Annual Plan 2026/2027

Written Feedback

Late Feedback

April 2026

--Original email below—
From: [redacted]
Sent Date:2026-03-28 03:49:59 PM

Original Subject Line: Annual Plan submission - Puketapapa and general Council

Here is my submission as a ratepyer of various properties in several local board areas but particularly Puketapapa.

I went online and found the questions somewhat leading, asking in a way that gets an answer Council wants.

Rates.
I agree with some increase in rates to reduce debt. Rates should this year be within inflation and Council should cut/reduce expenditure in non-core activities to balance the books. Like it ratepayers it needs to live within its means. Since super city, Council has spent well beyond its income increasing services to current residents on basis someone in the future will pay. If there had less expenditure on social services some capex would have been paid out of rates rather than increased debt. Need to reduce expenditure on social services that should be responsibility of Central Government and concentrate on core services.

Fixed charges versus valuation-based rates
I could not find anything in annual plan addressing the inequality of rates. Fixed charges need to be increased, and portion of rates collected on valuations reduced. Land values drive valuations and with intensification the city has lower value properties that are not paying a fair share of the rates. Almost 40% of houses are tenanted and investors are in business of renting houses. Rates on these houses are tax deductible. Rented houses are predominately of lower value. Non residential property investors are paying a significant differential. For example, subsidisation of public transport has nothing to do with property values neither does street lighting, libraries, art gallery, Zoo, parks roading, stormwater and the list can be extended considerably. Central Government, not local Government has the role of income redistribution through taxes.

Differentials
There should be continual reduction in the differentials. If there are to be valuation based rates there is no logic or fairness in council deciding that for rating purposes valuations for non-residential properties are too low and that it should be fixed by a differential. If some valuation based rates is fair it should be market value not then subjected to a differential. Some put up the argument that non residential rates are tax deductible. That assumes the rate payer is making a taxable profit and ignores the fact rates for all tenanted houses, almost 40% are tax deductible. No other goods and services have a differential between residential and non-resiidential Growth should pay for growth. Infrastructure required for population growth should be paid for by new properties developed for the growth. Growth creates the cost it should

pay.

Residential parking permit fees
I agree with charging for parking on the road where developers have not allowed for sufficient on-site parking. Developers are using the roads for resident parking so they can fit more building on the site. A car park on private land uses at least $40,000 worth of land and we should not be giving that value to developers.

Options for Local Board Areas
Social services
They need to substantially reduce social services that should be funded by Central Government out of income tax and expenditure tax (GST). These services should not be funded from a property tax based on valuations as rates are payable regardless of income and ability to pay. Valuation of property does not reflect ability to pay. Income tax does. GST is not paid unless you have ability to spend. Normally from income.

Open space
Puketapapa should have as part of its plan to increase reserve areas to compensate for all the intensification. Mt Roskill historically met the criteria for reserve land in relation to population but has fallen behind. Development of reserves. A number of our reserves need expenditure so they can serve an increased population and some need expenditure in keeping with their status. For example, Monte Cecilia park still has metalled pathways not appropriate for a premier park and could do with more seating. Liston Village Some creative thinking is required around bringing this in as part of the park at an earlier date. Old school hall Monte Cecilia. I see little point in this being left to gradually rot and fall down. It is an eye sore on the park and should be removed.

Ratepayer funded competition to ratepayers.
Ratepayers should not be funding activities that are supplied by private enterprise. Council should not be in competition with its ratepayers. Definition of capex I am horrified to learn that planting of trees on reserves is capex and that Council borrows for that. How many ratepayers would increase their mortgage to plant a tree? Council needs to balance their books with minor works being opex and not capex paid for by increased debt.

Tupuna Maunga Authority
I support planting of native trees on the Maunga additional to what is there. I do not support removing trees in opposition to the public who are being rated to fund something they do not want. I support the removal of exotic trees when required natives have reached maturity. One Tree Hill domain is becoming less user friendly. I

do not support turning one of our premier parks into “pre-colonial waste land” There are already huge areas of run-down land like this throughout NZ.

Manukau Harbour.
This has huge potential for the benefit of Auckland. There should be some more reclamation in the upper harbour East of the bridge, creation of a rowing course and use of the reclaimed land for recreation, community services eg hospital and industry as long term income for the beautification and improvement of the Manukau harbour. It could be very cost effective like Onehunga Bay.

Onehunga Avondale rail.
I support it by way of a tunnel.

#Late 2

From: Customer Services
To: AKHaveYourSay
Cc: csfollowupSent
Subject: Email reference: [redacted] | Auckland Council online enquiry - Something else
Date: Wednesday, 8 April 2026 2:15:07 pm

Name: [redacted]

Contact Details
Phone: [redacted]
Address: [redacted]
Email address: [redacted]

Enquiry Details
Type of enquiry: Something else
Enquiry Address: [redacted]

Details of enquiry:

Council is seeking feedback on the options regarding the Waitakere Rural Sewerage Scheme. I would like to stay with the existing scheme which is choice B in the letter sent by Auckland Council. I am the trustee who acts for Key trust which owns [redacted] and [redacted].

Attached document(s): None

#Late 3

From: [redacted]
To: AKHaveYourSay
Subject: Fwd: Fwd: Time"s almost up! What do you think about Auckland"s annual plan?
Date: Tuesday, 7 April 2026 11:23:04 am

---------- Forwarded message ---------
From: [redacted]>
Date: Wed, 25 Mar 2026 at 3:16 PM
Subject: Re: Time's almost up! What do you think about Auckland's annual plan?
To: Auckland Council <noreply@aucklandcouncil.govt.nz>

Hi

Are you responsible for the road planning?

Duke St, Mt Roskill, Mt Eden Road road end layout has been wrecked ?

Also, I see they are also running the flow of traffic for the Landscape Road , Mt Eden road and putting in lights?

Are we as drivers not able to assess , navigate these roads and drive according to the rules . Another area wrecked by planning

How many people have died crossing these roads
How many car crashes
These questions also apply to Duke St . How may people have died crossing this road . They have extended the corner of footpath which nearly touches the Middle Bay where pedestrians can stand and the space between the corner and Middle Bay allows for one car , no more room for cars to turn right … way to stem the flow of cars .. going to work! And dropping off kids to school.

Our taxes would be better off spent fixing the quality of the road, not painting the lines the actual road . Where the tarseal or cheap
Material used has lifted. Pot holes. Speed humps on speed! Like seriously the speed humps should be used in a high jump event.

Kind regards

[redacted]

#Late 4

From: [redacted]
To: AKHaveYourSay
Subject: Annual Plan 2026\27 - Late feedback
Date: Friday, 10 April 2026 1:56:17 pm

Apologies for this late feedback. I realised that I had missed the deadline but I was recovering from a medical condition. I hope you take my feedback into consideration.

My feedback is regarding two things:
1. Rates - The proposed increase by over 7% is too high and is increasingly becoming harder to afford.
2. Built Environment - I acknowledge the need for more housing for the growing population of Auckland but it needs to be spread out and not build more in the inner city, as this will contribute to traffic congestion, parking issues, etc. There aren't a lot of infrastructure improvements to accommodate the speed of population increase in the inner city suburbs.

Many thanks
[redacted]

From: [redacted]
To: AKHaveYourSay
Subject: [EXTERNAL] I am feeling compelled to ask you if you could still put forward my holy spirit in the heart led way feedback on our annual and future plan having just got to digesting about it because of the very big further benefit I feel that it might ha...
Date: Thursday, 9 April 2026 1:13:06 pm

Caution: This is an external email. Please check email address is from a trusted sender before taking action or clicking on links.

Hi there

How are you?

I am feeling compelled to ask you if you could still put forward my holy spirit in the heart led way feedback on our annual and future plan having just got to digesting about it because of the very big further benefit I feel that it might have for our people.

My suggestions are,

HOME BASED FAMILY LIVING FOR ALL AGES
Housing and household items
Power, water, food, internet
Clothing and smart phone
Self sufficient water catchment and treatment, solar power, composting toilet

Work that we love, all ages

COMMUNITY HUBS FOR ALL OF OUR NEEDS with elected boards EDUCATION FOR ALL AGES, MINIMUM ENGLISH, MATHS, GENERAL AND PRACTICAL, AND RELATIONSHIPS, NEEDED TO LIVE WELL WITH; CHOOSE WHAT WE'D LOVE TO LEARN AFTER THAT; with certificates.
HEALTH- GETTING THE BASICS RIGHT FIRST Coaches
LEGAL - COMMUNITY LAW EXTENDED TO INCLUDE AFFORDABLE LEGAL SERVICES TOO CITIZENS ADVICE - ADDITION OF DISPUTE RESOLUTION SERVICE FREE, and affordable dispute resolution services.
Creative
Move physically
DENTAL - FREE
SPIRIT - I FEEL THAT HOW WE FEEL IS WHAT MATTERS THE MOST TO US, RECOGNITION OF THIS IN ALL OF OUR COUNCIL DOINGS

REGIONAL MANAGEMENT- with representatices from each of our community hubs

GOVERNMENT MANAGEMENT - with representatives from each of our regional managements

All owned, by all.
All acknowledged and respected, by all.
Open heart, led lives with each other.

My understanding is, that we are in the last days and I care that we could be prepared. and know this as when I read about it I felt uplifted in my heart, which feels like its the way to me, which I experience when I follow or seek to follow, what feels like it is the holy spirit

in my heart, which makes me feel alive, which I understand and feels to me enables us to have eternal life, and that I have to prophesise that a church is gathering that can be for all and that we may be united, by loving God with all of our heart, all of our mind and all of our might, and by loving our neighbour as ourself, and that I am trying to stir Fats White, who I Love, to talk about that I understand that it is our destiny to be helpmates with each other to be able to lead us in this and to also face some other matters with me.

If you might be wondering about the truth of this, I would say that you might know by just feeling if it seems so in your heart.

I would be happy to answer any questions that you may have about any of my feedback.

I hope that we could still consider doing as I have suggested, in our 26/27 and future plans, for us to uplift our peoples hearts, and for us to be prepared for the last days.

[redacted]

In the name of the holy spirit

From: [redacted]
To: AKHaveYourSay
Subject: Train tunnel operation Subsidy.
Date: Tuesday, 7 April 2026 2:54:36 pm

Re AT train tunnel new operation subsidy.
To whom it may concern. Thank you Mayor Brown for giving us the opportunity to respond to the 7.9% rate increase for the running of the train thru the tunnel. The answer is. ..No. I will not be paying the extra. Possible solutions:A. Don't use the tunnel , I'm happy to continue thru Newmarket . B The contractors have had more than enough out of Aucklands budget. $2.5billion has grown to 5 billion. The excess's spent on artistic station spaces are more suited to larger wealthier cities. This has become albatross around councils neck continually sqwarking "more money ,more time". As a contractor myself woebetide if I had done the same to my clients. Enough is enough.Make the contractors pay! Stop coming to the ratepayers. C. Make the passengers pay extra for going thru the tunnel. D. The 7 9% extra rates paid should be credited for free bus and train rides.
$ 5 billion would have given us a world class sewer system. Then my visitors from overseas could go swimming anywhere along the waterfront throughout summer. But that problem continues to wait. (Credit to Watercare for that new interceptor tunnel.)
Regards [redacted]. *(please no AI generated responses.)