e.g. celebrating Matariki. 
	Connect volunteers and groups with the Tūpuna Maunga Authority to help with environmental conservation and support the community to 






	learn more about the Tūpuna Maunga (ancestral mountains) in our local area.	
We celebrate diversity, making sure everyone is empowered to participate and feel like they belong	Invest in our community by building their skills and capability, connecting them to resources, networks and funding opportunities.	
	Celebrate different cultures through arts, events and programmes to:	
	<ul style="list-style-type: none"> • allow people to learn about different cultures • celebrate cultural identity • create a sense of belonging and connection. 	
	Support communities to participate in democracy and be involved in local decision-making.	
	Reduce barriers so everyone can be an active part of our community, especially children, young and older people, migrant communities, LGBTQ+ communities, people with physical or intellectual disabilities and transient populations.	
	Work with groups to ensure that our programmes work for everyone and that our spaces feel safe and accessible.	
Our communities are resilient with strong connections to their neighbourhoods and each other	Work with New Zealand Police, community groups and business associations on community safety projects, focussing on local spaces.	
	Help households be ready for an emergency, refresh the Albert-Eden Local Board Emergency Readiness and Response Plan and support marae and groups to join our Community Emergency Hub network.	 
	Support communities at a neighbourhood level including small-scale groups and spaces that build connection across shared interests.	
	Welcome new neighbours and build connections with locals, so everyone feels included and knows they belong.	
	Support communities living, working and playing in local town centres to enjoy and celebrate the unique identity of their area.	
	Work with communities in Mt Eden, Epsom and Sandringham to:	
	<ul style="list-style-type: none"> • recover from the social impacts of flooding and severe weather events of 2023 • navigate the physical changes occurring in their neighbourhoods with housing removal and redevelopment of flooded sites. 	
	Support communities who are experiencing change to come together, have a sense of identity and for everyone to feel like they belong.	



	<p>Work with organisations, such as the Citizens Advice Bureau, that help people to understand their rights and obligations and give people the support they need to take action.</p>	
	<p>Work with organisations, such as Auckland City Mission, Lifewise or Salvation Army, to provide support to people experiencing homelessness, including accommodation facilities, wrap-around services and kai (food).</p>	
<p>People and communities have access to spaces and services that improve their wellbeing, help them learn and meet their changing needs</p>	<p>Make progress towards a new library and community centre hub in Pt Chevalier.</p>	
	<p>Support people of all ages to come together in community hubs and provide free activities in our council spaces.</p>	
	<p>Adapt our programmes in libraries and community centres to better match what communities need and how they use our services.</p>	
	<p>Shift what our asset portfolio looks like by partnering with others, repurposing, integrating or consolidating.</p>	 
	<p>Assess our community lease buildings to make sure they are being well used, will work for our community into the future and help groups connect and share spaces.</p>	
<p>Our community is healthy and active and can include movement and fun in everyday life</p>	<p>Partner with sports codes and schools to increase the number of indoor courts and the quality of sports facilities in our area.</p>	
	<p>Make our parks and public places fun so everyone has space and feels comfortable to play and recreate, especially children.</p>	
	<p>Provide more access to swimming pool space and help our community learn how to be safe in the water.</p>	
	<p>Upgrade our sportsfields and work with others to improve theirs, to get more hours of use in our area.</p>	
<p>Our parks and open space meet the needs of our changing population</p>	<p>Get the most use out of our parks for more people, more types of activities and in more intense weather – both more rain and hotter summers.</p>	
	<p>Improve Chamberlain Park by adding a new local park and walking and cycling paths, restoring Waitītiko / Meola Creek and shifting golf holes to keep an 18-hole golf course.</p>	
	<p>Improve Windmill Park by upgrading the sports courts area, accessways and natural areas and adding more social, bike and play areas.</p>	
	<p>Add more open space to our network and improve links, connections and safety of existing parks through land exchanges or boundary changes.</p>	



	Make the most of land purchased in the flood buy-out by turning any suitable sites into new parks.	
We actively manage climate risks and reduce our environmental impacts	Manage assets which are at risk of coastal hazards and climate change through the Waitematā Harbour West Shoreline Adaptation Plan.	 
	Implement low carbon practices through capital projects when upgrading or developing our assets, for example minimising construction waste or adding renewal energy generation.	

Advocacy

Some local priorities that matter to our community are not part of our direct decision-making role. ‘Advocacy’ is how we influence other governance decision-makers to prioritise the things our community cares about.

What we will advocate for in the next 3 years (Advocacy)	Who we will advocate to
More resources to address the growing need for mental health and emergency housing services in local areas.	Governing Body Central Government
Budget contribution towards the Pt Chevalier library and community centre hub.	Governing Body
Budget through growth funding for brownfields areas to cater for intensification, specially to fill gaps in provision for indoor courts, covered courts, upgrades to sports fields and improving lighting.	Governing Body
Budget to deliver the aquatic facilities we will need to respond to growth in the future.	Governing Body
Work with sport clubs and Sport Auckland on local projects and programmes.	Governing Body Sport clubs Sport Auckland
Increased budget for buying open space, to ensure the shortfalls in service provision in urban areas can be addressed.	Governing Body





Te Auaunga Oakley Creek.

Te taiao māori

Natural environment

A healthy environment that is protected, resilient and cared for.

Challenges

- Pressure on the environment from traffic emissions, greenhouse gases, waste generation, population growth, urban development, sea level rise, invasive pest species and loss of biodiversity and tree canopy cover.
- Climate change is increasing the number of risks communities are becoming exposed to – such as heatwaves, drought and especially flooding, as we saw in the 2023 severe weather events.
- Communities are learning how climate change may affect their lives but are unsure how they can build resilience or what support there is to make changes to their daily lives.







Opportunities

- Significant infrastructure investment will result in real improvements in the environment, such as completing the Central Interceptor and separating stormwater and wastewater.
- Increasing blue-green infrastructure and nature-based solutions can simultaneously reduce flood risk, improve ecological outcomes and deliver community benefits.



- Mana whenua are kaitiaki (guardians) of the environment and have mātauranga Māori (Māori knowledge) to share on environmental and climate change activities.
- Community groups and individuals have a high level of interest and want to learn about climate change and environmental degradation and take action at home, school, work or within their community.
- There are some very special places in our area, such as rare lava rock forests, Pt Chevalier beach, Mōtū Manawa-Pollen Island Marine Reserve, two awa (streams), a waterfall, three maunga (mountains) and protected ecological areas.

Our Plan

Our 3-year goals (Objectives)	What we plan to deliver in the next 3 years to make this happen (Key initiatives)
The health and resilience of our awa (streams), estuaries and harbour improve by caring for the catchment all the way to the coast	Work with others to develop a restoration strategy for Waititiko / Meola Creek to set an overall vision and guide future work along the awa (stream). 
	Work with mana whenua to restore Te Auaunga / Oakley Creek. 
	Support community groups, volunteers and schools to do awa (stream) restoration, pest control and learn about the environment. 
	Work with mana whenua on projects of mutual importance, acknowledging their role as kaitiaki (guardians). 
	Repair landslides and build long-term resilience on our coast and near awa (streams) to reinstate safe community access and make sure these areas are better able to cope with future extreme weather events. 
	Use awa (streams), floodplains and wetlands to help manage stormwater and improve flood resilience, including any blue-green projects. 
Our community is connected to and cares for the local environment	Support community conservation so locals are connected to their environment and can be responsive to local priorities.
	Support planting and restoration in our parks and open space by delivering our restoration plans and the Albert-Eden Urban Ngāhere (Forest) Action Plan.
	Support community-led pest control and biodiversity projects, making ecological corridors which connect different local habitats and providing buffers around rare and sensitive areas.
	Ensure we have lots of places the community can access green spaces and use our parks and paths as a way to connect with nature.



	Incorporate mātauranaga Māori (Māori knowledge) in environmental projects.	
People know how to live low carbon lives and are empowered to take action	Use Waiōrea Community Recycling Centre as a place to bring together community, education and innovation on local waste minimisation and resource recovery work.	
	Support neighbourhood level education and behaviour change projects which aim to reduce climate impacts, such as: <ul style="list-style-type: none"> • EcoNeighbourhoods • Climate Activator, to coordinate community-led climate action initiatives • development of climate action hubs • sustainable food projects. 	
	Support the community to change their travel patterns to include more low carbon options, like walking, cycling, scootering or catching public transport.	
	Support community groups to use environmental practices in their buildings, such as renewable energy generation or capturing rainwater.	

Advocacy

Some local priorities that matter to our community are not part of our direct decision-making role. ‘Advocacy’ is how we influence other governance decision-makers to prioritise the things our community cares about.

What we will advocate for in the next 3 years (Advocacy)	Who we will advocate to
Returning awa (streams) and wetland areas back to their natural state, where they have been changed.	Governing Body
Sustained, long-term budget for flood resilience and blue-green infrastructure, including buying property if needed to allow for catchment-scale solutions.	Governing Body
Protect and act fast against new invasive pest species.	Governing Body Central Government
Planning rules to protect significant ecological areas.	Governing Body
Increase the number of Dark Sky places in Auckland and manage light pollution.	Governing Body DarkSky International





Ōwairaka / Te Ahi-kā-a-Rakataura.

Te taiao kua hangaia

Built environment

A bustling urban community that feels like home.

Challenges




- Transformational change is coming to the Albert-Eden urban landscape through new rules proposed in Plan Change 120: Housing Intensification and Resilience, and the community is not sure what that means for them and their neighbourhoods.
- Pressure on infrastructure and public spaces is increasing as development accelerates, such as in Te Kukūnga Waka (Carrington) and Ōwairaka residential developments.
- The impacts of the 2023 flooding events are still ongoing in our community, both physically with empty houses and sections, and socially for the community and people.
- Unique geology means there are no easy solutions to reducing the risk of flooding in some areas such as Sandringham, Epsom and Mt Eden, and stormwater governance and funding is complex between agencies.
- Kāinga Ora has made changes to the scale of re-development and investment in their housing portfolio, so some of the development we expected to occur in our area is no longer going to happen.





Opportunities

- The City Rail Link opening and future transport projects like Te Ara Hauāuru – Northwest Busway can provide multi-modal transport hubs. Transport-orientated development can result in excellent urban form and enjoyable lifestyles, if we do it well.
- There are water infrastructure projects planned which will relieve pressure on our wastewater system, reducing overflows and therefore improving water quality in awa (streams) and the harbour.
- We can leverage large-scale housing programmes to secure new open spaces, community facilities, and transport connections, ensuring equitable access for high-density neighbourhoods.
- The Waterview Precinct Plan, Newton and Eden Terrace Plan and Integrated Area Plan for parts of Puketāpapa and Albert-Eden (Ōwairaka and Sandringham) provide the long-term frameworks to guide growth and development, ensuring coordinated planning and improved outcomes for communities.
- The history, character and collection of villages in our area helps people feel connected to their neighbourhood.
- Even though some town centres are run down, we have all the ingredients for improvement and re-development.

Our Plan

Our 3-year goals (Objectives)	What we plan to deliver in the next 3 years to make this happen (Key initiatives)
New neighbourhoods have quality community spaces and infrastructure	<p>Complete planning for areas we expect to grow due to changes in Auckland Unitary Plan rules, so we prepare for what services we will need to provide future communities.</p> <hr/> <p>Work with Ministry of Housing and Urban Development and the three Tāmaki Makaurau rūpū of Marutūāhu, Ngāti Whātua and Waiohūa-Tāmaki who are creating Te Kukūnga Waka (Carrington residential development). </p> <hr/> <p>Provide community services for new communities coming to large-scale developments in our area, like Te Kukūnga Waka (Carrington residential development) and University of Auckland Epsom Campus.</p> <hr/> <p>Establish a relationship and work with the developers of the University of Auckland Epsom Campus.</p> <hr/> <p>Deliver actions in the: </p> <ul style="list-style-type: none"> • Waterview Precinct Plan • Newton and Eden Terrace Plan • Integrated Area Plan for parts of Puketāpapa and Albert-Eden <hr/> <p>Work with Kāinga Ora on developments in our area. </p>



	Work with Uptown Business Association, Waitematā Local Board and developers to create a great new community in the development around Maungawhau Station.	
	Bring people and activities into the area around Maungawhau Station so it is well used, lively and feels safe.	
Town centres have a strong sense of identity and connection to place	Complete planning for Pt Chevalier town centre, to respond to development and changes in the area and guide what the town centre could look like in the future.	
	Investigate the development of a civic space in the Mt Albert town centre to create a vibrant heart and strong connection to the Mt Albert Station.	
	Prioritise where physical improvements are needed in town centres across our local board area and address them over time.	
	Work with business associations on short-term and quick improvements to make local town centres look and feel better.	
	Work with business associations and local community groups on projects which celebrate the unique identities of our town centres, bringing locals and visitors together.	
We celebrate the history and character of our neighbourhoods	Work with mana whenua to understand the names, history and stories of local places, so identity and culture can be incorporated into the design of developments and reflected in the landscape.	
	Protect and celebrate our historic heritage by being good stewards of the assets we own and supporting others to care for theirs.	

Advocacy

Some local priorities that matter to our community are not part of our direct decision-making role. ‘Advocacy’ is how we influence other governance decision-makers to prioritise the things our community cares about.

What we will advocate for in the next 3 years (Advocacy)	Who we will advocate to
Budget to buy and develop open space in already urbanised areas, like the central isthmus area.	Governing Body
Budget to plan how best to provide services in the future in response to changes in Auckland Unitary Plan rules which will allow for significant development and population growth.	Governing Body
A mix of housing types and affordable housing in new large-scale developments.	Governing Body Developers
Planning rules which reduce the risk to communities from natural hazards.	Governing Body



Budget to upgrade Dominion Road, improving footpaths, public transport, walking and cycling options and overall look and feel, given no investment has gone into this area for many years.	Governing Body
Pt Chevalier to be a priority urban regeneration location.	Governing Body
Planning rules to protect historic heritage, special character, viewshafts of the tūpuna maunga (ancestral mountains) and sites and places of significance to mana whenua.	Governing Body
Including mana whenua design and identity in new large-scale developments.	Developers
Preservation and use of the heritage building at the northern end of Te Kukūnga Waka (Carrington residential development), working with Marutūāhu and their aspirations.	Marutūāhu
Catchment planning and stormwater management for Meola/Epsom/Mt Eden and Sandringham.	Governing Body
Development on storm affected land compliments the surrounding community and character of the neighbourhood, as well as managing any future flood risk.	Governing Body
Reducing the negative impacts of water infrastructure projects on local communities and using construction as an opportunity to leave parks better than before we started.	Governing Body





Kingsland shops.

Te whanaketanga ā-ōhanga

Economic development

A vibrant destination to work, shop and play.

Challenges

- Congestion and disruption from development and infrastructure improvements have negative impacts on local businesses.
- Employment and GDP growth in the area are lower than elsewhere in the region, and we want to ensure everyone can benefit from the growth of the economy.
- The cost of living is increasing, and we are concerned more of our community are working longer hours and are still experiencing financial hardship.





Opportunities

- Town centres are hubs for local businesses and residents, and population growth means more customers.
- We have a strong network of business associations operating in our area.



- Albert-Eden is a destination location: there are a mix of venues in and nearby our area that host sports games, events, festivals, gigs and concerts, and crowds enjoy a range of food and drinks in local businesses while visiting.
- The opening of the City Rail Link will make it easier for workers and visitors to move in and out of the local board area and provides development opportunities near new or improved transport hubs.
- Along with our focus on retail and hospitality, St Lukes Westfield brings in customers and is a strong employer, Greenlane has a healthcare focus and Morningside has light industrial business.

Our Plan

Our 3-year goals (Objectives)	What we plan to deliver in the next 3 years to make this happen (Key initiatives)
There are a range of options for people to work and do business locally	<p>Procure local businesses and employ local people in local projects.</p> <hr/> <p>Support Māori economic development and Māori businesses. </p> <hr/> <p>Support emerging social enterprises and small businesses for the entrepreneurs within the migrant community. </p> <hr/> <p>Encourage businesses to be resilient and use sustainable business practices. </p> <hr/> <p>Attract new businesses to the area, to create a diverse and resilient business landscape.</p>
Town centres are thriving economic hubs	<p>Invest in the relationship and achieving shared goals with our four Business Improvement Districts:</p> <ul style="list-style-type: none"> • Uptown Business Association • The Fringe District • Mt Eden Village • Dominion Road and Balmoral Chinese Business Association. <hr/> <p>Support and encourage business associations to form, be sustainable and achieve the goals they identify for their business areas.</p> <hr/> <p>Support business associations to build new skills and deliver projects which benefit businesses and town centres.</p> <hr/> <p>Promote the benefits of the City Rail Link opening - the new customers, workers and businesses that can quickly get to our area or into the city centre. </p> <hr/> <p>Minimise disruption and reduce negative impacts on local businesses when construction projects are happening.</p>
Albert-Eden is a vibrant and exciting	<p>Develop an economic action plan for the area which will guide how we can better support Albert-Eden as a regional destination.</p> <hr/> <p>Support arts and events that bring more people to the area and create interest and excitement.</p>



destination to visit	Solidify our place as a major events destination with a unique evening and night-time economy that brings visitors from across Tāmaki Makaurau.
----------------------	---

Advocacy

Some local priorities that matter to our community are not part of our direct decision-making role. ‘Advocacy’ is how we influence other governance decision-makers to prioritise the things our community cares about.

What we will advocate for in the next 3 years (Advocacy)

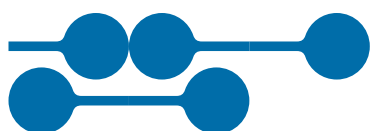
Who we will advocate to

Planning rules which allow a variety of local business, for example light industrial zones or local neighbourhood shops.

Governing Body

Advertise Albert-Eden destinations on trains and at Maungawhau Station to help visitors know the great local places they can visit.

Pending transport reform





Bike shelters at the Waterview Shared Path at Phyllis Reserve.

Tūnuku

Transport

A low-carbon, safe transport system that balances people and productivity.

At the time of developing this draft plan, the Government is progressing the *Local Government (Auckland Council) (Transport Governance) Amendment Bill*, which, if passed, will change how transport is governed and delivered in Auckland. While the details of how transport is to be governed in Auckland are still to be confirmed, our community has told us that safe, reliable, and sustainable transport remains a top priority. The local board will continue to advocate strongly for these priorities and will adapt this section in response to both community feedback and any changes made to the Bill throughout the Parliamentary process.

Challenges

- Road space is constrained which can cause conflict and risks between different uses - parking, walking, cycling, vehicles, public transport.
- Balancing the needs of our community who want to move safely around our local area with others who need to pass through to get to other destinations, like the city centre.
- There are strong and divergent community views on transport issues and how we best manage our road space.



- Making the most of the benefits of the City Rail Link opening means we will need to make changes at level crossings, which can have impacts for community cohesion and connections across the rail line.

Opportunities

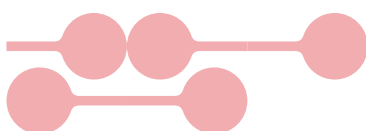
- The opening of the City Rail Link provides even better public transport connectivity and choices, complements our already good public transport network and provides the chance to expand other transport options like walking and cycling.
- Leverage large-scale housing programmes to secure transport connections, ensuring equitable access for high-density neighbourhoods.
- Transport emissions are the biggest opportunity for individuals to make reductions, so making low-emission options safe and easy can have positive environmental benefits.





Our priorities

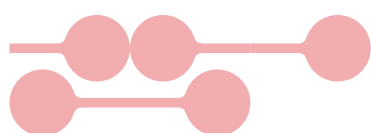
Set out below, are the transport priorities for the Albert-Eden area. In some instances, implementing these may require Governing Body decisions, under the governance arrangements proposed in the *Local Government (Auckland Council) (Transport Governance) Amendment Bill*.

This proposed legislation change is expected to impact on what things might be a part of our direct decision-making role and what things might be considered as advocacy. Due to this uncertainty, the local board’s transport priorities are set out in a single category in this draft plan.

Our 3-year goals (Objectives)	What we want to happen in the next 3 years (Priorities)	
A low-emissions, climate-ready transport system with real travel choices	Provide safe and accessible walking, cycling and micro-mobility options for people to use, including by adding missing links and connections.	
	Promote the City Rail Link opening so people use the trains more and can connect to any other transport options.	
	Make Maungawhau Station people friendly and accessible.	
	Make the street environment around Maungawhau Station high quality, inviting and easy to use, helping people get to the station and into the surrounding urban areas.	
	Ensure the public transport network is safe, reliable and accessible.	
	Make the most of Te Ara Hauāuru - Northwest Busway stopping at Pt Chevalier, both as a transport option and for the town centre.	
	Street upgrades are resilient to climate change by: <ul style="list-style-type: none"> • accommodating more extreme weather • managing stormwater better • providing shade. 	



	Provide the missing walking and cycling connection running east to west across our local board area.	
Transport projects are well-planned, integrated and reflect local needs	Engage with the community early and keep them updated during transport projects.	
	Co-ordinate planning for large scale transport and urban development projects.	
	Balance the needs and impacts on local communities with moving through our area efficiently.	
	Reduce negative impacts on local communities when building large-scale transport infrastructure.	
	Reduce the negative impacts of level crossing removal projects by ensuring local communities can still move around their area and access important facilities.	
	Make the most of level crossing removal projects by adding art, informal recreational or green spaces around any new interchanges.	
	Future transport projects like time of use charging, a new Waitematā Harbour crossing or a new rail line connection provides local benefits and does not negatively impact local communities.	
Risks are reduced so people can move safely around our area	Make changes to roads and intersections to improve safety for drivers, walkers and cyclists.	
	Set safe speed limits to provide a consistent and safe speed environment, working towards survivable speeds on our local roads.	
	Improve safety on public transport and at transport hubs, like train stations and bus stops.	
We share road space and balance the needs of different users	Work with Eden Park to manage the parking and public transport impacts of more events coming to our area.	
	Manage the increasing demand for parking.	
	Ensure footpaths are wide, accessible, and safe.	
	Improve the efficiency of our key road corridors so more people can use them more safely.	



He kōrero take pūtea

Funding information

Local board funding is approved through Auckland Council's budget-setting process. This includes the Governing Body adopting a long-term plan every three years and an annual plan each year.

The Local Board Funding Policy sets out how funding is allocated to local boards for local activities, services and facilities within their decision-making responsibilities.

Funding for local activities, services and facilities is split into:

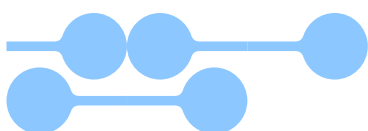
- operating expenditure (opex): to maintain and operate local assets like libraries, pools and parks, and to provide local activities and services
- capital expenditure (capex): to renew and develop local assets.

The priorities in this local board plan will inform decisions about funding that are made through the annual plan process and local board work programmes. This applies to decisions for both operating and capital spend.

Local boards have been allocated decision-making over local levels of service. This means they can prioritise services and initiatives to achieve local objectives, while ensuring costs are managed within the local board's allocated funding.

The financial and levels of service statements in this plan are based on the information included in the Long-term Plan 2024-2034 and the Annual Plan 2025/2026.

The next long-term plan is due to take effect from 1 July 2027. This could change funding for operating and capital spend in our area and will affect how we achieve the goals set out in this local board plan.



Kaupapa ā-rohe me ngā paerewa ā-mahi

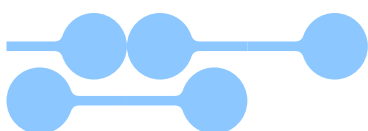
Levels of service

The Long-term Plan 2024–2034 outlines the decision-making responsibilities of local boards, as set out in legislation or allocated to the local boards. These responsibilities are grouped into local activities and described through levels of service statements. The following table summarises the local activities and levels of service for this local board area.

Local Activities	Level of service statements
<p>Local community services</p> <p>We support strong, diverse, and vibrant communities through libraries and literacy, arts and culture, parks, sport and recreation, and events delivered by a mix of council services, community group partnerships and volunteers</p>	<p>Enable a range of choices to access community services and recreation opportunities.</p> <p><i>Provide opportunities for communities to lead and deliver their own initiatives. *</i></p> <p>Provide urban green spaces (local parks, paths and Ngāhere) and access to the Coast</p>
<p>Local planning and development</p> <p>We support local town centres and communities to thrive by developing town centre plans and development, supporting Business Improvement Districts (BIDs), heritage plans and initiatives</p>	<p>Facilitate economic development opportunities and promote Auckland as a destination (<i>Support a strong economy. *</i>)</p>
<p>Local environmental management</p> <p>We support healthy ecosystems and sustainability through local board-funded initiatives such as planting, pest control, stream and water quality enhancements, healthy homes, and waste minimisation projects.</p>	<p>Protect, improve and minimise risks to the natural environments and cultural heritage.</p>
<p>Local governance</p> <p>Activities in this group support the local board to engage with and represent their communities and make decisions on local activities. This support includes providing strategic advice, leadership of the preparation of local board plans, support in developing the local board agreements, community engagement including relationships with mana whenua and Māori communities, and democracy and administrative support.</p>	<p>Lead Council Group response to partnership and participation of Māori in decision making and deliver Māori outcomes (<i>Respond to the needs and aspirations of mana whenua and Māori Communities. *</i>)</p>

** Levels of service statement from Local Board Agreement.*

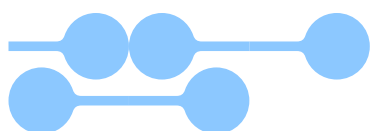
The statement of service provision, default levels of service statements, performance measures and performance targets from our last long-term plan can be found in section 2.6 in [volume 2 of the 10-Long-term Plan 2024-2034](#). The local board’s performance measures and performance targets, can be found in the Albert-Eden Local Board Agreement 2025/2026 which is available as part of the [Annual Plan 2025/2026](#).



Setting priorities and making ‘trade-offs’

The local board will use this plan to inform how it prioritises resources, services and activities in the local area over the next three years. In doing so, it will take into account rising costs, limited resources and changing community needs. When making financial decisions, the local board will:

- prioritise actions that most strongly contribute to achieving the intended outcomes and goals of this local board plan
- consider value for money when making decisions about local services and assets within its decision-making responsibilities
- consider advice on ways to increase funding for services, activities and facilities from sources other than rates where appropriate,
- consider advice on opportunities to work with other local boards and external partners, where this supports shared goals
- consider advice on the ongoing suitability, performance and community value of local assets



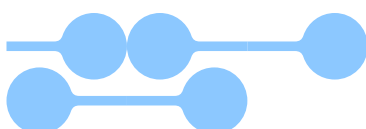
Tirohanga take pūtea whānui

Financial overview

The estimated costs shown in the table below for major service priorities are high level only. Updated figures are provided through the long-term plan and annual plan processes.

\$ 000	2026/2027	Indicative 2027/2028	Indicative 2028/2029	Indicative 2029/2030
Operating funding				
General rates	19,723	20,196	20,623	21,002
Targeted rates	759	649	661	673
Fees and charges	2,245	2,295	2,370	2,430
Other revenue	236	224	229	233
Total operating funding	22,963	23,364	23,883	24,338
Operating expenditure				
Community services (Community)				
Libraries	2,610	2,663	2,716	2,770
Pools and Leisure	463	444	423	408
Maintenance	10,282	10,484	10,670	10,883
Utilities	914	1,147	1,290	1,326
Other community expenses	6,632	6,661	6,739	6,889
Local Environmental Management (Natural Environment)				
Local Planning				
BIDs	775	662	674	687
Local Governance	1,102	1,117	1,176	1,176
Total operating expenditure	22,963	23,364	23,883	24,338
Net operating funding	0	(0)	(0)	(0)
Capital funding				
Increase in debt	7,902	12,969	8,610	8,781
Total capital funding	7,902	12,969	8,610	8,781
Capital expenditure				
Community services (Community)	7,902	12,969	8,610	8,781
LBP priority significant capital project – if applicable				
Total capital expenditure	7,902	12,969	8,610	8,781
Net capital funding	0	0	0	0

The local board's latest funding impact statement can be found in the Albert-Eden Local Board Agreement 2025/2026 which is available as part of the [Annual Plan 2025/2026](#).



Ngā Mema o tō Poari ā-Rohe o Albert-Eden

Your Albert-Eden Local Board members



Margi Watson

Chairperson

Phone: 021 287 8333

margi.watson@aucklandcouncil.govt.nz



Christina Robertson

Deputy Chairperson

Phone: 021 194 0621

christina.robertson@aucklandcouncil.govt.nz



Kendyl Smith

Phone: 027 368 9876

kendyl.smith@aucklandcouncil.govt.nz



Jack Tan

Phone: 09 884 2028

jack.tan@aucklandcouncil.govt.nz



Jose Fowler

Phone: 021 369 537

jose.fowler@aucklandcouncil.govt.nz



Emma McInnes

Phone: 027 254 1557

emma.mcinnnes@aucklandcouncil.govt.nz



Jacqui Tay

Phone: 027 231 2043

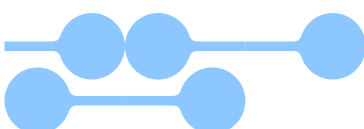
jacqui.tay@aucklandcouncil.govt.nz



Michelle Thorp

Phone: 027 228 1383

michelle.thorp@aucklandcouncil.govt.nz





Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw or omission contained in it.
© 2026 Auckland Council, Albert-Eden Local Board

Tāmaki Turuki.
Altogether Auckland.

