

I hereby give notice that a meeting of the City Centre Advisory Panel will be held on:

**Date:** Monday, 24 June 2024  
**Time:** 4.00pm – 5.00pm  
**Meeting Room:** Tuhono, Generator Meeting Suites, Level 4  
**Venue:** HSBC Tower, 188 Quay Street  
 Auckland Central

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## City Centre Advisory Panel OPEN AGENDA

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### MEMBERSHIP

<b>Chairperson</b>	Mr Scott Pritchard	Independent
<b>Deputy Chairperson</b>	Mr Patrick Reynolds	Transport sector
<b>Members</b>	Dr Natalie Allen	Urban design sector
	Ms Viv Beck	Business associations (Heart of the City)
	Mayor Wayne Brown	Auckland Council
	Ms Kiri Coughlan	Tertiary education sector (University of Auckland)
	Mr George Crawford	Property sector (Property Council of NZ)
	Mr Neville Findlay	Retail sector
	Ms Bernie Haldane	Arts, culture and events (Auckland Arts Festival)
	Mr Jamey Holloway	Business associations (Karanga-a-hape Road Business Association)
	Mr Grant Kemble	Mana whenua (Ngāti Whātua Ōrākei representative)
	Cr Mike Lee	Waitematā and Gulf Ward Councillor, Auckland Council
	Ms Amy Malcolm	Tertiary education sector (Auckland University of Technology)
	Ms Shona McCullagh	Arts, culture and events sector
	Mr Adam Parkinson	Residents' association (City Centre Residents Group)
	Mr Antony Phillips	Residents' association (City Centre Residents Group)
	Ms Helen Robinson	Social sector (Auckland City Mission)
	Ms Genevieve Sage	Waitematā Local Board Chair, Auckland Council
	Ms Debbie Summers	Tourism and travel sector (ID Tours)
	Mr Alec Tang	Sustainability and climate change

**Tam White**  
**Senior Governance and Relationship Advisor**  
**22 April 2024**  
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**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.



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**ITEM TABLE OF CONTENTS**

- 1. Ngā Tamōtanga | Apologies**
- 2. Te Whakapuaki i te Whai Pānga | Declaration of Interest**
- 3. Te Whakaū i ngā Āmiki | Confirmation of Minutes**
- 4. Ngā Pakihi Autaia | Extraordinary Business**
- 5. Updated City Centre Targeted Rate Investment Portfolio for FY2025-2031**



## **1 Ngā Tamōtanga | Apologies**

An apology from Mayor Wayne Brown for absence on business, Adam Parkinson and Helen Robinson for absence have been received.

## **2 Te Whakapuaki i te Whai Pānga | Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## **3 Te Whakaū i ngā Āmiki | Confirmation of Minutes**

That the City Centre Advisory Panel:

- a) whakaū / confirm the ordinary minutes of its meeting, held on Monday 29 April 2024, as a true and correct record.

## **4 Ngā Pakihi Autaia | Extraordinary Business**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
  - (i) The reason why the item is not on the agenda; and
  - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
  - (i) That item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

## **5 Updated City Centre Targeted Rate Investment Portfolio for FY2025-2031**

To note the updated city centre targeted rate investment portfolio for financial years 2025-2031.

Attachments:

- Updated city centre targeted rate investment portfolio for FY2025-2031 report
- City Centre Targeted Rate Investment Portfolio Financial Years 2025-2031



# Updated City Centre Targeted Rate Investment Portfolio for FY2025-2031

## Te take mō te pūrongo Purpose of the report

1. To tuhi ā-taipitopito / note the updated city centre targeted rate investment portfolio for financial years 2025-2031.

## Whakarāpopototanga matua Executive summary

2. The city centre targeted rate was established to help fund the development and revitalisation of the city centre. The city centre targeted rate portfolio is refreshed every three years and adopted as part of the council's long-term plan.
3. The City Centre Advisory Panel (panel) provides advice on the investment priority of the city centre targeted rate portfolio. The panel's advice, as endorsed at its 29 April 2024 meeting ([CCAPC/2024/7](#)), has informed the update of the city centre targeted rate investment portfolio for financial years 2025-2031.
4. The panel are generally supportive of the projects and activities in the proposed city centre targeted rate portfolio. Their advice related to improving safety in the city centre area, greater investment in public art, destination marketing, activation and placemaking and investing in areas such as the Aotea Arts Precinct and the southern ends of Queen Street and Symonds Street to support tertiary student access and safety.
5. The panel also recommended an increase in the share of the targeted rate paid by city centre residents and supported a review for the extension of the targeted rate beyond 2031.
6. In response to the panel's advice, the updated investment portfolio includes increased budgets for the Midtown Programme and for activities such as activation, placemaking, visitor attraction and promoting the city centre. New budget lines have been added for supporting residential communities and safety improvements and the Te Tōangaroa Programme has also been brought forward into financial year 2025.
7. The updated city centre targeted rate portfolio for financial years 2025 to 2031 was approved by the Budget Committee as part of the Long-term Plan 2024-2034 and will be formally adopted by the Governing Body on 27 June 2024. The Budget Committee also agreed to adjust the city centre targeted rate according to inflation.
8. Staff will work with the City Centre Advisory Panel from financial year 2025 to advise on the future extension and changes to the city centre targeted rate for consideration by the Governing Body and for public consultation in future annual or long-term budgets.

## Ngā tūtohunga Recommendation

That the City Centre Advisory Panel:

- a) tuhi ā-taipitopito / note the update on the city centre targeted rate portfolio for financial years 2025-2031.

## Horopaki Context

9. The city centre targeted rate was established to help fund the development and revitalisation of the city centre. The rate applies to businesses and residential land in the city centre and is

estimated to raise \$27.1 million in financial year 2025. The current end date is the 2030/2031 financial year.

10. The city centre targeted rate portfolio is refreshed every three years and adopted as part of the council's long-term plan process. The City Centre Advisory Panel provides advice on investment priorities of the city centre targeted rate portfolio.
11. Staff sought advice from the City Centre Advisory Panel in relation to the following:
  - locations/areas in the city centre that would benefit from further investment
  - which types of investment/activities make the most impact on the success of the city centre
  - whether the mix of investment in the portfolio was appropriate
  - where there may be partnership opportunities with the private sector.
12. The panel endorsed their advice to staff at the 29 April 2024 meeting ([CCAPC/2024/7](#)). The panel recommended investing to improve safety in the city centre area including a greater level of investment in public art, destination marketing, activation and placemaking. The panel further endorsed investing in specific areas such as the Aotea Arts Precinct and the southern ends of Queen Street and Symonds Street to support tertiary student access and safety.
13. The panel also recommended an increase in the share of the targeted rate paid by city centre residents and supported a review for the extension of the targeted rate beyond 2031.

## Tātaritanga me ngā tohutohu Analysis and advice

14. In response to the panel's endorsed advice, staff have revised the city centre targeted rate investment portfolio for financial years 2025 to 2031. This is provided in Attachment A. Key changes to the investment portfolio include:
  - increasing the budget for activation and placemaking
  - adding new budget lines for supporting residential communities, and community and safety improvements for the next two financial years
  - bringing forward the Te Tōangaroa Programme to enable planning and design to begin in the 2025 financial year
  - increasing the budget for visitor attraction and promoting the city centre for the next three financial years (2025-2027)
  - increasing the budget for the Midtown Programme to encompass the next phase of Te Hā Noa Victoria Street, from Federal Street to Hobson Street, improvements to the Aotea Arts Precinct, and improvements to the southern end of Queen Street and up to Symonds Street.
15. The updated city centre targeted rate portfolio for financial years 2025 to 2031 was approved by the Budget Committee as part of the Long-term Plan 2024-2034 at their 16 May 2024 meeting (resolution number [BCCCC/2024/6](#)). The Budget Committee also agreed to adjust the city centre targeted rate according to inflation.
16. The Long-term Plan, including the approved budget, will be formally adopted by the council's Governing Body on 27 June 2024, in time for the new financial year on 1 July 2024.
17. From financial year 2025, staff will work with the panel to advise on the future extension and changes to the city centre targeted rate, including the residential share, for consideration by the Governing Body and for public consultation in future annual or long-term budgets.



## Tauākī whakaaweawe āhuarangi Climate impact statement

18. Urban intensification and city developments have highlighted climate impact and challenges to the environment. The proposed city centre targeted rate investment portfolio will continue to incorporate critical environmental and climate change measures, such as sustainable procurement, recyclable and reusable materials, opportunities to improve water treatment, and greening the environment (for example, more trees and planters).
19. Many of the projects achieved through the city centre targeted rate contribute to the goals of Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, in particular the built environment and transport priority areas. Projects that contribute to these areas include the Wai Horotiu Queen Street project and Te Hā Noa Victoria Street that promote walking, cycling and micromobility, as well as new trees and planting.

## Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

20. The panel has expressed the need to continue work on a holistic integrated approach to planning and coordination of development in the city centre across the council group.
21. Staff have updated the city centre targeted rate portfolio as part of the wider council group Long-term Plan prioritisation and coordination work, as well as to align with the vision and outcomes of the City Centre Masterplan 2020 and the City Centre Action Plan 2023.
22. Implementation of the targeted rate portfolio will be fully integrated with the council group and other delivery partners, to ensure that construction is planned to minimise disruption, and to deliver joined-up communication and on-street engagement for customers.

## Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

23. The Waitemātā Local Board receives regular updates on city centre projects through memorandums, monthly workshops and quarterly reports, as well as providing feedback on project designs.
24. The city centre targeted rate portfolio delivers on the Waitemātā Local Board Plan 2023, contributing towards the following key objectives:
  - partnering for positive community outcomes and recognising expertise
  - champion for safety, inclusion, engagement, and accessibility
  - quality city centre and urban neighbourhoods that are resilient and sustainable
  - character and heritage of our neighbourhoods is valued and conserved within our urban landscapes
  - open space networks meet the needs of our changing and growing communities.
25. Implementation of the city centre targeted rate portfolio will impact the local residential and business community through activities and urban realm improvements that aim to enhance the city centre as a place to work, live, visit and do business.

## Tauākī whakaaweawe Māori Māori impact statement

26. The City Centre Masterplan 2020 sets out a vision for the city centre to have a sense of place informed by the past and looking to the future, with thriving and authentic tangata whenua identity and culture (Outcome 1: Tāmaki Makaurau - Our place in the world).
27. The delivery of city centre targeted rate programmes and projects will promote partnership with Mana Whenua on city centre projects, the use of te reo Māori, festivals and events, and

incorporation of Tāmaki Makaurau / Auckland design approach founded on Māori design for unique architectural and spatial design responses.

28. Ngāti Whātua Ōrākei has been a member of the City Centre Advisory Panel since its inception and advises on the investment priorities of the city centre targeted rate. The proposed city centre targeted rate portfolio includes investment for Te Tōangaroa precinct.
29. Auckland Council also partners with mana whenua throughout the planning and delivery of projects. Māori outcomes delivered by the city centre targeted rate portfolio are managed at the project level, with each project responsible for delivering on their individual outcomes.

## Ngā ritenga ā-pūtea Financial implications

30. The city centre targeted rate forms an important part of city centre spend, complementing general rates as set out in the long-term plan 2024-2034. The rate can only be applied to relevant activities that benefit property owners inside the rating area.
31. The city centre targeted rate will invest approximately \$280 million of capital and operational expenditure from financial years 2025 to 2031. A key focus of city centre investment in the near term is the enhancement of public spaces around the new City Rail Link stations, as well as ongoing investment on activation, placemaking and marketing to attract visitors, support local businesses and improve safety perceptions.

## Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

32. The city centre targeted rate portfolio is subject to cost fluctuations due to evolving design developments, project interdependencies, and construction market costs. To address these challenges, proactive measures are being implemented, including scope management, early procurement as appropriate, contingency planning, budget escalation provisions, and reprioritising of projects, as appropriate.

## Ngā koringa ā-muri Next steps

33. From financial year 2025, staff will work with the City Centre Advisory Panel to advise on the future extension and changes to the city centre targeted rate for consideration by the Governing Body and for public consultation in future annual or Long-term Plan budgets.
34. Staff will continue to provide regular progress updates on the city centre targeted rate portfolio programme.

## Ngā tāpirihanga Attachments

No.	Title	Page
A	City Centre Targeted Rate Investment Portfolio – Financial Years 2025-2031	

## Ngā kaihaina Signatories

Author	Jenny Larking, Head of City Centre Programmes
Authoriser	Simon Oddie – Lead Officer

## City Centre Targeted Rate Investment Portfolio Financial Years 2025-2031

	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Reserve Opening Balance	73,394,000	76,248,000	61,584,000	52,836,000	36,439,000	20,594,000	5,104,000
CCTR Collected	27,631,000	28,653,000	29,484,000	30,103,000	30,555,000	30,860,000	31,015,000
Interest added							
Forecasted Expenditure	24,777,000	43,318,000	38,232,000	46,500,000	46,400,000	46,350,000	36,100,000
<b>Reserve Closing Balance</b>	<b>76,248,000</b>	<b>61,584,000</b>	<b>52,836,000</b>	<b>36,439,000</b>	<b>20,594,000</b>	<b>5,104,000</b>	<b>19,000</b>
CAPEX	13,709,000	30,700,000	29,394,000	39,600,000	38,800,000	38,800,000	29,450,000
OPEX	11,068,000	12,618,000	8,838,000	6,900,000	7,600,000	7,550,000	6,650,000
<b>Total Allocated</b>	<b>24,777,000</b>	<b>43,318,000</b>	<b>38,232,000</b>	<b>46,500,000</b>	<b>46,400,000</b>	<b>46,350,000</b>	<b>36,100,000</b>

Projects	FY25	FY26	FY27	FY28	FY29	FY30	FY31	Total FY25-FY31
<b>Enhancing people experience and Support communities</b>								
Activation and Placemaking	2,900,000	3,400,000	4,000,000	4,000,000	4,500,000	4,500,000	4,500,000	27,800,000
Public Amenities Improvement			500,000	1,000,000	1,000,000	1,000,000	1,000,000	4,500,000
Public Art	1,310,000							1,310,000
Wayfinding Improvements		300,000	100,000	100,000	500,000	500,000		1,500,000
Supporting residential communities	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Community/visitor safety Improvements	2,000,000	2,000,000						4,000,000
<b>Facilitate regeneration of precincts</b>								
Emily Place Improvements	760,000	2,560,000	6,010,000					9,330,000
Federal Street (Victoria to Wyndham Street)	25,000	550,000	550,000	9,100,000	8,100,000	100,000		18,425,000
Investigation and Planning	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Nelson Street Laneway	530,000	4,350,000	2,820,000					7,700,000
Service Lane Programme	850,000	5,550,000	700,000					7,100,000
Te Tōangaroa Programme	400,000	1,000,000	4,900,000	7,400,000	7,200,000	8,700,000		29,600,000
Victoria Quarter Programme	200,000	200,000	4,200,000	5,200,000	5,200,000	7,200,000	5,700,000	27,900,000
High Street Improvement	400,000	1,000,000	2,500,000	8,000,000	9,600,000	6,100,000	200,000	27,800,000
<b>Increase investment &amp; attractions</b>								
Pedestrian Count	58,000	58,000	58,000					173,000
Visitor attraction and promoting the city centre	2,500,000	2,500,000	2,500,000	800,000	800,000	800,000	800,000	10,700,000
<b>Integrate City Rail Link</b>								
Britomart Precinct Upgrade	1,889,000	600,000	3,094,000					5,583,000
Karangahape Road Quarter programme	3,800,000	1,300,000	250,000	250,000	2,550,000	5,000,000	5,000,000	18,150,000
Midtown Programme	2,000,000	2,000,000	5,900,000	10,500,000	5,800,000	10,800,000	15,800,000	52,800,000
Te Hā Noa Victoria Street	4,100,000	15,800,000						19,900,000
<b>Other</b>								
Contingency	900,000				1,000,000	1,500,000	2,950,000	6,350,000
<b>Grand Total</b>	<b>24,772,000</b>	<b>43,318,000</b>	<b>38,232,000</b>	<b>46,500,000</b>	<b>46,400,000</b>	<b>46,350,000</b>	<b>36,100,000</b>	<b>281,671,000</b>

