



**Date:** Thursday 12 November 2015  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge, Level 2  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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## **Auckland Development Committee Information Memos and Briefings**

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Deputy Mayor Hulse and members of the Auckland Development Committee.

Next Tuesday in your committee workshop, I will present VillageTowns – a different approach to making Auckland the world's most liveable city. In advance of the meeting, I would like to provide some preparatory information in order to make best use of the committee's time.

I have written a book on the subject. I have provided copies for each member of the Committee to collect from Tam White. If you have the time to look it over in advance of the meeting, that will make it a more informed process. There also is a targeted web site: [villagetowns.nz](http://villagetowns.nz) that speaks to Auckland.

The Council has articulated a wonderful vision to make Auckland the world's most liveable city. But ultimately, the Council cannot build such a city, it can only give permission to the private sector to build it. For the most part, business people will build what is profitable, not what ticks the boxes for most liveable. If the Council wishes to turn the direction of development toward liveability, we suggest a prototype in a PPP with what the Dept of Internal Affairs calls a [Social Enterprise](#)... "Social enterprises use commercial methods to support social or environmental goals".

Since 1998, our team has asked simple questions like *why don't we build wonderful places to live anymore?* Reflecting on the RMA purpose statement, we asked *how can we really enable people and communities to provide for their wellbeing?* These questions were not asked lightly; they were the subject of two decades of applied research to develop a practical, doable framework for 21<sup>st</sup> century growth to address the many challenges we face today. It's more than problem solving, however. It asked how local government giving permission can enable people to meet their needs and pursue their aspirations.

The result came from combining the best features of three seemingly unrelated subjects:

- the timeless country and market towns of Old Europe that everyone loves, especially those in Italy
- the phenomenal success of suburban sprawl – fast, cheap, homogenous and everywhere
- the world-changing implications of the technology revolution that is unfolding right now

The concept of a VillageTown will look very similar to the old market towns of Europe. Attached, multi-floor buildings on car-free streets, with mixed-use microzoning, in which most people live and work locally – a complete community for all ages, stages and walks of life, with affordable housing, safe for children, kind to elders. But it will be built in a year, using advanced German 3D computer manufacturing systems that should cut the house prices in half... systems that ensure each building has its own character as specified by the family that buys it. And, because the prototype is a Social Enterprise, instead of extracting net profits, it will use a 80.10.10 pricing structure that will leave an estimated \$200 million in the VillageTown to finance private-sector SME businesses that move in. It will have the density of terraced housing, but will be far more socially and culturally enriched, and serve as an economic engine that generates significant new sources of rates without commensurate demands on the council budget.

Once the prototype is completed, the proposed PPP with Council will then look to codify it so that mainstream Auckland developers will see it as a profitable way to build in the Auckland region.

On next Tuesday, the presentation will be conceptual. No plan is being put forward, no land has been selected. It is hoped that the Committee will listen to the concept at a policy level and then ask the administration to work with us and report back with a proposed PPP / Social Enterprise plan.

I look forward to next week's workshop and hope you will be able to make it. It will be worth your time.

Best regards



Claude Lewenz

Web: [VillageTowns.com](http://VillageTowns.com) E-mail: [villagetowns.nz@gmail.com](mailto:villagetowns.nz@gmail.com) Auckland Project Web: [villagetowns.nz](http://villagetowns.nz)  
Phone: (09) 372-7030 (land) - 027-629-3000 (cell) - Post: 40 Motukaha Road, Waiheke Island 1971