
Rodney Local Board

OPEN MINUTES

Minutes of an extraordinary meeting of the Rodney Local Board held in the 3 Elizabeth Street, Warkworth on Wednesday, 5 March 2025 at 3:30 pm.

TE HUNGA KUA TAE MAI | PRESENT

Chairperson	Brent Bailey
Deputy Chairperson	Louise Johnston
Members	Michelle Carmichael
	Mark Dennis
	Tim Holdgate
	Colin Smith
	Geoff Upson
	Guy Wishart

1 Nau mai | Welcome

The chairperson opened the meeting and welcomed those in attendance.

2 Ngā Tamōtanga | Apologies

Member I Wagstaff was absent without apologies.

3 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

4 He Tamōtanga Motuhake | Leave of Absence

There were no leaves of absence.

5 Te Mihi | Acknowledgements

There were no acknowledgements.

6 Draft Storm Affected Land Use Policy

Resolution number RD/2025/22

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

That the Rodney Local Board:

- a) **tuku / provide the following requests and feedback on the draft Storm Affected Land Use Policy to the Governing Body, for consideration by the Policy and Planning Committee at its upcoming meeting:**
 - i) **the draft Storm Affected Land Use Policy has not been developed as per Auckland Council's own policy framework which gives effect to the local board's right to provide input into the development of policies that impacts its areas, as required under the section 48(J) of the Local Government Act 2002, section 15 of the Local Government (Auckland Council) Act 2009**
 - ii) **the process outlines community benefit as one of the matters to be considered however without local boards being part of the process for policy development and decisions, local views and preferences could be limited and not reflect wider community needs**
 - iii) **the Transport, Resilience and Infrastructure Committee endorsed in principle (Resolution number TICCC/2025/12) the draft policy on the 13 February 2025 without giving consideration to local board views as required by legislation**

Policy principles

- iv) **express concern that the guiding approach for Principle 1 (Manage risk associated with storm affected land) includes divesting properties for redevelopment where risks can be mitigated therefore request that redevelopment only be allowed where risks can be avoided**
- v) **strengthen the policy principles by amending Principle 2 (Make best use of storm-affected land) to include an explicit reference to local board plans or community priorities, thereby broadening and maximising the community value derived from the programme**

Decision-making roles and responsibilities

- vi) **welcomes further discussion on the management of residual land and land retained for hazard management purposes, acknowledging that all council land within local board areas are vital components of local open space networks and ecological corridors**
- vii) **establish a clear escalation process when local board views on land use differ from staff recommendations, ensuring such matters are referred for a political decision rather than being resolved through staff delegation**
- viii) **alternatively, the policy could enable local boards to present their case to the Storm Recovery Political Advisory Group, in the event that a request is not supported by the staff assessment, before a final decision is made**
- ix) **support decision-making that is transparent and fair**

Local board funding requirements

- x) **remove the requirement for local boards to commit operational funding (OPEX) as a precondition for the internal transfer of properties already assessed as meeting a service need by the Auckland Council Group. This requirement creates an unnecessary barrier to addressing service gaps**
- xi) **request that if a property meets a service need and local boards support retaining or repurposing it, the Governing Body should expect that the necessary maintenance costs will be incorporated into the local boards existing maintenance contracts with any budget top-up requirements to be considered by the local board as part of its work programme process**
- xii) **request that if land is retained to meet a service need and it requires remediation, that the Governing Body, which holds statutory responsibility for the network of facilities and service capacity, should fund or contribute to the remediation rather than leaving these costs to local boards.**
- xiii) **acknowledge that where local boards wish to retain land for a community outcome that goes beyond core service needs, it is entirely appropriate to provide upfront assurance of funding availability**

Related documents

- xiv) request that Local Board Greenways Plans are including in the list of documents supporting this policy

Implementation Approach: Interim maintenance

- xv) request interim property maintenance section includes:
 - A) lawn, pest plant and pest animal control for properties in both the urban and rural areas.
 - B) that interim maintenance includes security services until houses are removed to minimise anti-social behavior noting that in rural areas there is often no passive surveillance
- xvi) the draft policy notes that not all sites will require interim maintenance by council and request that this statement is clarified in the document

Implementation Approach: Service needs assessment

- xvii) ensure that service needs assessments consider not only local board plans, but any other relevant service needs assessments undertaken by local boards such as greenways plans
 - xviii) request that service needs assessment consider rural properties near/within rural urban boundary for future park use
 - xix) request that the future use of Category 3 rural land does not impact the rural character and amenity values
- b) express concern this policy indicates that some of the Category 3 properties purchased by council could have been classified as Category 2P as the risks could have been mitigated and this may have been a more prudent use of ratepayers money
 - c) express concern that properties which may be redeveloped for housing may not be able to obtain insurance in the future
 - d) tono / request that the local board receive information relating to the number and location of affected properties in the local board area.

CARRIED

4.14 pm

The chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE RODNEY LOCAL BOARD
HELD ON

DATE:.....

CHAIRPERSON:.....