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.
Tracy Mulholland, Chairperson, Whau Local Board

**Auckland Council Finance and Performance Committee 17.4.2018**

Good morning Regional Councillors,

I am here today to bring to your attention some concerns that were raised in two deputations and three public forums at the March 2018 Whau Local Board business meeting. Those concerns relate to Avondale town centre and the development processes, sale of Council land, the consultation process of the Avondale regeneration and the future use and importance of open public spaces.

The presenters were not pleased at what they determined to be a lack of Panuku’s and Councils engagement and clarity in the process. The concerns were that land was being sold with predetermined plans, open space was not being sufficiently considered in development plans and that there was difficulty of finding information in the Council system.

A very strong request was made that the Board convey their concerns to this Finance and Performance committee. To this end, I am now presenting their view to you as per their request. The Whau Local Board deputations and public forum are minuted, one deputation presenter requested I share their deputation which I now table here today.

However, what the deputations and this part of the community have not taken into consideration, is that during a significant regeneration, the Whau Local Board may be aware of some aspects of the planning and have an overview, but not all aspects are available to be currently shared with community; such as, some of the acquisitions. That information is not either available to our board or is under confidentiality. In my long experience of regeneration/ redevelopment, there is so much information related to these town centre projects. As a local board, we depend upon the mandated agencies and Auckland Council officers to fully engage with the community to keep them informed.

For instance the Avondale project, the Auckland Council development agency, Panuku, has only been mandated to look at specific sites and other Council departments work alongside to consider the wider town centre future growth. Community Facilities are now working with the team on this project. The Avondale environment, like any town centre is much bigger than specific but important recently acquired sites. I understand, and so do others, that at this time we are unable to share confidential acquisitions of sites for the project and that surplus land is required to be sold. We as local board members and I as Chair do not have the mandate to make significant decisions that affect acquisitions and disposal of surplus land. Please know that we do understand policy.

During the term of the previous two boards an Avondale regeneration consultative process did take place and now, the Whau Local Board members resolved and have endorsed the Avondale High Level Project Plan. We do expect good, transparent consultation processes to take place.

Bearing this in mind, it is right or true that more can be done in Avondale to achieve good, transparent and thorough consultation, to ensure that the community members who are engaging are fully informed and feel that they have had a chance to contribute to future planning. We believe that local communities and boards should be integral in the process of regenerating a town centre by working together to ensure that the community has the opportunity to have input at the right level and time.

The Whau Local Board has formally resolved for the Panuku and Community Facilities to develop best practice engagement plans. We are a significant party to the process, but not the lead. There is currently no one lead in Avondale. We see the best process will be, by way of a collaboration of Panuku, Auckland Council Community Facilities, the Whau local board and importantly, community engagement. This will ensure great outcomes for our people in the Whau and additional information provided local residents and businesses can see when and where their voice can be heard.

In conclusion, I propose that we jointly co-convene a workshop to look at best practise and how we can all work together to have better community engagement, information to get the best possible results.
Why should we protect the Central Reserve behind Spider Square as an open recreational space unsuitable for our community amenities?

Janet Charman: mailto:jan.charman@gmail.com

1. Will relocation of our amenities to the land behind Spider Square mean loss of the Central Reserve off Racecourse Parade? Yes. The hundreds of new residents now coming to Racecourse Parade, and surrounding streets, face the threatened loss, adjacent to their properties, of what is currently a much utilised basketball court beside a tranquil piece of open parkland. The only way Panuku can repurpose this green space as the site for the downscaled Avondale Library and rebuilt Community Centre, is by having its current status as a recreational reserve revoked. Yet such a reclassification flies in the face of The Whau Open Space Network Plan which Panuku are tasked by Council to uphold. And it ignores the fact that Avondale reputedly has the second least amount of open recreational space in the whole Auckland Supercity. This removal of open air recreational access would occur at a time when customary public use of the private property of the Avondale Racecourse and the Avondale Primary School has been severely restricted by new perimeter fencing.

2. Why does Panuku want to shift Avondale’s Community Amenities? Panuku can’t sell the land at 99 Rosebank Road ‘The Highbury Triangle’, unless they relocate the community amenities currently sited there. That is why they want to down-scale our community centre and library to the Central Reserve at the back of Mainstreet.

3. Is there room at the Central Reserve site for the additional Recreation Centre planned for the Whau? No. The Central Reserve is not big enough nor, without extensive roading, does it have sufficient vehicle access to accommodate the large numbers of extra users The Whau Recreation Centre would attract. If our Library and Community amenities are moved to the Central Reserve the significant commercial and social benefits associated with also hosting The Whau Recreation Centre, will be lost to Avondale and will likely go to New Lynn.

4. In the multi-story apartment blocks adjacent to the Central Reserve, would there be intrusive noise and traffic nuisance from those using the community amenities? Yes. Our relocated community facilities, though they don’t appear to include a hall or any specifically child friendly features to compensate us for the axing of our Community Early Childhood Centre, can only be fully effective if they attract events, traffic and visitors at all hours. But Panuku, in preparing to relocate the Community Centre & Library hub behind and among the many new apartments being constructed at the back of Mainstreet, has ignored this issue. Families in this very intensive housing area will be disturbed by increased noise and traffic volumes. Therefore the range of activities, music, school holiday programmes, celebrations and gatherings that can be held at this site will have to be restricted to preserve the peace. Note: At the Highbury Triangle site, quarantined by roads on all 3 sides, any such public/private use conflicts would not be an issue.
5. What are the traffic reduction advantages of leaving the Central Reserve as open recreational space? Building at the Central Reserve site would mean asphalt and parking for private and service vehicles where there is now green open space. If left as an open park the Central Reserve can be primarily pedestrian access, with gated, limited vehicle entry for agreed special events. Of course the Central Reserve has been undervalued for decades. Its neglect can be registered in the fact that currently there is no management plan for this park.

6. How will keeping the Central Reserve as open space mitigate the environmental effects of Auckland Council’s clearly signaled wish to eventually subdivide the Racecourse for intensive housing? Auckland Council’s legitimate longterm plans for intensive housing at the Avondale Racetrack, must be made to acknowledge our right to permanent public access to the Playing Fields as a parkland. In years to come these will be the green “lungs” of Avondale: An irreplaceable part of the sustainable environmental infrastructure of the Whau. Central Reserve is the logical entry point to a direct pedestrian link from the township’s trains and busses, onto the playing fields, which Council currently leases annually from the Racecourse. It is the key site at which the Avondale Community can register their claim to a permanent public recreational corridor right from Mainstreet, across the open space of what is currently privately owned land, to the walking and bike trails on the banks of the Whau Awa. As apartment buildings and townhouses progressively restrict public views to the mountains, by maintaining this piece of open recreation land, we can also preserve an unobstructed sight-line from the back of Spider Square in the township, out to the Waitakere forests, Kuaka flight path, and sunsets beyond.

7. As we welcome intensified housing to our neighbourhoods, how can we ensure that Avondale continues to be a good place for working families? We want to live in an affordable multicultural community where newcomers are accepted. Until now neighbour has got along with neighbour because we have had enough personal outdoor space, and hence separation from each other, to live and let live. But for the coming apartment dwellers those “free-range” ways will not be an option. If Avondale is deprived of safe, communal social spaces, its residents will be unable to accommodate cultural diversity, let alone celebrate it.

8. How will our community meet the particular social needs of an expected major influx of new residents, old and young? The NZ Herald reports that the roll at Avondale Intermediate is expected to triple from 300 to 900 students in the next 7 years. But Panuku’s current vision for Avondale appears still to be tied to redundant consultations about this suburb, which were undertaken while our local and national leaders were in denial about the housing crisis. There are now 9 major sites of housing intensification planned for the township alone. A basic recreational and social infrastructure must now be made available in Avondale, and not as an afterthought. Panuku needs to show us they are committed to making our major housing intensification a success by ensuring Avondale gets the fair and equitable council amenities funding long denied to us. If people are to have decent lives in our suburb we must have all weather community recreation facilities but not at the expense of our last open recreational space.
Should an enlarged ‘Highbury Triangle’ be the preferred site for Avondale’s community amenities?

1. By siting the Whau Community Hub at the Highbury Triangle on 99 Rosebank Road, can we safeguard social cohesion in our neighbourhoods? Yes. The Highbury Triangle is not only a geographically central site for the wider Whau, it is a socially central site for Avondale. It is as accessible to those residents on the so called “affordable” Rosebank Peninsula as it is to the pricey properties on Avondale Heights. The Highbury Triangle also enjoys easy pedestrian access from two separate, relatively quiet, road frontages on Rosebank and Great North Roads. Students from at least 4 schools pass it every day. It is a 5 minute walk from the train and bus links. There is also room at the Triangle to install a slip road into the site from the busy westbound side of Ash Street, so vehicles transiting Avondale, whether en route to and from Waterview, New Lynn or further west, could readily access a safe drop-off zone and on-site parking where necessary. The Ash Street side of the Triangle could then accommodate the heavy service vehicles (busses, catering trucks, Breast-screen caravan etc.) So ensuring that there is no escalation of service traffic entering the Avondale Mainstreet, already a traffic choke point. The new apartment blocks planned for the township in the now urgently required low emissions environment, will have to be built without private car parks. So pedestrian and bicycle traffic will take increasing precedence over the private vehicles entering Mainstreet. Parking there will have to prioritise shoppers and visitors.

2. Can we enlarge the Highbury Triangle site so it is big enough to build the Whau Recreation Centre beside our community amenities? Yes. Panuku can do a land swap to get access to the Housing NZ land behind the existing Avondale Library & Community Centre. The old 3 Guys site Panuku have just purchased for resale as intensive housing is one obvious site they could trade with Housing Corp to enlarge the Triangle. **Note:** The funds for the Community Centre rebuild and the Whau Rec Centre are already set aside. Combining these budgets at the Triangle would allow a joint spend of about $11 million.

3. Would there be noise control issues if the Whau Rec. Centre and Avondale Library and Community Centre Hub were located at The Highbury Triangle? No. Although effective community use of these combined amenities would see active use of the site from early morning till late at night nearly every day of the year, this would have minimal impact on its surrounds because roads on its three sides quarantine the Triangle from adjacent properties. Of course all the amenities built there would have to be properly designed to minimize road traffic noise for Hub users. But with effective exterior perimeter soundproofing (both soft vegetation and hard wall insulation) as a fully integrated community space an enlarged Highbury Triangle site would be big enough and have sufficient building height tolerances, for it to offer significant tranquil areas, both external and internal.
4. How will Mana Whenua be recognized at the Whau Community Hub?
As the eastern entry point to Avondale Mainstreet, the Whau Community Hub site would be a significant landmark. Sited as the head of the “taniwha” that is the Avondale township, it must stand out as introducing the traveller to the thousand year history of the Whau as a vibrant, people centered place of passage. The Whau Community Hub, if sited at the Highbury Triangle, can be designed as the people focussed “head” of Mainstreet, which balances the little St. Ninians Church and RSA memorial garden at the tail end of Mainstreet. These two key Avondale sites are the first and last significant township markers that a traveller passes before they reach the historic awa of the Whau, ancient Tangata Whenua portage connecting the harbours of the Manukau and the Waitamata.

5. Why have Panuku, the Auckland Council’s major project developers, so far ignored The Highbury Triangle’s key importance as a “place-making” site for Avondale identity and cultural and social wellbeing? In their High Level Project Plan Panuku put forward the proposition that the publicly owned land at The Highbury Triangle is “surplus to requirements”. In anticipation of the Avondale community having no objections to that proposition, in November last year Panuku rescinded the reserve status of Tait Park at the Triangle. This with the intention of making The Highbury Triangle site more attractive to commercial exploitation. The funds Panuku receive from the sale of The Triangle would not necessarily be spent in Avondale. And Panuku have given no indication as to what businesses they are seeking to interest in the privatisation of this public land.

6. What effect will revoking the reserve status of Tait Park, have on the trees that are growing there? It appears that all the trees at Tait Park, several of which are mature and majestic, can now be cut down should a developer wish for a clear site. The NZ Herald also reports Tree Council allegations (A12, Fri Apr 6. 2018) that in the years between 2013 and 2016 one third of the trees in Tamaki Makaurau have been felled. Council disputes this but have currently provided no figures of their own. Incorporation of the Tait Park corner “reserve” into the Highbury Triangle seems to be driven by the assumption that in comparison with other parts of the Triangle site it has no drainage problems. However has it been considered that Tait Park’s “free drainage” may be a direct benefit from its trees? Note: As the land at Tait Park was originally a bequest to the council, there is a moral imperative to reinstate a “Tait Park” reserve - somewhere on The Triangle.

7. Are the drainage issues at the Triangle truly significant? No. Panuku is readying the site for commercial sale, so clearly they assume that with effective engineering (which was sorely lacking from the design of our existing leaking community centre) it is suitable for development. But if retained in public use The Highbury Triangle would have an additional social value. Note: Currently adjacent to the library staff room there is a drainage problem, which needs to be rectified. Yet because Panuku intend that the library should be demolished, the necessary remediation work has not been undertaken. However the Central Auckland Library Management team have not signalled any need to replace the library. In their 10 year forward plan there is no budget set aside or requested
for this. That must be because in the medium term from their point of view the Avondale library, as is, where is, is deemed substantially fit for purpose.

8. Would upgrading the existing library at The Triangle improve its amenities sufficient to cope with the influx of new residents? Yes. The existing Library can be hubbed with the meeting rooms, quiet spaces, public toilets and better administrative staff facilities at the replacement community centre, so making a joint facility. There would also be the longer term option of making the existing single story into a double story.

9. If The Highbury Triangle is sold how would commercial users exploit the site? We don't know. Commercial owners may open more obesogenic drive through junk food franchises. These will sell nutritionally empty fast food to the many passing students and to financially vulnerable local families. Or the entrance to Avondale may come to be dominated by a big box multinational retailer like an appliance warehouse or yet another supermarket – joining the three already in existence 5 minutes drive from the Avondale township. Note: A major retailer sited at The Triangle will crush the profit margins of both existing and potential small Main Street businesses and directly compete with the Avondale Sunday market.

10. What will be the longer term environmental consequences of commercializing the Highbury Triangle? Large retail operations are shifting to on-line trading. The Avondale township would very likely be left, sooner rather than later, with a big empty box & carpark as the “signature” structure by which our suburb is known.

11. Without big retailers can the Avondale Main Street grow as a viable shopping destination? Yes. One train stop away from Avondale at New Lynn there are already many major retail outlets. We cannot compete with New Lynn on the mega-store front. Instead we could market our township as small is beautiful. We could preserve our retail character as a place for personalized shopping. Our Main Street’s point of difference is its ability to offer access to the products and services of a vibrantly diverse community, where working people of all ages and backgrounds have opportunities for meaningful social interactions at a regenerated all weather Whau Rec, Community Centre & Library Hub. And access at The Central Reserve, to open air recreational facilities leading directly from Main Street to the open spaces of Playing Fields Park, the Whau trails, and protected views of the Waitakere ranges.

12. What about the commercial rights of big business owners? If major private retailers are determined to set up in Avondale we can’t stop them. But they should buy privately owned land. The publicly owned, prime sites we have at The Triangle and the Central Reserve, must be dedicated to the enrichment of Avondale’s social and environmental infrastructure for the future wellbeing of the growing population of the Whau. We must be vigilant to ensure that no vested interests are in a position to exploit Panuku’s lack of transparency and foresight regarding the uses to which they seem to have every intention of unthinkingly sacrificing our valuable public lands.
Deputation to Finance and Performance Subcommittee: From Janet Charman
jan.charman@54@gmail.com /17 Wingate St/Avondale /0600/ 8286008

As one of many concerned Avondale residents, I ask for a stay of Panuku’s plan to
sell or repurpose, three key pieces of publically owned land, in which the local
community have compelling interests. The first is The Highbury Triangle – 99
Rosebank Road, incorporating the park formerly protected as the Tait Reserve.
On this composite site the amenity values Avondale has at stake are: A bequest
garden with mature trees; safe off street parking; a near new but now toxically
mouldy Community Center with a still fully usable dance-fit, wood-floored hall;
the substantial Avondale Library; two picnic grounds – one gardened and
fenced/the other shaded and sheltered; and last but not least, our not-for-profit
Early Childhood Education Centre, with its large outdoor play space – just
summarily closed.

We ask that the sale of this valuable site be stayed, so we can properly inform
Panuku of our objections to their plan to relocate these community amenities, in
a significantly truncated form, to the Avondale Central Reserve. This so the
Highbury Triangle & Tait Park can be sold as allegedly “surplus to requirements”.
From what little we have been told by Panuku, the commercial interests of the
site’s new retail owners are likely to be highly undesirable for Avondale.

The Panuku plan also permanently compromises our open-air recreational use
of the Central Reserve. It removes the new youth amenity basketball courts and the
children’s playground. It will be largely built out: Precedence given to buildings,
roads and 2 riparian-planted storm-water sinks. But since so many new
apartment blocks are now being built beside the reserve, we want to keep it as a
safe, child & family-friendly green public space. Panuku’s plan also comes at a
time when new perimeter fencing has suddenly restricted our customary access
to the grounds of both the Racecourse and Avondale Primary.

In the interests of the people coming to occupy our many new multistory
apartments, we residents are asking that The Central Reserve, as the last piece of
freely accessible parkland in the Township, be protected as an open-air
recreational space and given the management plan it lacks. And, in light of the
Council’s long-term plan for the subdivision of the Racecourse, in my paper *A
Decent Avondale Infrastructure*, tabled here, I also show the reasons why the
Central Reserve has a key role in future-proofing recreational, pedestrian access
to a public Playing Fields Park with direct links to the Whau Awa catchment. And,
in what would be a win/win for Council and Avondale, I also propose that the
Highbury and Tait Park Triangle should be enlarged enough for it to hub the
planned Whau Recreation Centre with our existing, upgraded library and rebuilt
community centre. This would be a cost effective spend of two budgets that we
know Council has already ring-fenced. More land able to be added to the
Triangle, as the result of a land swap, giving Housing NZ an interest in 3 Guys.

I accept that there are other options for the 3 Guys land. But whatever our
preferences as to the site of Avondale’s amenities, we residents are agreed that
our social and environmental infrastructure must not be further depleted at a
time when community needs have never been greater. We recognize the 3 Guys
site as the key to leveraging a socially resilient and environmentally sustainable
recreational infrastructure for Avondale.

We do fully respect those like Mike Bush, the prizewinning John Carter, David
Rankin; and your, and any Council committee who, like our hard working local
board, are putting effort into the Avondale project. But all of our efforts will be a
costly social failure, unless Panuku listens to what we, the residents, experts who
live in Avondale, are telling you.

**Until a consultation with local people takes place, based on current
conditions; and is reported back to you, by us; please, put an immediate
stay on the sale or repurposing of our publically owned Township lands.**
Putting the community in community consultation
We ask the Committee to:

- Delay the sale of the Avondale Central site
- Revoke the decision of a sales endorsement of 93-99 Rosebank Road until sufficient community consultation has taken place
- Increase funding for facilities and services needed to support the regeneration of Avondale
- Support our challenge to Panuku
Our concerns about Panuku:

• The agency is proposing (and the Governing Body approving!) the sale of the last of Avondale’s publicly owned land
  • Diminishing options for community amenities and green space which will be of huge demand as our residential population increases and changes

• Panuku claims it is committed to engaging regularly with key stakeholders
  • To date, local groups like Avondale Community Action and wider community have not been sufficiently engaged. There have been informal meetings and discussions which were undocumented and contained no follow-up action

• Panuku’s HLPP claims it builds on “significant work already completed including the Whau Local Board Plan and the Avondale Action Plan”
  • The Avondale Action Plan was the result of a small stakeholder group discussion – including Progressive Enterprises – and did not include input from residents. As such, it is frustrating for locals to see this being referred to as a foundation document

• Panuku’s inconsistent approach to community consultation
Our challenge to Panuku:

- Stop selling us out of options for public amenities and green space
  - Since the ‘Super City’ has come into play Avondale has lost 25,000m² of public land without anything in return
- Produce a business case which finances the rebuild of the Avondale Community Centre AND Library without further land sales
- Ensure Avondale residents’ voices, needs and aspirations are a genuine part of the planning of Avondale’s future
  - Provide accessible opportunities for locals to inform decision making
  - Listen to what comes out of consultation carried out by ACA and others
- Acknowledge that local people are the experts of our place
- Work with locals to make Avondale’s regeneration an example of the Empowered Communities Approach in action
"...MORE CITY SHAPING SHOULD BE DELEGATED TO CITIZENS, AND GOVERNMENT SHOULD TAKE THE ROLE OF ENABLER RATHER THAN CONTROLLER"

SOIs 2018 – 2021: shareholder comment process

- Letters of expectation were sent in January by the Mayor (and a supplementary letter in February).
- The draft SOIs have been reviewed against the letters of expectation.
- Shareholder comments will be sent to CCOs after this meeting.
- Staff will work with CCOs to revise SOIs prior to submission of final SOIs by 30 June 2018.
- The council has the power to modify a SOI if it wishes.
- SOIs will need to reflect the LTP budget when it is agreed in June.
General shareholder comments

- LTP and Auckland Plan 2050
- Māori outcomes; including Te Toa Takitini in the SOI
- Climate change
- Commitment to shared services and group-wide solutions
2018-2021 statement of intent – Auckland Transport

- Good understanding of the strategic issues it is facing (although work programme and budget are unclear)

- The final SOI should:
  - Have more detail on some LOE priorities – working with NZTA, stormwater and others
  - Be clearer on the contribution to Māori outcomes
  - Discuss its work on climate change - Auckland Transport should work towards including a measure on carbon emissions in 2019-2022 SOI.

- Several of the measures should be refined or more ambitious
2018-2021 statement of intent – Watercare

- SOI should reflect the Auckland Plan 2050
- It largely reflected the letter of expectation, however, it needs to:
  - Commit to closer integration on capital planning / procurement (s17A)
  - Include a timeframe for reaching agreement with Veolia Water about servicing growth areas
  - Discuss what Watercare is doing on climate change.
- Mandatory DIA measures on their own are not enough to ensure accountability
2018-2021 statement of intent – Panuku

- Its contribution to the Auckland Plan 2050 should be clearer
- The final SOI should provide:
  - More detail on how Panuku will facilitate urban development across the council group, including working with Auckland Transport
  - A deadline for developing its best practice model for engagement with elected members
- The projects for Māori outcomes are process-oriented
2018-2021 statement of intent – ATEED

- The first principles review has been completed; ATEED has stated that it is anticipating further changes to the SOI
- The final SOI should:
  - Be clearer on what activity is being reprioritised
  - Include activities will give effect to the higher priority on Māori.
- There needs to be more work to understand whether the proposed composite measures are fit for purpose
2018-2021 statement of intent – Regional Facilities Auckland

- The statement of intent needs to:
  - Reflect LTP decisions for capital investment
  - Commit to seeking direction from the council on strategic policy and investments
  - Disaggregate reporting into RFA’s separate business units
  - Ensure that targets for non-council revenue are achievable.

- RFA should work with the council to reflect the relevant council strategies e.g. Toi Whitiki
2018-2021 statement of intent – Auckland Council Investments Limited

- ACIL’s statement of intent reflects ‘business as usual’
- Decision on whether to disestablish ACIL will be made through decisions on the LTP
- The final SOI should:
  - describe how it will provide oversight of the Port’s impacts on council group’s debt
  - reflect the Auckland Plan 2050.