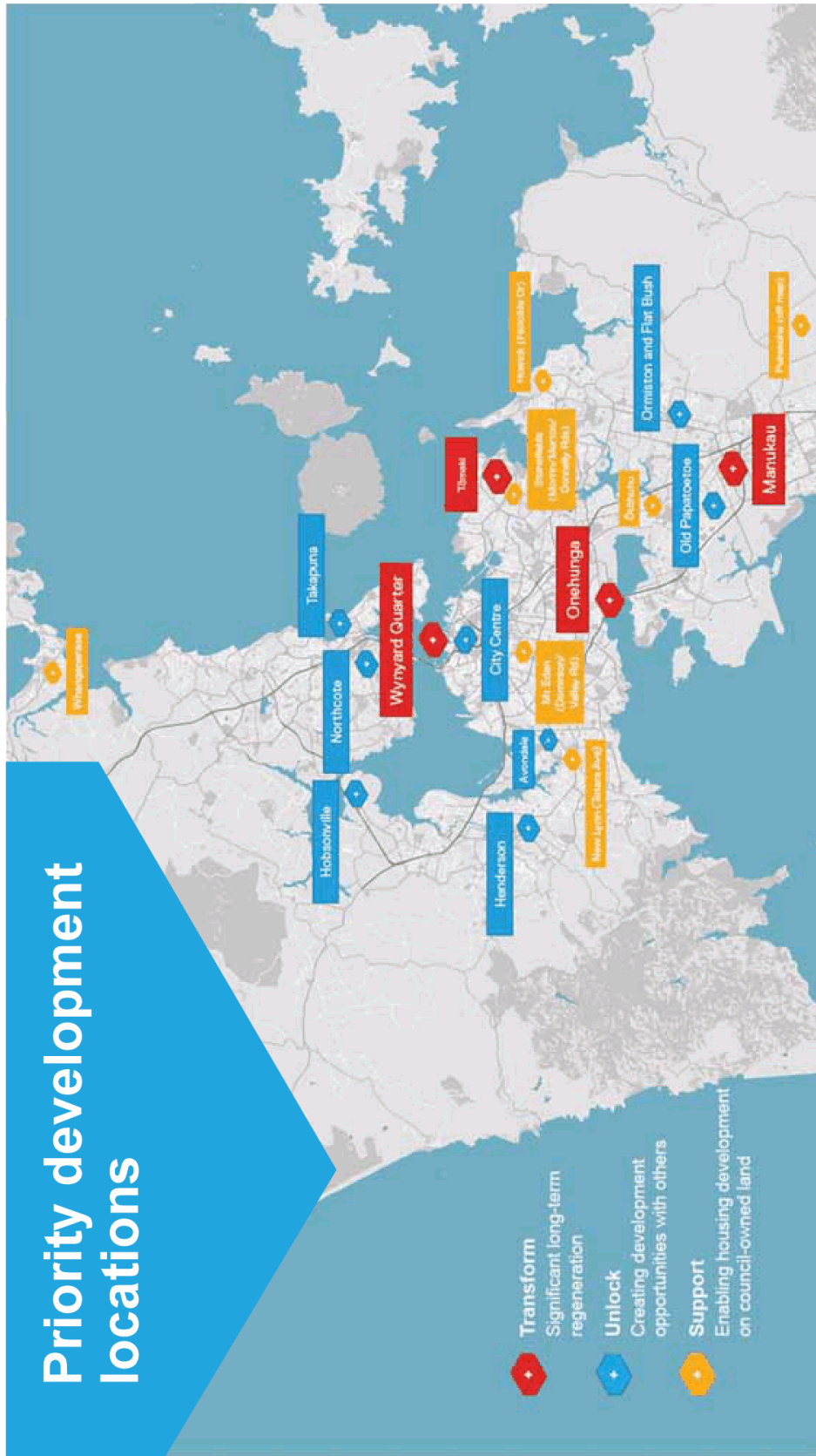


Date: Tuesday 20 March 2018
Time: 9.30am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

**Komiti ā Pūtea, ā Mahi Hoki /
Finance and Performance Committee
OPEN MINUTE ITEM ATTACHMENTS**

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Three components of regeneration/ comprehensive redevelopment



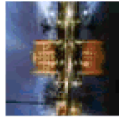
Commercial development strategy

- 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

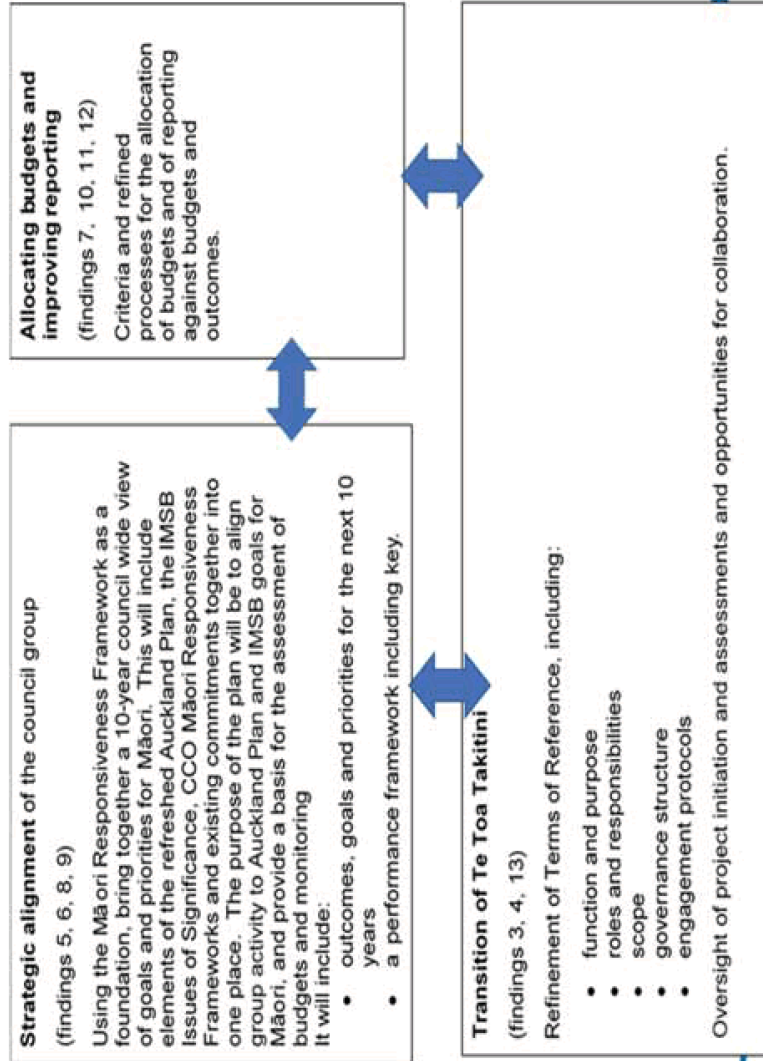


Summary

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



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