Date: Tuesday 26 June 2018
Time: 5:40pm
Meeting Room: Level 2 Reception Lounge
Venue: Town Hall
Auckland

Ngā Hui a te Rōpū Kaitohutohu Taonga Tuku Iho / Heritage Advisory Panel

OPEN MINUTE ITEM ATTACHMENTS

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<td>6</td>
<td>Auckland Emergency Management Recovery Planning</td>
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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.
Developing a Recovery Strategy

• Building on our Group Plan Objective to “Establish a Recovery Framework for Auckland”

• Responding to the 2017 Directors Guideline on Strategic Recovery Planning

• Learning from past recovery processes
Our Group Plan Commitments

- Champion the ‘Build Back Better Concept’ and integrate disaster risk reduction into development measures across the 4Rs.
- Strengthen and broaden recovery capability across all stakeholders and the wider community.
- Recovery Planning is effective, integrated and tested.
“The purpose of strategic planning for recovery is to determine what CDEM Groups need to do to ensure their communities are well placed and supported to recover from any emergencies.”

“It requires a whole-of-local-authority approach, including the CDEM Group and partnering agencies, planners, building officials, finance and infrastructure managers etc.”

Requirement to Strategically Plan for Recovery

Figure 1: Approach to strategic planning for recovery
Our Approach

**REDUCTION** involves identifying risks and planning with communities to reduce the need for recovery.

**READINESS** involves planning so that the processes, resources and relationships are in place that will be needed during recovery.

**RESPONSE** involves identifying new risks and opportunities and using our statutory powers to facilitate recovery plans.

**RECOVERY** involves coordinated efforts to bring about holistic regeneration and enhancement of community following an emergency.

Finally...
by working together to build resilience … we can reduce our reliance on crisis as a driver of change and, instead, take the future into our own hands – for the wellbeing of our families, our communities, our cities, and indeed the planet we all share.”

(Judith Rodin, Christchurch City Council)
RECOVERY TIMELINE

**DISASTER**

**Recovery**

**Response**

**Before the Event**
- Planning
- Capacity Building
- Knowledge Sharing
- Partnerships
- Public Engagement

**Immediate Aftermath**
- Repair Essential Infrastructure
- Meet Basic Needs

**Short-Medium-Term**
- Reconstruct
- Replace
- Engage x Public Engagement
- Adapt Plans

**Long-Term**
- Restore
- Improve
- Reduce Risk
- Establish New Normal

**Reduction**

**Readiness**
Psychosocial Recovery

HEROIC

HONEYMOON

DISAPPOINTMENT

ANGER
FRUSTRATION
DISPUTES
RED TAPE

LOSS OF SUPPORT
EXHAUSTION

DISILLUSIONMENT

RECONSTRUCTION

OBSTACLES
DELAYS
GROUPS WEAKEN

NEW NORMAL
How we came about

Established in September 2015, Panuku Development Auckland is the result of Waterfront Auckland and Auckland Council Property Limited joining forces to bring together strengths in commercial property, redevelopment and place shaping.

Panuku means to ‘move on, or move forward’.
Our vision:
Shaping spaces for Aucklanders to love
Our objectives

- Facilitate redevelopment of urban locations
- Accommodate growth
- Facilitate vibrant development
- Waterfront development
- Optimisation of council’s property portfolio
- Contribute to the management of non-service properties
Creating change through urban regeneration.
We lead the transformation of select parts of our region; working alongside others and using our custodianship of land and planning expertise.

E.g. Wynyard Quarter, Manukau, Onehunga and Tamaki
Unlocking development potential for others.
We are the facilitator; using our relationships to break down barriers and influencing others, including our council family, to create development opportunities. E.g. Northcote, Old Papatoetoe, Takapuna, Hobsonville, Avondale, City Centre and Ormiston
Support

Making the most of what we’ve got. Intensification is a key driver in the Auckland Plan. We support housing demands by enabling development of council-owned land. E.g. Link Crescent, Whangaparaoa, New Lynn, Dominion Road.
Panuku approach to redevelopment

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

Public Good Investment
- Infrastructure and amenity upgrades funded by LTP e.g. parks, playgrounds, cycling paths, streets, connections, greening
- Expenditure discretionary and prioritised
- Optimises commercial strategy adding value to sites
- Unlocks development opportunities
- Increases market confidence and community support
- Maximises redevelopment impact
- Reliant on LTP approved budget

Placemaking
- Temporary events and activations in typically unloved areas, working with local community
- Expenditure discretionary and prioritised
- Builds community engagement, involvement, support and pride
- Increases market interest and confidence
- Maximises redevelopment impact delivering wider benefits including safety
- Reliant on LTP approved budget
Is there a heritage premium in Auckland’s housing market?

Heritage Advisory Panel - 26 June 2018

David Bade, Heritage Unit, Auckland Council

(in collaboration with: Mario Fernandez, RIMU, Auckland Council; and Jose Castillo and Joseph Aguilar-Bohorquez, ESPOL Polytechnic University, Ecuador)
Previous research in Auckland

- In Point Chevalier - buildings constructed before 1950 sold for around $65,000 more.
- Individuals in Auckland are willing to pay 9.8% more for older (pre-1940) dwellings.
Methodology

- Analysed residential property transactions in Auckland between 2006 and 2016
- Focussed on scheduled historic heritage places and special character areas
- Hedonic price modelling
Controlling for other conditions
### Results

**Table 2: Cultural heritage market premium, main results**

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<thead>
<tr>
<th>Ln(Price of sale/Floor area)</th>
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**Household characteristics**
- No
- Yes

**Districts amenities**
- No
- Yes

**Areal unit FE**
- No
- Yes

**Pre-amalgamation districts FE**
- No
- Yes

**Month of sale FE**
- No
- Yes

**Year of sale FE**
- No
- Yes

**R-squared**
- 0.0904

**Observations**
- 222551

**Item 8**

**Attachment A**
Table 3: Cultural heritage market premium, buffer analysis

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Time effects: Special Character Areas

Coeff. 0.06 0.08 0.09 0.08 0.09 0.08 0.06 0.00 0.03

Why?

- People value being in areas/neighbourhoods with special (historic) character more than owning isolated significant heritage
- Unitary Plan effect (2015/16)?
- Up-zoning of HH places and SCAs?
- Buyers not valuing heritage as much?
- Loan to Value ratio restrictions?
- ?
Main findings:

- There is no price premium for scheduled historic heritage places.
- There is a price premium of 5.3% for properties within Special Character Areas.
- The SCA price premium has held firm from 2006 to 2014, but has dropped considerably since 2014.
- There is an “aura effect” of scheduled historic heritage places. Properties located within 50m of a scheduled place have a price premium of 2.3%. Properties within 100m of a scheduled property have a 1.6% premium.
Future research

- Work in progress
  - Up-zoning and Special Character Areas
  - Mana Whenua sites of significance

- What future work could we do?