



LOCAL BOARD SERVICES

E mahi ana mātou i te mahi mō Tāmaki Makaurau

Funding Auckland's Storm Recovery and Resilience

Local Board Input

September 2023



Contents

Albert-Eden Local Board	3
Aotea / Great Barrier Local Board	6
Devonport-Takapuna Local Board.....	7
Franklin Local Board.....	10
Henderson-Massey Local Board.....	12
Hibiscus and Bays Local Board.....	14
Howick Local Board	15
Kaipātiki Local Board.....	16
Māngere-Ōtāhuhu Local Board.....	18
Manurewa Local Board.....	20
Maungakiekie-Tāmaki Local Board.....	21
Ōrākei Local Board.....	24
Ōtara-Papatoetoe Local Board	25
Papakura Local Board	26
Puketāpapa Local Board.....	29
Rodney Local Board.....	30
Upper Harbour Local Board.....	31
Waiheke Local Board.....	32
Waitākere Ranges Local Board	33
Waitematā Local Board.....	35
Whau Local Board	37

Albert-Eden Local Board

Resolution number AE/2023/1

MOVED by Chairperson M Watson, seconded by Deputy Chairperson K Smith:

That the Albert-Eden Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) whakarite / provide the local board’s feedback as outlined in the tabled document.

CARRIED

Albert-Eden Local Board feedback on Funding Auckland’s Storm Recovery

28 September 2023

1. Auckland Council and central government have reached a proposed package to increase the total investment into Auckland’s recovery efforts, with around \$2 billion of co-funding for:

- necessary repairs to the transport network,
- improvements to reduce risks from natural hazards, and
- the one-off voluntary buy-out of around 700 homes that pose an intolerable risk to life.

Central government would provide up to \$1.1 billion in new and reprioritised existing funding, with the council contributing up to \$908 million from its sources.

Do you support the council accepting the proposed funding package?

YES

Noting that Auckland Council is unable to afford the resulting projects on its own and the improvements and repairs needed are essential to the on-going viability of parts of the city.

2. Category 3 properties are not safe to live in because the risk from future flooding or landslips is intolerably high, and no options are available to reduce the risk at an acceptable cost. In purchasing these properties, we will have some decisions to make.

How we define category 3 residential properties

We need to consider whether we should make different provisions for holiday homes and rentals that are assessed as being in category 3, compared to primary residences. We will not be purchasing non-residential properties

Council could consider rental homes as part of the package given that c46% (2018 census) of homes in the Albert-Eden Local Board area are rented and this will have an impact on peoples lives.

<p>How we set the buy-out price</p> <p>If our starting point is to take a ‘fair value’ approach, we need to decide how we assess that. Using capital value (the valuation that helps us to assess rates bills) would be the quickest option but wouldn’t necessarily reflect the true market value of every individual house. Establishing market value would be a much slower option: it could delay the process and would add further administrative costs. We could adopt a hybrid approach that gets most of the money to homeowners sooner and allows the balance to be resolved through valuation. Other alternatives would be to offer a fixed sum to all category 3 homeowners or establish a sliding scale of payment based on hardship.</p>	<p>Support the capital value option as it allows people to move on with their lives more quickly.</p>
<p>The size of owner contributions</p> <p>Like all investments, property ownership carries risks. Aucklanders, through Auckland Council, do not guarantee owners against loss. Auckland Council will need to consider whether to offer 100% of the value of the property, or a lesser amount, provided we can meet our objective of removing people from situations of intolerable risk. This could take the form of a cap on buy-out offers above a certain amount.</p>	<p>Support a cap on buy-out prices.</p>
<p>What we do about insurance settlements, and uninsured and underinsured properties</p> <p>Government and council contributions are intended to ‘top up’ rather than replace any amounts received through private insurance or EQC (Earthquake Commission). We still need to decide how this would work in practice. We also need to determine a fair outcome both for homeowners and for the Aucklanders who will have to fund buy-outs. This will mean we need to consider if Aucklanders who had no insurance or limited insurance should receive more, less or the same as other category 3 homeowners</p>	

3. As climate change increases the risk of severe weather events, Auckland Council will not be in a position to continue to buy-out other flood- and slip-affected homes. We are advocating to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster. Would you support Auckland Council advocating for the establishment of national schemes for these purposes?

Support

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We are aware that the areas affected in these events especially the Auckland Anniversary Floods were only a small proportion of the homes in flood plains or overland flood paths.

Aotea / Great Barrier Local Board

Resolution number GBI/2023/99

MOVED by Chairperson I Fordham, seconded by Deputy Chairperson P O'Shea:

That the Aotea / Great Barrier Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) support Auckland Council agreeing to the funding package.

Devonport-Takapuna Local Board

Resolution number DT/2023/179

MOVED by Chairperson T van Tonder, seconded by Member M Powell:

That the Devonport-Takapuna Local Board:

- a) support the funding package proposed by the Crown and Council for the repair of storm damaged transport infrastructure and Category 3 buyouts.
- b) recommends additional Crown funding be sought to deliver the Making Space for Water programme noting that:
 - i. we are yet to see a comprehensive list of necessary stormwater improvements in our Local Board area that will remediate all areas that were impacted by the Auckland Anniversary weather events, including Castor Bay (Beach Road & Braemer Stream), Bayswater Peninsula (Beresford), Brian Byrnes (Inga Road), Milford (Shakespeare and Alma), Sunnynook and parts of Devonport (including Lake Road), and as such we are not certain that these upgrades are funded or prioritised in this programme.
 - ii. there will be a significant cost to Council to resource this programme of work especially given the requirement for specialist staff.
 - iii. notes that the Crown contribution per capita is far lower for Auckland at \$233.53 per person, when compared to \$1,143.26 per person in the Hawkes Bay region (Hastings and Napier received \$203.5m for a combined population of 178,000).
- c) Transport
 - i. requests that roads which service the largest residential populations are prioritised. Roads leading to holiday homes or low-density housing would be lower priority.
- d) Making space for water
 - i. recommend that building and resource consents in areas upstream of flooded catchments be urgently reviewed to ensure no further stormwater impacts are created downstream from future development.
 - ii. strongly recommend that new building and resource consents proposed in flood prone areas are not granted by Auckland Council planners until new planning tools are developed that addresses the need for risk mitigation and resilience.
 - iii. recommend increased monitoring of existing consents in areas upstream of flooded catchments to ensure best practice storm water management is delivered and signed off by stormwater experts.
 - iv. recommend mana whenua, community groups and local residents are directly involved in local resilience projects due to their specialist local knowledge.
 - v. request that stormwater maintenance, street sweeping, and catchpit cleaning schedules are made available to the public so they can see when their drains have most recently been cleaned or are scheduled for their next clean.

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- vi. request a list of all proposed stormwater upgrades be made publicly available so the Local Board and residents can be kept informed of proposed infrastructure upgrades.
- vii. strongly recommend better coordination between departments of council, including Watercare, Plans and Places, Healthy Waters, and Auckland Transport when addressing the proposed programme of work through Making Space for Water.

e) Buyout

- i. note insurers such as State Insurance have publicly declared Category 3 homes are now uninsurable. We acknowledge the stress that this will cause to impacted homeowners and support expediting the categorisation and buyout process
- ii. recommend that an independent arbitration process is established to review any appeals to the categorization process
- iii. recommend owner-occupied properties are prioritized, with lower priority being rented (investment properties) and holiday homes.
- iv. recommend properties that can create flood mitigation to neighbouring properties are prioritised. Eg: Flood water retention area created once house is removed.
- v. recommend the use of a hybrid setting of the buyout price if Auckland Council and the homeowner do not agree on the price within 8 weeks of the initial offer. If hybrid process is needed, consider a payout initially of 90% of the capital value to at least allow the homeowner to have some financial certainty. The remaining 10% can be further negotiated.
- vi. recommends an agreement is established with Crown on additional costs relating to property buy-outs, including if the total cost is higher than currently estimated, the cost of property removal or demolition, and the cost of repurposing the land.
- vii. recommends that the total purchase amount excludes any insurance payout already spent on the house to make it habitable as the homeowner had to have a place to live. Any unused insurance payout should to be taken off the total settlement amount.
- viii. request an update on the total number of category 3 properties in our Local Board area

f) Other

- i. note that many impacted residents struggle to understand Council process or Council speak, and that our older residents and migrants will benefit from face-to-face communication, rather than written correspondence. As such we recommend employment of additional empathic staff who can communicate in common languages to support impacted homeowners to understand the process and their rights.
- ii. note that Auckland Council will, in future, take a position that it is not responsible for purchasing properties impacted by future weather events and as such, recommend the delivery of a strong public awareness campaign so that homeowners grow to understand their own hazards and the steps they can take to mitigate risk.
- iii. support Auckland Council working with the Crown and advocating for a robust and effective programme of managed retreat and climate resilience to fortify our city (and our Country) against future climate disaster.

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- iv. note that the Council share of cost will initially be debt funded.
- v. do not support a local targeted rate for local stormwater improvements; and instead consider that the cost should be shared across Auckland, given the whole city's stormwater infrastructure ought to be fit for purpose for today and the future.
- vi. request that when agreement has been reached with property owners, the Local Board is notified.
- vii. request that once agreement for buyout has been reached, that property removal is undertaken with immediacy to avoid derelict and abandoned houses.
- viii. recommend that a plan is developed in consultation with local boards on the future use and maintenance of the land that remains following buyout to mitigate the risk of the land becoming unkempt.
- ix. circulate these resolutions to the local MP's for the North Shore, Northcote, and Te Tai Tokerau, and the Cyclone Recovery Spokespeople for the major parties.
- x. acknowledge this incredibly challenging time for the people in our community who have been badly impacted from the severe weather events of 2023.

CARRIED

Franklin Local Board

Resolution number FR/2023/2

MOVED by Chairperson A Fulljames, seconded by Member S Druyven:

That the Franklin Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / provide the following feedback on whether the local board supports Auckland Council agreeing to the funding package:
 - i. support in principle
 - ii. note that while the government will only part fund, and that significant additional funding is required from Auckland Council, recovery needs to happen as quickly as possible
- c) whakarite / provide the following feedback on features of the package:
 - iii. note that Franklin properties and roads were also affected with homes flooded, slips, one lane roads with communities cut off due to the January and February weather events, and would expect projects in the Franklin area to be covered by any additional funding or services
 - iv. support flood Intelligence tools to support residents that will always need to live through times of flooding (e.g. Wairoa River flood level texts, flood markers on roads that regularly flood, fixed gates for fast and cost effective road closures).
 - v. request the Whangapouri Stream pedestrian safety culvert upgrade at Jutland Rd, Pukekohe, be upgraded to better serve the surrounding residents and provide a safe walking route to schools, and that the wider dry basin catchment be assessed to ascertain if it performed as intended during the January weather events.
 - vi. request further compliance services be put in place to monitor and restrict landform changes that impact current and create new overland flow paths.
 - vii. support more frequent street sweeping and catchpit cleaning and request an increase of service for maintenance of roadside stormwater drains in rural areas, which have not been maintained since amalgamation.
 - viii. request clearing of debris in streams and rivers that impacts on downstream villages/settlements to maintain good flow to the sea, nothing this may also be through council facilitating community stream clean ups and working alongside landowners.
 - ix. support lobbying for a central government national scheme be set up for future events, and a process for managed retreat before a disaster occurs.
 - x. agree that blue-green networks are required at pace to rehabilitate streams and overland flow path management.

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- xi. do not support deferring council capital spending particularly in areas of residential growth, where facilities are non-existent or nearing capacity.
 - xii. do not support local board budgets taking further reductions.
 - xiii. support raising awareness of flood risks and overland flow paths, especially as Franklin's towns, settlements and villages expand with new residents from more urban areas with no experience of living in areas that regularly flood.
- d) whakarite / decline to provide feedback on the design of the Category 3 buyout process.

CARRIED

Henderson-Massey Local Board

Resolution number HM/2023/109

MOVED by Deputy Chairperson B Loader, seconded by Member B Brady:

That the Henderson-Massey Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) acknowledge that Auckland's recovery from the severe weather events of early 2023 is extremely complex and going to require significant investment. We also acknowledge the use of Councils short-term borrowing to get the infrastructure repairs and the category 3 buy-out process moving as quickly as possible.
- c) tuhi ā-taipitopito / note that the January and February flood and storm events have had a huge impact on our local communities and on individual families, with several households experiencing their homes being destroyed for a second time in 17 months. Early evidence indicates the largest cluster of Auckland's Category 2 and Category 3 properties are in the Henderson-Massey local board area, these homes are around Henderson, Rānui and Swanson. Several of these properties were badly damaged in August 2021 when streams such as Momutu, Swanson and Waimoko burst their banks. We acknowledge these residents whom many had only just moved back into their properties after having completed extensive repairs, only to be driven out again in the Auckland anniversary floods. These communities need solutions to move forward with certainty, as quickly as possible.
- d) whakarite / provide the following feedback to the Governing Body on the funding package that has been provisionally agreed with central government.
- e) tautoko / support in principle the proposed agreement for a \$2 billion storm recovery funding package, to be co-funded between central government and Auckland Council.
- f) tautoko / support an approach guided by decisions that are simple, fair, cost-effective, timely, and give certainty to affected Aucklanders and ask that those properties affected by the 2021 and 2023 floods be prioritised.
- g) tautoko / support a locally lead response with Auckland Council taking the lead in the design and implementation of any package.
- h) tono / request a hyper-local community lead response specifically for West Auckland.
- i) tautoko / support Auckland council's advocacy to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster.
- j) tautoko / support the 'blue-green networks' in areas with critical flood risks, and the rehabilitation of streams such as Swanson, Opanuku, Waimoko, so that they are more resilient to floods. We acknowledge the Waitakere city council's Project Twin Streams modal that was unique in its size

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and scale to purchase properties threatened by flooding. Flood plains are essential for the health of waterways as they absorb a lot of extra water to help slow the water's flow.

k) tautoko / support an increase of stormwater maintenance and overland flow path management prioritising Auckland's most flood prone streams, which include but are not limited to:

- Momutu Stream
- Waimoko Stream
- Swanson Stream
- Opanuku Stream
- Paremuka Stream
- Oratia Stream
- Te Wai-o-Pareira / Henderson Creek

CARRIED

Hibiscus and Bays Local Board

Resolution number HB/2023/3

MOVED by Member A Poppelbaum, seconded by Member J Law:

That the Hibiscus and Bays Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / provide the following feedback as input into the development of Auckland Council’s submission on the Emergency Management Bill:
 - i. tuhi ā-taipitopito / note that the public consultation is still underway, making it difficult for the Local Board to understand the views of the local community. We request that Auckland Council listen and respond to local input into this decision
 - ii. tautoko / support Auckland Council agreeing to the funding package
 - iii. aroha nui / express concern that there will be insufficient funding for property buyouts
 - iv. kohuki / consider that the central government contribution should have been substantially higher percentage than the Auckland Council percentage, as it should for all disaster relief and recovery
 - v. tuhi ā-taipitopito / note the need for a pragmatic, timely and not overly complex end to these buyouts will be important to those property owners impacted and involved in the process
 - vi. tuhi ā-taipitopito / note that Auckland Council will administer the buyout process from start to finish, including the purchase and removal of homes and the ongoing land management. But it isn’t clear what the cost of this administrative overhead is and whether it has this been factored into the total proposed buyout fund
 - vii. tautoko / support Auckland Council advocating to central government to establish an ongoing national scheme to support recovery from future events, and to put in place better processes for managed retreat.

CARRIED

Howick Local Board

Resolution number HW/2023/181

MOVED by Chairperson D Light, seconded by Member P Young:

That the Howick Local Board:

- a) provide the following feedback:
 - i. note that the public consultation is still underway, making it difficult for the Board to understand the views of the local community. We request that Auckland Council listen and respond to local input into this decision.
 - ii. support Auckland Council agreeing to the funding package for the following reasons:
 - A. significant investment is required to address the impact of the extreme weather events and this deal will reduce the financial burden on Auckland Council
 - B. the package includes funding to improve resilience through Making Space for Water.

CARRIED

Kaipātiki Local Board

Resolution number KT/2023/165

MOVED by Member E Hannam, seconded by Deputy Chairperson D Grant:

That the Kaipātiki Local Board:

- a) note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) support Auckland Council agreeing to the funding package, and provide the following feedback:
 - i. we believe the central government contribution should have been substantially higher percentage of the \$2 billion package than the Auckland Council percentage, as it should for all disaster relief and recovery.
 - ii. we request that the majority of funding to go towards the tangible delivery of projects rather than back-office expenses, such as consultant fees.
 - iii. we request that priority is given to protect areas vulnerable to flooding such as the Wairau Valley, and also to protect existing council park assets, such as bush tracks and infrastructure, as well as natural streams.
 - iv. we support the Making Space for Water programme, including the proposed addition to the “blue-green network” in Totara Vale.
 - v. we request that funding from the package is not used to justify any reduction or off-set of local board budgets, such as capex renewals.
- c) provide the following feedback on the design of the Category 3 buyout process:
 - i. we support the proposed Category 3 buy-out scheme.
 - ii. we note that Auckland Council will administer the buyout process from start to finish, including the purchase and removal of homes and the ongoing land management. But it isn't clear what the cost of this administrative overhead is and whether it has this been factored into the total proposed buyout fund.
 - iii. we believe that uninsured and underinsured people should receive the same or less funding than insured. It is unfair to penalise insured people for doing the right thing. This was a concern during the immediate response when insured had to pay for their clean up and the uninsured didn't, despite people with insurance not having received a payout at the time or necessarily had their own money available to cover those expenses.
 - iv. we note that the buyout proposal is for residential properties and that non-residential properties are excluded from the scheme. Investment to maintain vital light industrial areas such as Wairau Valley will require roading and water infrastructure investment which should be considered as part of the work programme.
 - v. assuming this funding package is adopted by the Auckland Council, we note that voluntary buyouts for Category 3 properties will begin in November 2023. We consider a definitive

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deadline date to complete all buyouts should be published to encourage urgency in homeowners' decision-making process.

- vi. we note the proposal is silent on Category 2 or Category 1 properties abut a Category 3 property, and whether consideration may be given to buying out adjoining properties.
 - vii. we note that this is a 'one-off- response, but recommend that Auckland Council consider policies ad funding arrangements further similar catastrophic events.
- d) support Auckland Council advocating to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster.
- e) request urgent funding and prioritization to fix essential portions of the road network that are vulnerable to weather events, including the motorway junctions at 417 (Tristram Avenue offramp and on-ramp) and 419 (Northcote Road off-ramp), and the motorway between 421 (Onewa Road) and 420 (Esmonde Road), all of which are prone to significant flooding causing motorway closures.

CARRIED

Māngere-Ōtāhuhu Local Board

Resolution number MO/2023/116

MOVED by Chairperson N Bakulich, seconded by Member M Kolo:

That the Māngere-Ōtāhuhu Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / provide the feedback on Funding Auckland's Storm recovery tabled at the meeting as Attachment A.

CARRIED

Funding Auckland's storm recovery and resilience – Māngere-Ōtāhuhu feedback

That the Māngere-Ōtāhuhu Local Board:

1. tautoko / support Auckland Council's efforts to address the destruction caused by the severe weather events in January and February 2023 and agreeing to a funding package with central Government.
2. tuhi ā-taipitopito / note that the board has been asked to provide feedback before public consultation ends making it difficult for the local board to accurately represent and reflect the views of the Māngere-Ōtāhuhu area. To further compound this, some residents with language barriers or shift work schedules may struggle to engage within this tight timeframe, potentially leading to a less comprehensive community representation.
3. tautoko / support prioritising accuracy and inclusiveness, especially in vulnerable communities like Māngere-Ōtāhuhu by taking the necessary time to reach out to impacted areas to ensure Auckland Council captures all perspectives and needs as not all communities and people find engaging with council processes easy and therefore council needs to ensure all efforts are made to reach those groups to guarantee those who are affected have every available opportunity to access the buy-out
4. tautoko / support funding going to the three main areas:
 - a. restoring the transport network
 - b. making Space for Water and other resilience projects including i. Harania Creek and Te Ararata Greenway
 - i. Moyle Park water catchment project
 - ii. privately owned water courses needing remediation work that is beyond the capabilities of the landowner
 - c. the buyout of Category 3 homes

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5. tautoko / support the proposal to focus on primary residential properties, ensuring that families and individuals who live in these homes are given the attention and assistance they need to recover and rebuild, so these families can bounce back and thrive
6. tautoko /support an equitable and streamlined buy-out process for Category 3 properties to establish a fair and efficient method for determining the buy-out price of Category 3 properties, with sufficient safeguards so that people who have the means to commission third party expert advice don't get an unfair advantage in buyout negotiations at the expense of homeowners with less financial means to access similar advice
7. acknowledge that balancing the interests of homeowners and the community while addressing safety concerns and insurance settlements is a complex task and:
 - a. tautoko/support a case-by-case assessment of individual homeowner situations
 - a. acknowledge Government and council contributions are intended to 'top up' rather than replace any amounts received through private insurance or EQC (Earthquake Commission), however some leniency should be considered for those on very low incomes and for those with little or no insurance to ensure they are restored to pre-weather event situations
8. tautoko / support Auckland Council advocating to central government to establish a national scheme to support recovery to ensure that measures are in place to make the region more resilient to future weather events and developing better processes for managed retreat in advance of disasters.
9. Is concerned about the financial challenge to Auckland ratepayers, especially lower income ratepayers on meeting the cost of this package and request that proposals on meeting this cost takes into account the ability of lower income residential ratepayers to meet this cost.

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Manurewa Local Board

Resolution number MR/2023/4

MOVED by Chairperson G Murphy, seconded by Member R McLean:

That the Manurewa Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakahē / decline to provide feedback on whether the local board supports Auckland Council agreeing to the funding package.

CARRIED

Maungakiekie-Tāmaki Local Board

Resolution number MT/2023/133

MOVED by Member P McGlashan, seconded by Member D Allan:

That the Maungakiekie-Tāmaki Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / provide feedback on the proposed funding package and Category 3 buyout process as per Attachment A as tabled in the final minutes.

CARRIED

Attachments

A 26 September 2023, Maungakiekie-Tāmaki Local Board: Item 15 - Funding Auckland's Storm Recovery and Resilience - Maungakiekie-Tāmaki Local Board feedback on Funding Auckland's Storm Recovery

Maungakiekie-Tāmaki Local Board feedback on Funding Auckland's Storm Recovery

26 September 2023

1. Auckland Council and central government have reached a proposed package to increase the total investment into Auckland's recovery efforts, with around \$2 billion of co-funding for:

- necessary repairs to the transport network,
- improvements to reduce risks from natural hazards, and
- the one-off voluntary buy-out of around 700 homes that pose an intolerable risk to life.

Central government would provide up to \$1.1 billion in new and reprioritised existing funding, with the council contributing up to \$908 million from its sources.

Do you support the council accepting the proposed funding package?

Yes, in principle.

While we acknowledge that there are cost of recovery that need to be met, we are concerned about how the council contributions will be met. The sale of the airport shares was agreed with the promise of keeping debt lower. This principle needs to be upheld when considering future budgets.

For the future, we need to establish more sustainable ways to support homeowners in response to natural disasters in a way that does not overburden local governments. While Auckland has a big local council, we need to ensure ratepayers are not 'paying twice' where other New Zealanders might receive more central government support.

2. Category 3 properties are not safe to live in because the risk from future flooding or landslips is intolerably high, and no options are available to reduce the risk at an acceptable cost. In purchasing these properties, we will have some decisions to make.

How we define category 3 residential properties

We need to consider whether we should make different provisions for holiday homes and rentals that are assessed as being in category 3, compared to primary residences. We will not be purchasing non-residential properties

Support all residential properties being considered for buy outs.

All residential properties have the same ability to house people. They pay their fair share of rates. We don't want to see abandoned properties that impact visual amenity and health and safety risks, including during future weather events. There is a risk that excluding some homes from buyouts could negatively impact the value of surrounding homes.

How we set the buy-out price

If our starting point is to take a 'fair value' approach, we need to decide how we assess that. Using capital value (the valuation that helps us to assess rates bills) would be the quickest option but wouldn't necessarily reflect the true market value of every individual house. Establishing market value would be a much slower option: it could delay the process and would add further administrative costs. We could adopt a hybrid approach that gets most of the money to homeowners sooner and allows the balance to be resolved through valuation. Other alternatives would be to offer a fixed sum to all category 3 homeowners or establish a sliding scale of payment based on hardship.

Support prioritising getting the bulk of money out to homeowners as soon as possible.

Support a hybrid approach to then top up payments to the appropriate valuation.

Recommend using methods already tried and tested like the formula used in the Public Works Act to minimise Auckland Council's risk of litigation.

The size of owner contributions

Like all investments, property ownership carries risks. Aucklanders, through Auckland Council, do not guarantee owners against loss. Auckland Council will need to consider whether to offer 100% of the value of the property, or a lesser amount, provided we can meet our objective of removing people from situations of intolerable risk. This could take the form of a cap on buy-out offers above a certain amount.

Support the consideration of homeowner contributions, taking into account public feedback.

<p>What we do about insurance settlements, and uninsured and underinsured properties</p> <p>Government and council contributions are intended to ‘top up’ rather than replace any amounts received through private insurance or EQC (Earthquake Commission). We still need to decide how this would work in practice. We also need to determine a fair outcome both for homeowners and for the Aucklanders who will have to fund buy-outs. This will mean we need to consider if Aucklanders who had no insurance or limited insurance should receive more, less or the same as other category 3 homeowners</p>	<p>Support government contributions as ‘top ups’ rather than replacement of any insurance funds.</p> <p>Recommend considering the learnings from approaches used in response to the Christchurch Earthquake.</p>
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<p>3. As climate change increases the risk of severe weather events, Auckland Council will not be in a position to continue to buy-out other flood- and slip-affected homes. We are advocating to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster. Would you support Auckland Council advocating for the establishment of national schemes for these purposes?</p>
<p>Strongly support</p>
<p>We need to ensure we are future proofing our city for the potential of more frequent weather events.</p>

Ōrākei Local Board

Resolution number OR/2023/5

MOVED by Chairperson S Milne, seconded by Member T Churton:

That the Ōrākei Local Board:

- a) provide the tabled feedback on the Funding Auckland's Storm Recovery and Resilience report.

CARRIED

Ōrākei Local Board Feedback on Funding Auckland's Storm Recovery and Resilience

A number of residents in the Ōrākei Local Board area were impacted by the cataclysmic weather events earlier this year. The council response was slow, disconnected and traumatising for people who had no access to their homes and were worried about safety, security, and the future.

1. Ōrākei Local Board note that the communication was not adequate, and many people felt stranded with no access to services to help them navigate the status of their house, what had happened with respect to council owned land and how to remediate issues.
2. The board notes that charging rates and making people, particularly the elderly, try and navigate a complex payment schedule reflected inadequate judgement. Other councils did it better.
3. The board strongly supports extensive consultation with our constituents and clear explanation of the difference between “risk to life” and less immediate human consequences.
4. The board notes there is a lot of disquiet about the lack of integration of rental property and holiday home coverage under the present scheme. The distinction between the status of various properties would seem to be unrelated to their actual “sticker status.”
5. Ōrākei local board would like more clarification and justification regarding the buyout scheme to better support our constituency.
6. The board supports the concept of the Making Space for Water initiative that includes buying properties in flood-prone areas, taking out stormwater pipes and recreating the original streams. Culvert and bridge upgrades and overland flow path management are clearly part of this picture.
7. The board notes that there is a broader conversation about housing intensification and green spaces to be had in this context and we would hope that council integrates that into the discussion.
8. Ōrākei Local Board would like to remain referenced in material relating to the Category 3 buyout. Our area has been impacted but does not feature in much of the commentary surrounding the buyout. We do not want our community to be ignored or to feel like they are invisible.

Ōtara-Papatoetoe Local Board

Resolution number OP/2023/142

MOVED by Chairperson AR Autagavaia, seconded by Member A Choudhary:

That the Ōtara-Papatoetoe Local Board:

- a) tautoko / support Auckland Council agreeing to the proposed funding package
- b) tautoko / support funding going to the three main areas:
 - i. restoring the transport network
 - ii. Making Space for Water and other resilience projects
 - iii. the buyout of Category 3 homes
- c) tautoko / support Auckland Council advocating to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster
- d) tono / request that care and consideration is given to affected homeowners who might have communication, language or technology barriers and ensure they are engaged with in a language and/or method that suits them
- e) tuhi ā-taipitopito / note the need to work with communities that lack access to resources and funds to be prepared for and respond to emergencies, thereby are likely to be disproportionately impacted by emergencies
- f) tono / request that many affected homeowners will be limited with their time, therefore there is a need to be flexible with deadlines and processes to ensure those who are affected have every available opportunity to access the buy-out
- g) tuhi ā-taipitopito / note that as the Ōtara-Papatoetoe Local Board area was not as affected as other areas the board would like to support the views of the local boards who were affected
- h) tuhi ā-taipitopito / note that the board has been asked to provide feedback before public consultation ends making it difficult for the local board to accurately represent and reflect the views of our community

CARRIED

Papakura Local Board

Resolution number PPK/2023/6

MOVED by Chairperson B Catchpole, seconded by Member A Webster:

That the Papakura Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / provide the following feedback on the funding of Auckland’s Storm Recovery and Resilience package:

Questions	Papakura Local Board Feedback
<p>1. Auckland Council and central government have reached a proposed package to increase the total investment into Auckland’s recovery efforts, with around \$2 billion of co-funding for:</p> <ul style="list-style-type: none"> • necessary repairs to the transport network, • improvements to reduce risks from natural hazards, and • the one-off voluntary buy-out of around 700 homes that pose an intolerable risk to life. <p>Central government would provide up to \$1.1 billion in new and reprioritised existing funding, with the council contributing up to \$908 million from its sources.</p> <p>Do you support the council accepting the proposed funding package?</p>	<p>The Papakura Local Board support council accepting the government funding package for Auckland’s storm recovery efforts.</p> <p>If council doesn’t accept the package it will have to find funding elsewhere and ratepayers will end up having to pay more.</p>
<p>2. Category 3 properties are not safe to live in because the risk from future flooding or landslips is intolerably high, and no options are available to reduce the risk at an acceptable cost. In purchasing these properties, we will have some decisions to make.</p>	<p>Council has a moral obligation to buy out properties where council has consented for properties to be built in inappropriate places.</p>
<p>How we define category 3 residential properties</p> <p>We need to consider whether we should make different provisions for holiday homes and rentals that are assessed as being in category 3, compared to primary residences. We will not be purchasing non-residential properties</p>	<p>All residential properties should be treated equally.</p>

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<p>How we set the buy-out price</p> <p>If our starting point is to take a ‘fair value’ approach, we need to decide how we assess that.</p> <p>Using capital value (the valuation that helps us to assess rates bills) would be the quickest option but wouldn’t necessarily reflect the true market value of every individual house.</p> <p>Establishing market value would be a much slower option: it could delay the process and would add further administrative costs.</p> <p>We could adopt a hybrid approach that gets most of the money to homeowners sooner and allows the balance to be resolved through valuation.</p> <p>Other alternatives would be to offer a fixed sum to all category 3 homeowners or establish a sliding scale of payment based on hardship.</p>	<p>The buy-out price should be the capital value (CV) of the property depending on when the CV was done. If the CV is more than 12 months old before the event, an adjustment should be made to reflect any increases in property value. The buy-out price should be a top up of the insurance pay out.</p>
<p>The size of owner contributions</p> <p>Like all investments, property ownership carries risks. Aucklanders, through Auckland Council, do not guarantee owners against loss.</p> <p>Auckland Council will need to consider whether to offer 100% of the value of the property, or a lesser amount, provided we can meet our objective of removing people from situations of intolerable risk.</p> <p>This could take the form of a cap on buy-out offers above a certain amount.</p>	<p>The board believes council will not be able to afford to pay out 100 percent of the value of the property. If council applies a cap to pay outs it must be done in a fair and reasonable way.</p>
<p>What we do about insurance settlements, and uninsured and underinsured properties</p> <p>Government and council contributions are intended to ‘top up’ rather than replace any amounts received through private insurance or EQC (Earthquake Commission).</p> <p>We still need to decide how this would work in practice. We also need to determine a fair outcome both for homeowners and for the Aucklanders who will have to fund buy-outs.</p> <p>This will mean we need to consider if Aucklanders who had no insurance or limited insurance should receive more, less or the same as other category 3 homeowners.</p>	<p>It is the property owners’ responsibility to ensure they are adequately insured.</p> <p>The buy-out should top-up any insurance payout.</p> <p>Those with no insurance or limited insurance should only receive what the top-up amount would be.</p>

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<p>3. As climate change increases the risk of severe weather events, Auckland Council will not be in a position to continue to buy-out other flood- and slip-affected homes. We are advocating to central government to establish a national scheme to support recovery from future events, and to put in place better processes for managed retreat in advance of disaster. Would you support Auckland Council advocating for the establishment of national schemes for these purposes?</p>	<p>The Papakura Local Board support Auckland Council advocating for the establishment of national schemes for these purposes.</p>
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CARRIED

Puketāpapa Local Board

Resolution number PKTPP/2023/134

MOVED by Member R Hay, seconded by Chairperson E Kumar:

That the Puketāpapa Local Board:

- a) support the council accepting the proposed funding package from central government given the only other option is to decline the offer. Note that full funding by the central government regarding managed retreat is the most appropriate funding mechanism.
- b) support the principles behind the categorisation of properties.
- c) support use of market value, with the possibility of hybrid approach to expediate the process, for the methodology of buy-outs.
- d) note that more assessment Auckland Council is required to understand whether an ownership contribution is appropriate across the whole buy-out process or in specific areas only. Particularly if Auckland Council, in its decisions historically, is in any way responsible for increasing risk to a particular property or area.
- e) do not support fully funding the properties with no or limited insurance noting banks require insurance as part of any borrowing arrangements. We believe it is appropriate to have a differential between fully insured and under insured properties.
- f) support advocacy to central government to establish a national scheme to support recovery from future events and to put in place better processes for managed retreat in advance of disaster.

CARRIED

Rodney Local Board

Resolution number RD/2023/153

MOVED by Member C Smith, seconded by Deputy Chairperson L Johnston:

That the Rodney Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders
- b) whakarite / support Auckland Council agreeing to the funding package
- c) whakarite / find that the features of the package and the Category 3 buyout process to well considered and sound
- d) tuhi ā-taipitopito note the need for a pragmatic, timely and not overly complex end to these buyouts will be important to those property owners impacted and involved in the process
- e) express concern that resource consent applications for subdivisions in flood prone areas are continued to be consented
- f) express concern that there will be insufficient funding for property buyouts.

CARRIED

Note: Pursuant to Standing Orders 1.9.3 Member G Upson requested his dissenting vote against clause f) be recorded.

Upper Harbour Local Board

Resolution number UH/2023/7

MOVED by Chairperson A Atkinson, seconded by Member S Yang:

That the Upper Harbour Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) tautoko / support Auckland Council agreeing to the funding package.
- c) whakarite / provide the following feedback on the design of the Category 3 buyout process:
 - i. request that primary residences, holiday homes and rentals are included in the definitions for Category 3 residential properties
 - ii. request that as the starting point the capital value is used to assess the buy-out price, as that is the value all home owners have agreed with after the right to object period that Auckland Council offers lapses
 - iii. consider that homeowners without adequate or any insurance should not receive a payout up to the same level as those with insurance as outlined in the proposal
 - iv. accept that it is not Auckland Councils role to provide 100 per cent of the value of all properties and request that consideration is given to a cap on the limits of payouts.
- b) tuhi ā-taipitopito note the need for a pragmatic, timely and not overly complex end to these buyouts will be important to those property owners impacted and involved in the process.
- c) whaiere / express concern that resource consent applications for subdivisions in flood prone areas are continuing to be consented.
- d) whaiere / express concern that there will be insufficient funding for property buyouts.
- e) tono / request that for roading repairs required that improvements to active and public transport are properly considered.
- f) tono / request that for roading repairs required that street trees are planted at the same time.
- g) tono / request that when the time comes to demolish Category 3 properties that effective waste minimisation techniques are used such as safe deconstruction leading to reusing materials first (including via community sectors) and then recycling.
- h) tono / request that if following the Category 3 buyout process land is to be made into parks or public spaces that local boards are the decision makers on the design of these areas.
- i) tono / request consideration is given to buyouts of non-residential properties as well as residential properties and sharing the cost of these with central government.
- j) tono / request Auckland Council considers a process for identifying properties that have no insurance so that appropriate mitigation can be put in place.

Waiheke Local Board

Resolution number WHK/2023/133

MOVED by Member R Tucker, seconded by Deputy Chairperson B Ranson:

That the Waiheke Local Board:

- a) commend Auckland Council for its responsiveness to the challenges posed by property damage in recent weather events.
- b) support the adoption of Option 1, to accept the proposed Storm Recovery Funding package, which includes the provision of \$1.1 billion of central government funding and \$900 million of Auckland Council funding to enable the urgent progression of:
 - i. Increasing resilience in Auckland’s infrastructure including the Transport network.
 - ii. Offering a process for Category 3 buyouts of the estimated 700 residential properties affected by the February weather events.
 - iii. Enabling the implementation of the Making Space for Water projects.
- c) give the following feedback with regards to the funding of Auckland Council’s contribution to the Storm Recovery Funding packaging:
 - i. support the mixture of borrowing, deferring of some capital spending and finding ways to increase revenue to fund Auckland’s contribution of the funding proposal.
 - ii. does not support further increases in rates for this funding, due to the ongoing hardship faced by current rate rises across the region.
- d) support the inclusion of rental properties and holiday homes in the definition of Category 3 residential properties.
- e) support the use of a fair value approach to assessing the buyout value of a property, given that there may be differences between current CV and market value of a property.
- f) reiterate its prior submissions that central government has a responsibility to set up a national climate adaptation fund recognising that everybody has contributed to the climate change and adverse weather events, and that individual property owners are not responsible including the uninsured.
- g) urge Auckland Council to review planning standards that enable homeowners to build in areas that have proven to be unsuitable for development.

CARRIED

Waitākere Ranges Local Board

Resolution number WTK/2023/115

MOVED by Chairperson G Presland, seconded by Deputy Chairperson M Clayton:

That the Waitākere Ranges Local Board:

- a) whakarite / provide the following feedback on the Funding Auckland's Storm Recovery and Resilience:
 - i. fully support the proposal for Council contribution of \$908 million to the joint recovery programme
 - ii. fully support creation of the buyout fund and urge Council to proceed with the buyout process as quickly as possible
 - iii. support the funding and progress of the Making Space for Water programme
 - iv. advocate that funding be allocated to support the following:
 - A. facilities and equipment for local communities to be more resilient in future weather events, such as generators, warning systems and equipped welfare centres
 - B. projects to address future flooding such as wetland restoration and riparian planting
 - C. stabilising areas with potential for future landslides or areas of existing landslides.
 - iii. note that remedial work relating to land stability is vital and should be funded as a core part of Council activity
 - iv. note there needs to be a programme of regular maintenance to keep stormwater systems clear; this includes removing pest plant infestations from stormwater drains and regularly clearing debris, especially when heavy rainfall is forecast
 - v. note the proposed contribution to transport asset repair costs and urge Auckland Transport and Auckland Council to reprioritise funding so that local slips on road reserve are attended to
 - vi. note that “other resilience projects, such as community-based geotechnical projects where risks can be mitigated” (page 4 of the consultation document) should be given priority and affected communities should have a chance to determine what are the priorities to be funded through this source
 - vii. note that there were approximately 1000 slips in the Waitākere Ranges Regional Park following the January and February 2023 weather events and
 - viii. advocate that the proposed funding package contributes to covering costs so that tracks in the Waitākere Ranges Regional Park can be reopened
 - ix. advocate that Category 3 homeowners should be given the option to choose between Capital Value and Market Valuation to enable a fair valuation process

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- x. advocate that homeowners with inadequate or no insurance with Category 3 homes should be entitled to the full value of the property in the buyout process
- xi. note that if properties are Category 3, the buyout should use the same methodology for all residential properties
- xii. advocate that Council comes up with a strategy to assist category 2P homeowners: Category 2 property owners who may be able to stay in their properties if interventions can reduce the risk
- xiii. request that Government and Council urgently review the Earthquake Commission Act 1993; the Local Board would support advocacy to have a comprehensive review of the Earthquake Commission Act and for the design of fit for purpose replacement legislation
- xiv. support the establishment of a national scheme for future extreme weather events
- xv. support the creation of mediation processes for buyouts and categorisation to allow for quicker decision making and quicker resolution of disputes.

CARRIED

Waitematā Local Board

Resolution number WTM/2023/8

MOVED by Chairperson G Sage, seconded by Member R Northey:

That the Waitematā Local Board:

- a) note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) support the proposal outlined, incorporating repairs to the roading network, the Making Space for Water Strategy and the buyout of Category Three homes, acknowledging that somewhat more than half of the funding will come from Central Government and that this funding will allow Auckland to proceed with much needed work as soon as possible.
- c) support all elements of the proposal, but particularly the Making Space for Water strategy, which will make Aucklanders safer and the city more resilient while also improving biodiversity and wellbeing through the creation of blue-green corridors.
- d) note that, while it is important to help fund people to move out of dangerous properties, there are a number of issues to consider in establishing a robust, equitable methodology that spreads the risk and responsibility across all players involved in the property sector including banks and insurance companies. It is also necessary to encourage prudence and avoid creating moral hazards. The Waitematā Local Board recommends:
 - i. that category 3 properties are bought out where building again on the land is imprudent because the risk of living there is intolerably high. Having been bought out it is essential that these sites are rezoned as park land, public open space or reserve.
 - ii. consider that only primary homes are covered for Council buy out. This should also include apartments that might be counted as commercial by insurers because they are run by a body corporate.
 - iii. consider that the government's buy out price be based on a percentage of land value (not improvements), for example 80% of land value.
 - iv. consider that insurance companies pay out owners at the amount of rebuilding costs, to the level agreed in policies, which the owner can use to build or buy elsewhere.
 - v. consider that the Governing Body advocate to Central Government to encourage the banks to write off a large proportion of outstanding mortgage debt, after buy out and insurance income for category 3 residential properties and any other residences, primary or secondary, where the risk for occupation is intolerably high.
 - vi. consider that banks should still be encouraged to make loans to category 2 homes to make them more resilient. Homeowners, insurers, banks and councils need to work together in this regard.
 - vii. note that, in addition to (iv), where owner occupiers of category 3 homes are left with nothing, a fixed sum is offered (around the sum of a deposit for a median house price), or the equity they had in their home (whichever is the lower). This should apply where the

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home is insured or where the owners have evidence that they had insurance within the last two years and evidence that over this time insurance companies have refused to reinsure a building. This would apply to some multi-unit developments that are categorized as commercial because they have a body corporate.

- viii. note that the balance of any shortfall is borne by property owners.
- e) provide the following additional feedback:
- i. note that it is necessary to encourage good decision making going forward to reduce risk.
 - ii. note that information about risk to property is prominent in sales information and LIMs and includes information about, and links to, the Auckland Council hazard map.
 - iii. note that Council valuations (CVs) and their methodology are reviewed to ensure they reflect natural hazards in the land value, particularly around category 2 properties and areas.
 - iv. recommend that planning tools, policy, advocacy to central government and incentives are leveraged systematically to avoid building occurring in areas of risk.
 - v. recommend that natural hazards continue to be a qualifying matter for intensification in the Auckland Unitary Plan.

CARRIED

Whau Local Board

Resolution number WH/2023/118

MOVED by Chairperson K Thomas, seconded by Member W Piper:

That the Whau Local Board:

- a) tuhi ā-taipitopito / note that input is being sought from local boards at the same time as public consultation due to the very tight timelines involved and the need to provide certainty for impacted Aucklanders.
- b) tautoko / support council accepting the proposed funding package to invest in Auckland's recovery efforts.
- c) tono / request that all category 3 residential properties are included in the buy-out scheme.
- d) tautoko / support a capital value or hybrid approach to assessing value.
- e) recommend that Auckland Council consider a top-up approach and offer the difference between the insurance settlement and the assessed value of the property.
- f) recommend that Auckland Council consider the estimated insurance settlement value for an equivalent property and provide a corresponding top-up amount to the uninsured/ underinsured property owner.
- g) tautoko / support Auckland Council advocating for the establishment of national schemes to support recovery from future severe weather events.

CARRIED