

Property Council New Zealand

Submission on Auckland Council's Annual Plan 2025/26

25 March 2025

For more information and further queries, please contact

Katherine Wilson
katherine@propertynz.co.nz
027 8708 150

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Auckland Council Annual Plan Team
Via Email: akhaveyoursay@aucklandcouncil.govt.nz

Submission on Auckland Council's Annual Plan 2025/26

1. Summary

- 1.1. Property Council New Zealand ("Property Council") welcomes the opportunity to submit a response to Auckland Council on their Annual Plan 2025/2026 ("Annual Plan").
- 1.2. The Annual Plan gives direction for the annual budget in Tāmaki Makaurau Auckland. We congratulate Auckland Council's Annual Plan for creating consistency by staying the course of what Auckland Council agreed to do through the Long-term Plan 2024-2034.

2. Recommendations

- 2.1. At a high level, Property Council recommends Auckland Council:
 - Make clear in the Long-term Plan 2026-2036 the timeline for reducing the business differential; and
 - Start exploring ways to collaborate with the development community on mixed-use, retail, hospitality and housing projects around City Rail Link stations to maximise the investment and enhance city vibrancy.

3. Introduction

- 3.1. Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive."
- 3.2. The property sector shapes New Zealand's social, economic, and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional, and sustainable built environment, to contribute to the overall prosperity and well-being of New Zealand. We aim to unlock opportunities for growth, urban development, and productivity to improve New Zealand's prosperity.
- 3.3. Property is Auckland's largest industry. There are around \$997.8 billion in property assets across Auckland, with property providing a direct contribution to GDP of \$13 billion and employment for 87,080 Auckland residents.
- 3.4. We connect property professionals and represent the interests of 388 Auckland based member companies across the private, public, and charitable sectors.
- 3.5. This document provides Property Council's feedback on [Auckland Council's Annual Plan](#). Comments and recommendations are provided on issues relevant to Property Council's members.

4. Rates

- 4.1. Property Council supports the Annual Plan's average residential rate increase of 5.8 per cent and average business rates increase at 6.8 per cent. This aligns with the proposals within the Long-term Plan and provides Aucklanders with greater certainty and confidence in Auckland

Council's budgets. We support Auckland Council's prudence in ensuring that there is no need to deviate from the projected rates increases within the Long-term Plan.

- 4.2. We're disappointed that the 2024 Annual Plan paused the business differential reduction and kept it at 31 per cent. We would appreciate it if the Long-term Plan 2026-2036 could signal when Auckland Council plans to continue reducing the business differential, as previously promised.
- 4.3. We note that the growth in value of business properties has been lower than the growth for non-business properties. Auckland Council has made increases to the business rates for 2025/2026 to maintain a 31 per cent share of business rates. Property Council supports the principle and would like to see business rates decrease in years where the compatible growth in business is higher than the growth in residential.

5. City Rail Link

- 5.1. We support Auckland Council buying more trains to support the City Rail Link opening in 2026.
- 5.2. We recommend Auckland Council immediately start investigating options to work closer with the development community for development around these sites. We are in a window of opportunity to leverage the City Rail Link by developing mix-used, retail, hospitality and housing opportunities above and around the stations. This will create vibrancy within our city and leverage off the investment that central and local government have made on the City Rail Link.

6. Local boards

- 6.1. We strongly support the reallocation of funding for local boards to be calculated as; population (80 per cent), levels of deprivation (15 per cent), and land area (5 per cent).
- 6.2. We believe having the funding set as 80 per cent population, will encourage local boards and communities to have intensification in areas where it makes sense (i.e. near key transport nodes and other amenities). This will also help provide funding towards local infrastructure such as playgrounds and sports parks to service population needs.
- 6.3. We congratulate Auckland Council aligning with the Government on Going for Housing Growth by encouraging increased population that equates to funding for local boards.

7. Conclusion

- 7.1. Property Council supports the Annual Plan. We encourage Auckland Council to work closely with the development sector to maximise the investment of the City Rail Link and enhance city vibrancy.
- 7.2. For any further enquiries, please do not hesitate to contact Katherine Wilson, Head of Advocacy, via email: katherine@propertynz.co.nz or cell: 027 8708 150.

Yours Sincerely,



Martin Cooper
Auckland Committee Chair