

**Date:** Thursday 17 April 2025  
**Time:** 3.00pm  
**Meeting Room:** St Chads Church and Community Centre  
**Venue:** 38 St Johns Road  
Meadowbank

---

## Ōrākei Local Board

# OPEN MINUTE ITEM ATTACHMENTS

---

| <b>ITEM</b> | <b>TABLE OF CONTENTS</b>  | <b>PAGE</b> |
|-------------|---|-------------|
| <b>12</b>   | <b>Public feedback on proposal to amend dog policy and bylaw</b>  |             |
|             | B. 17 April 2025, Ōrākei Business Meeting: Item 12 - Public feedback from people in Ōrākei Local Board area - PDF   | 3           |
| <b>13</b>   | <b>Ōrākei Local Board views on the draft Contributions Policy 2025</b>  |             |
|             | A. 17 April 2025, Ōrākei Business Meeting: Item 13 - Ōrākei Local Board views on the draft Contributions Policy 2025 - PDF  | 5           |
| <b>16</b>   | <b>Allocation of decision-making responsibilities for council-controlled organisation activities coming in house</b>  |             |
|             | A. 17 April 2025, Ōrākei Business Meeting: Item 16 - Ōrākei Local Board feedback to the allocation of decision-making responsibilities for council-controlled organisation activities coming in house - PDF | 7           |



## Placeholder for Attachment B

Public feedback on proposal to amend dog policy  
and bylaw

Public feedback from people in Ōrākei Local Board  
area

Can be viewed at the following link:

[Dog policy, bylaw and regional and local park  
access rules | AK Have Your Say](#)



Ōrākei Local Board



## Ōrākei Local Board views on the draft Contributions Policy 2025

The Ōrākei Local Board (OLB) have taken a strategic and holistic approach to the variation on the Contributions Policy 2022 – with a focus over and above the project impacts and growth support to Drury.

The board continue to support and encourage the extended timeframe to 30 years.

In its February 2023 feedback, the OLB noted:

*'The current central government legislative intrusions –Three Waters and the National Policy Statement – Urban Development, in no way support the need for strategic development, managed infrastructure build and rational generational construction. We see this legislation as a soft entry for more private development and less contribution for the intensification proposed.'*

The OLB stands by this comment and remains concerned that developers are not making an adequate contribution for the intensification that is occurring.

This policy has seen a highly orchestrated series of well-funded submissions which skew the anecdotal commentary we are hearing from our community.

Board members are often reminded that submission numbers do not constitute a referendum, and councillors and board members are best placed to hear from the average ratepayer.

The OLB does not accept many of the premonitions and suggestions made in repeated developer-led submissions, particularly around viability, need for staggered implementation, cost increases due to development contributions, request for Council audits of assumptions, more analysis of alternatives, alternative funding sources, lack of accounting transparency, and multiple requests for deferrals.

These arguments, unsubstantiated in the most part and contrary to existing Council evidence in many cases, are primarily designed to protect margins and profit at the expense of ratepayers.

A key table in the Contributions policy – Schedule 1 is summarised below. It is evident across all local board areas that each class (Reserves, Network infrastructure and Community infrastructure) is seriously underfunded, and the private development contribution is inadequate and, in many cases, non-existent.

| Class                    | Activity                 | Activity description   |
|--------------------------|--------------------------|--|
| Reserves                 | Reserves – Acquisition   | Land acquisition for public open space of all types from small local parks to large regional parks   |
|                          | Reserves – Development   | Development and improvement of local parks, local sports parks and other local open space areas (in some cases this may include playgrounds and public toilets)                    |
| Network infrastructure   | Stormwater               | Development and improvement of network infrastructure, flood protection and control works including man-made and natural assets  |
|                          | Transport                | Development and improvement for the transport network including roads, walkways and cycle ways, public car parking facilities, public transport facilities and routes of all forms |
| Community infrastructure | Community Infrastructure | Development and improvement of local community infrastructure for the purpose of providing public amenities,   |

**Ōrākei Local Board**



To broaden the range of activities to be funded by contributions, the OLB would like to see added to the above table under the Reserves class the following additional activities: planning and developing additional wetlands, creating new urban beaches for water-based recreation, and creating or developing new quiet parks for passive recreation to enable more recreational opportunities for the elderly and mobility-impaired residents.

In respect of Reserves – the OLB receive at least four private developer landowner approval requests per month for extension of stormwater and wastewater pipes through public parks and reserves. Parks and reserves should not be the default reservoir for developers to expel storm and wastewater, whereas other residents are required to connect to existing street infrastructure.

Network infrastructure and substantive contributions from developers are disproportionate and negligible. The intensification taking place currently, whether they are multi-unit apartments, retirement villages or townhouses, fails to consider aged legacy infrastructure and inadequate transport linkages.

The OLB notes that, in certain areas of Hamilton, all new developments have been halted and no further consents will be granted due to capacity thresholds being reached for wastewater infrastructure; and believes this scenario could well be replicated in parts of wider Auckland. We have not adequately funded infrastructure growth demands, and Development Contributions paucity is a major factor in this under funding.

The OLB have also had commentary from the community that “Big Business” is distorting Council processes and “bullying” councillors. It is these feelings that lead to public trust in Local Government being at an all-time low of 28% (as registered in a recent multi-council survey).

The Governing Body is currently assessing a revised Open Space, Sport and Recreation Strategy. The OLB believes this strategy is not workable under the current Development Contributions policy.

For clarity, the OLB believes Auckland Council needs to substantially increase Development Contributions.

**Ōrākei Local Board**  
**17/04/2025**

Ōrākei Local Board



## Ōrākei Local Board feedback to the allocation of decision-making responsibilities for council-controlled organisation activities coming in house

That the Ōrākei Local Board:

- support the goals of CCO reform, which includes improving democratic accountability, strategic direction and group effectiveness and efficiency.
- agree that the decision-making responsibilities for the city centre and waterfront programmes remains with the Governing Body and also supports that implementing agreed priority location programs would sit with local boards.

### Urban regeneration

- support the additions to the allocation table for urban re-generation, noting that local boards will have responsibility for streetscape improvements and local service property optimisation projects. The board acknowledges that the Governing Body has decision-making responsibility with respect to identifying priority locations for urban regeneration, including those areas in the Waitemātā Local Board areas of the city centre and port, but not extending further into the suburbs when referring to 'the waterfront'. The board further notes that local boards have decision-making over implementing priority location plans.

### Marinas

- seek further clarity regarding paragraph seven of the executive summary on what is intended with the words "property and marina management". The board seek clarification on the definition of property and which marinas are being referenced, the reason for change, if any, and the value of any change.
- support the Governing Body having governance over Council-owned marinas and immediate access land associated with those marinas but does not support this governance extending to Council-controlled land that may provide access to private marinas. This would create a dangerous and unnecessary precedent in land management, hence the request for clarification on what is intended here, the reason for change, if any, and the value of any change. Where this land is currently controlled by a local board it should remain so.

### Economic development

- agree that there are no substantive changes necessary to the economic development allocation table. The board look forward to a well-resourced, centrally located economic development function that can be easily accessed and adapted to enhance local economies.

### Terminology

- seek clarification of the use of the terms 'non-service infrastructure', 'infrastructure', 'local service property', and 'non-service property', and that all parts of Council, including the Governing Body, local boards, and Council departments, have an agreed understanding, based on legislation, of what these terms mean and that they are used in a consistent way.

Ōrākei Local Board  
17/04/2025