**Date:** Tuesday 20 March 2018  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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**Komiti ā Pūtea, ā Mahi Hoki / Finance and Performance Committee**

**OPEN MINUTE ITEM ATTACHMENTS**

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Three components of regeneration/ comprehensive redevelopment

**Commercial development strategy**
- Selling surplus or underutilised sites to market
- Controlling development outcomes
- Provides revenue
- Housing and other outcomes
- Positive impacts on town centre vitality
- Reliant on market demand and private sector interest
- Core mandate

**Public good investment**
- Infrastructure and amenity upgrades funded by LTP, e.g. parks, playgrounds, cycling, streets, connections, greening
- Expenditure discretionary and prioritised
- Optimises commercial strategy adding value to sites;
- Unlocks development opportunities
- Increases market confidence and community support
- Maximises regeneration impact

**Place-making**
- Temporary events and activations in typically unloved areas, working with local community
- Expenditure discretionary and prioritised
- Builds community engagement, involvement, support, pride
- Increases market interest and confidence
- Maximises regen impact delivering wider benefits including safety
Package of measures to support urban regeneration

- Change to enable reinvestment of sales proceeds across the Transform and Unlock portfolio (excluding waterfront and Haumaru portfolio)
- Increased use of the Optimisation approach – service properties
- Extension of optimisation to Auckland Transport
- Minor changes to the Strategic Development Fund (SDF) for acquisitions

- New revenue stream - Development Area Targeted Rate
- Partnership with the Crown – KiwiBuild, collaborative approaches
- Improved alignment of planning and budgets working across Council business units and CCOs
Summary

Together these measures will ensure:

- a workable budget to enable credible progress across the Transform & Unlock programme, and for momentum to build, working alongside Crown and private partners
- greater alignment of council budgets to support implementation
- development of a new funding stream for brownfields and town centre regeneration
- greater use of Council and Transport service property to achieve community service improvements at no cost to LTP and advance urban development outcomes
- ability to enhance the use of the Strategic Development Fund to enable site acquisition and aggregation as part of successful urban regeneration, to release both commercial and strategic value.
- Proactive implementation of the Auckland Plan development strategy.
13 findings – 3 interrelated response areas

Strategic alignment of the council group
(findings 5, 6, 8, 9)

Using the Māori Responsiveness Framework as a

Building tool to enhance citizen engagement for Māori. This will

include a review of elements of the refreshed Auckland Plan, the Māori

Response Framework for Auckland, and the Māori Business

Strategy. The purpose of the plan is to align the council’s group

activity to Auckland Plan and Māori goals for Māori, and provide a basis for the assessment of

Māori outcomes, goals and priorities for the next 10

years.

Transition of Te Toa Takitini
(findings 3, 4, 13)

Refinement of Terms of Reference, including:

function and purpose

roles and responsibilities

governance structure
governance protocols

Oversight of project initiation and assessments and opportunities for collaboration.
Reporting timeline

- Will take 18 months to complete this work - working across the council departments and with CCOs.
- Work has already begun to respond – council, CCO and IMSB staff
- Report back specifically to this committee on progress with the actions - in
  - September this year on the strategic alignment group of actions
  - September 2019 – the other two groups of actions
- Half yearly as part of regular existing reporting from Te Waka Angamua