



25 August 2017

LGOIMA No. 8140001801
(Please quote this in any correspondence)

B Evans

By email: fyi-request-6317-2cccc28f@requests.fyi.org.nz

Dear Sir / Madam

Local Government Official Information And Meetings Act 1987

all information around GB/2016/56

I refer to your email, which we received on 31 July 2017, in which you requested a copy of the report, attachments and decisions (including voting) referred to in resolution number GB/2016/56. I refer also to my email of 1 August 2017, in which I provided you with a copy of the requested report, minutes and minutes attachment document.

By way of fulfilment of your request, please find attached the outstanding four attachments to the report.

Please note that some information has been withheld, as indicated in the document, for the following reasons under the Local Government Official Information and Meetings Act 1987:

- s 7(2)(b)(ii) – *in order to prevent prejudice to the commercial position of a third party*
- s 7(2)(h) – *in order to enable the local authority to carry out commercial activities without prejudice or disadvantage*
- s 7(2)(i) – *in order to enable the local authority to carry out negotiations without prejudice or disadvantage.*

If you have any further queries please contact me on 09 301 0101 or rosie.judd@aucklandcouncil.govt.nz, quoting LGOIMA No. 8140001801.

Should you believe Auckland Council has not responded appropriately to your request, you have the right by way of complaint, under section 27(3) of the LGOIMA, to apply to the Ombudsman to seek an investigation and review of the decision.

Yours sincerely

Rosemary Judd
Privacy & LGOIMA Business Partner
Privacy & LGOIMA

8140001801



Office of Hon Christopher Finlayson

16 JUN 2016

His Worship Len Brown
Mayor of Auckland
Auckland Council

By email: len.brown@aucklandcouncil.govt.nz

Dear Len

Opportunity to develop housing as part of the Ngāti Paoa Treaty Settlement

Since 2009 I have been in individual and collective negotiations with Ngāti Paoa towards the settlement of their historical Treaty claims. Ngāti Paoa is a member of the Hauraki, Marutūāhu and Tāmaki Collectives. Negotiations are approaching a critical point and I am very close to initialling a deed of settlement with Ngāti Paoa.

Ngāti Paoa have approached me with a proposal for a housing development on the Point England Recreation Reserve (the **Reserve**). They have asked for the right to purchase up to 13 hectares of the Reserve through their Treaty settlement. This land would be used to build 500 houses, in a mix of 20% social housing, 20% affordable housing and 60% to be sold at market rates.

Ngāti Paoa has developed this proposal in consultation with the Tāmaki Redevelopment Company, with the intention of using the social housing as a catalyst for the redevelopment of social housing in Point England, Glen Innes and part of Panmure. The development therefore helps Ngāti Paoa, Auckland Council and the government to achieve social housing objectives, and will also increase housing supply in the Auckland market. I am advised Ngāti Paoa have raised their aspirations with Council members and officials as well as Panuku Development Auckland.

Given its potential benefits for Ngāti Paoa, the Council and the government, I am considering making this offer to Ngāti Paoa as part of their Treaty settlement. Although the Crown owns the reversionary interest in the Reserve, it is vested in trust in the Auckland Council. Therefore, I seek the Council's views on the proposal.

Rick Barker, Lead Negotiator for the Hauraki and Marutūāhu settlements, is available to attend Auckland Council's Treaty of Waitangi Settlement Working Party meeting on 21 June to discuss this proposal if desired. I look forward to the Council's response.

Yours sincerely

Hon Christopher Finlayson
Minister for Treaty of Waitangi Negotiations

CC: Councillor the Hon Christine Fletcher, christine.fletcher@aucklandcouncil.govt.nz
Hon Rick Barker, Lead Negotiator for Hauraki, rick.barker@justice.govt.nz



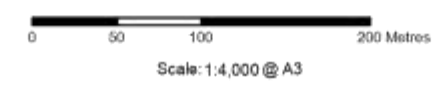
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Date: 20 November, 2013

Ref Number: C119526
Published Name: A3L Point England reserve.pdf
Path: U:\CityWide\Geospatial\Information Services\
Log\C119526 - Point England reserve

Point England Reserve
Legal description: Lot 1 DP 44920
and Lot 16 DP 99636



Point England Reserve Extent



Configuration and Use of Point England Recreation Reserve

1. Under Council's Parks and Open Spaces Interim Provision Guidelines 2014, the Point England Recreation Reserve provides a sub-regional park function for the wider Tāmaki-Maungakiekie area. Sub-regional parks are often large (over 30 hectares) and provide a variety of environments and a range of informal recreational experiences.
2. The Reserve has an operational reserve management plan dated 1997. Amendments were undertaken in 2012 to accommodate the Tamaki Model Aircraft Club under a licence. A concept plan review was commenced in 2015 but has not been finalised and no community engagement has occurred.
3. The reserve currently contains:
 - i) 6 sports fields and associated infrastructure catering for rugby league and football in the winter and 4 cricket/kilikiti pitches used in the summer – the fields are fully utilised during summer, and are effectively utilised in winter given the constraints imposed by being clay-based fields. They are also used informally by the adjacent Point England Primary School;
 - i) The Glen Innes Indoor Community Pool and Recreation Centre and early childhood facility on Elstree Avenue;
 - ii) Approximately 18 hectares of grazing for cattle and some horses under an expired grazing licence which continues to operate on a month-by-month basis;
 - iii) A runway for model aircraft within the grazed area, which is used by the Tamaki Model Aircraft Club Incorporated under an unregistered licence (final expiry 2022);
 - iv) A coastal track which is part of a track network along the Tāmaki coast and the Omaru Stream;
 - v) Carparking and a dilapidated and closed boat ramp on the Council-owned portion of the Reserve.
4. The Reserve has an annual operational cost of approximately \$203,000 per year, mainly for maintaining the sports fields. An additional approximately \$450,000 has been spent over the last five years on improvements to sports facilities, visitor facilities, tracks and foreshore restoration. Future budget for the Reserve includes:
 - i) \$400,000 for a splash pad near the Recreation Centre in the next three years;
 - ii) \$300,000 for park improvements in the next two years (choosing priorities from the 2015 concept plan);
 - iii) A portion of the \$3.2 million for the Tāmaki Estuary path (greenways network) over the next three financial years.
5. The Omaru Stream is an important ecological corridor from the Tāmaki River coast through the Glenn Innes urban area, and linking westward to Purewa Creek and Orakei Basin. The stream is part of a catchment with planned stormwater improvements that will involve the exchange of local reserve land to accommodate stormwater retention areas. A foreshore restoration scheme has also been planned for the Point England Reserve and amenity planting and wetland restoration programmes involving community volunteers have been undertaken.

6. A number of proposals have been or are currently under consideration on the Point England Reserve. These include:
- i) Upgrade the sports fields to a sand base to enable greater winter use, and install training lights (currently on hold);
 - ii) Site for relocation of Mt Wellington Rugby League club;
 - iii) Location for displaced pony clubs;
 - iv) Upgraded neighbourhood playground;
 - v) Stormwater and stream restoration areas, daylighting and fish passage to help improve water quality and habitats;
 - vi) Retaining the existing open spaces for passive recreational activities;
 - vii) Route for a new cycle and pedestrian trails;
 - viii) Basketball courts (sponsored);
 - ix) Community gardens;
 - x) Additional tree planting;
 - xi) Additional car parking.



I hereby give notice that a confidential meeting of the Auckland Development Committee will be held on:

Date: Wednesday, 6 July 2016
Time: 9.30am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Auckland Development Committee

CONFIDENTIAL AGENDA

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C1	Tāmaki Regeneration Project and Governance Report	3

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.

Tāmaki Regeneration Project and Governance Report

File No.: CP2016/13652

Confidentiality

Reason:	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Interests:	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>s7(2)(h) - The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p> <p>In particular, the report contains information of a procurement process. Releasing this information would prejudice the commercial position of Panuku Development Auckland or Auckland Council.</p>
Grounds:	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>

Purpose

- To update the Auckland Development Committee (ADC) of relevant issues within the Tāmaki Regeneration Project. It also seeks delegations around the Reference Plan, Social and Economic Regeneration Programme and land exchange processes in the Infrastructure Funding Framework Agreement (IFFA) for Tāmaki.

Executive summary

- Crown and Council established the Tāmaki Redevelopment Company Limited (TRC) under a Heads of Agreement in 2012 and in 2015 agreed for TRC to commence with the substantive regeneration of Tāmaki in accordance with social, economic, spatial and housing objectives (Project).
- Crown and Council agreed to a shareholders agreement and constitution in 2016. Crown transferred housing stock into an asset-holding subsidiary of TRC named Tamaki Regeneration Limited (TRL) on 1 April 2016 and made a \$200 million loan available to facilitate regeneration. TRC has established a Community Housing Provider subsidiary and assumed management of the housing.
- The Strategic Framework, the Reference Plan and the IFFA are the overarching documents governing the Project. The Strategic Framework was completed in August 2013. The Reference Plan has completed rounds of engagement with council departments, Auckland Transport and Local Boards. The IFFA has been drafted by the Development Project Office (DPO) and is currently being negotiated with TRL. The IFFA is a Framework document that outlines an indicative schedule of works to be completed within the Policies and Statutory controls within Council over the regeneration period. These documents are required to commence with procurement for development at scale scheduled for late July 2016. We are now on the critical path to complete these documents.
- TRC/TRL will shortly undertake procurements seeking:
 - Development and Investor partners for housing development at scale
 - Development partners for catalyst projects
 - A service provider for intensive support services
 - Partners to assist with tenancy management capability

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6. The TRC Board are the decision makers for the Large Scale Development. There is a Large Scale Development Steering Group where Council is represented by Panuku, which makes recommendations to the TRC Board. This Steering Group consists of representatives of TRC, Treasury and Council with an independent chair.
7. The TRC Board has determined one of the requirements prior to proceeding with procurement at scale is that the IFFA with Council is agreed to will provide comfort to development partners of Council's commitment to infrastructure investment in Tamaki. The reference plan informs the IFFA and is the basis of proposed projects.
8. Delegations to the Tamaki Co-ordination Group (TOG) are sought to approve the Reference Plan and IFFA processes to enable procurement for developers at scale to commence once amendments have been made.
9. Delegation was provided to the Chief Executive (CE) of Council at the March 2016 Finance and Performance Committee Meeting to expend funds for investment in infrastructure in Tāmaki.
10. Council also has two representatives on the Steering Group for the Social and Economic Regeneration Programme. However, final decisions rest with the TRC Board and the agencies involved in the delivery of services. This steering group also consists of representatives from the Treasury, the Ministry of Social Development, the Ministry of Education, the Police, the Auckland District Health Board, Superu and TRC. Notwithstanding this Council has final approval with Crown over the approvals of the Outcomes and Evaluation Framework.

approve this Framework once amendments have been made.

Recommendation/s

That the Auckland Development Committee:

- a) delegate to the Tāmaki Co-ordination Group authority to approve the Tāmaki Reference Plan, the Infrastructure Funding Framework Agreement land exchange process, and the Outcomes and Evaluation Framework and to exercise all shareholder powers of Auckland Council.
- b) delegate to the Chief Executive of Auckland Council authority to approve the Infrastructure Funding Agreements.
- c) delegate to the Chief Executive of Auckland Council authority to approve the proposed land exchange process once approval is obtained from the Tamaki Co-ordination Group to the land exchange process which is subject to all statutory requirements.

Comments

Background

12. Tāmaki Redevelopment Company Limited (TRC) was established by Crown and Council in 2012 to pursue a regeneration programme based on social, economic, spatial and housing objectives (Project). It was the first urban renewal entity of its type in New Zealand and the first joint shareholding company between Crown and a local authority.
13. Based on initial funding contributions, Crown took a 59% shareholding in TRC, with Council having the remaining 41%. A Heads of Agreement set out the Project objectives and the governance structure of TRC, including board appointments and setting the Statement of Intent (SOI).
14. Council and Crown agreed in November 2015 to commence substantive regeneration activities, including large scale spatial and social housing development.

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15. A Shareholders Agreement was agreed in March 2016 replacing the Heads of Agreement. This agreement set out a new TRC company structure to support TRC's operation as owner and manager of the properties from March 31, 2016. The Key Terms focus on:
 - i. An integrated approach to regeneration objectives, avoiding community displacement, supporting opportunity for the community and promoting local employment.
 - ii. Innovative delivery mechanisms (including options for public/private partnerships), potential use of Maori-led consortiums, and growing third sector housing providers.
 - iii. Opportunities for mixed-tenure and mixed-ownership models of housing provision.
 - iv. Ensuring TRC has development access to Crown housing stock in Tāmaki.
 - v. Ensuring that Crown and Council retain control over their respective contributions and activities, including Council retaining control of its infrastructure capital works, and Crown retaining financial control of its housing assets.
16. On 1 April 2016 Crown transferred 2,800 HNZN properties to TRC and made available a \$200 million loan facility as working capital.
17. With the asset transfer now complete, TRC are proceeding with the regeneration activities in Tāmaki including the redevelopment of the housing assets, place making, economic and social regeneration programmes.
18. To help enable the redevelopment of housing assets and place making initiatives, Council needs to confirm approval of the reference plan which informs the infrastructure components included in the IFFA. The process around potential land exchanges included in the IFFA also requires approval.
19. The SOI for the period 2017 to 2020 is currently in draft form for feedback from shareholders. Delegation to approve the SOI was provided by the ADC in November 2015 subject to consultation with the Tamaki Co-ordination Group. The key amendments proposed are, as follows:
 - i. A robust articulation of Mana Whenua engagement
 - ii. Community engagement beyond the minimal statutory consultation required
 - iii. A place-based strategy and initiatives including the articulation of the uniqueness of place and how the community within it contribute to what TRC is proposing. This should also include the social infrastructure and amenity plans clearly stating what is proposed to be built or provided for discussion with the community at the appropriate time.
 - iv. A marketing strategy and approach that maximises both local and offshore interest in the large scale procurement process.

Reference Plan

20. The Reference Plan is a high level analysis of place and context, an articulated spatial vision for Tāmaki and an identifying means of delivering vision, including informing infrastructure requirements and co-ordination throughout programme duration.
21. The plan that informs infrastructure requirements (including land exchanges) based on the proposed built form for the Tāmaki regeneration area and provides Council with proposed changes to assist in infrastructure co-ordination.
22. A Reference Plan would usually include the vision, objectives and outcomes. However, in this case, these items are included in the Strategic Framework which has previously been endorsed by Council and will be developed further in the Outcomes and Evaluation Framework - currently a work-in-progress.
23. The current plan could be improved to show where the Reference Plan sits in the overall suite of documents and what further plans must be developed to complete full engagement with the community. The plan should also emphasise how the next phase of planning should embrace the area's primary asset; the Tāmaki River waterfront. And incorporate the rich stories of the Tāmaki River and the people who originally used it as the food bowl for all of Auckland.

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24. The Reference Plan (and/or the Procurement Plan – for the large Scale Development) needs to be clear about the process going forward in terms of layering details around developing the greater definition of the outcomes the Company and its Shareholder believe are the essential deliverables for Tāmaki.
25. The Reference Plan (and/or the Procurement Plan – for the large Scale Development) must include a steer as to what TRC actually expect to be built. Bulk and height need to be much clearer in order to manage public expectations and to be clear to developers what is on the table. The Reference or Procurement Plan should also articulate the expectations of the market for engagement and a detailed delivery approach.
26. There is the opportunity to include some of the aspects missing in the reference plan through the SOI process where they may better fit. There are four areas where this approach is appropriate, as outlined in paragraph 13.

Infrastructure Funding Framework Agreement (IFFA)

27. s 7(2)(b)(ii), s 7(2)(h), s 7(2)(f)(i)

28. An IFFA is currently being drafted by the DPO. The agreement will be between Council, Auckland Transport (AT) and Tāmaki Regeneration Limited (TRL) which is the asset owning subsidiary of TRC. Watercare have completed a separate MOU with TRL.
29. This agreement sets out the process for entering into infrastructure funding agreements for an indicative list of projects. The list includes projects in the area such as network infrastructure, parks and community facilities development. The project list is currently being critiqued by council departments and AT is expected to be complete in July 2016. The agreement envisages a Steering Group made up of the parties who will be responsible for implementing individual Infrastructure Funding Agreements for each schedule items under standard Council Policy. TRC require the IFFA to be agreed prior to commencing with the procurement of a large scale developer which is scheduled for July 2016 - we are now on the critical path. This will provide some certainty around infrastructure delivery to potential development partners.
30. Principles of land exchanges in order to better configure the open space network are being discussed to include in the agreement. These principles include positive collaboration for better positive public open space outcomes and generally an equal or equivalent area of land exchange over the term of the Regeneration. The approval process will include:
 - i. A jointly prepared Public Open Space (POS) network plan that sets out a shared vision for the future network in a co-ordinated approach
 - ii. Decisions will be based on Council policy
 - iii. The agreed land exchange schedule will require approval of the Local Board and the Governing Body
 - iv. Any exchanges will be subject to statutory process
31. Delegation is sought to enter into the IFFA including the proposed land exchange principles and process to the Tāmaki Co-ordination Group with the delegation to execute the IFFA provided to the Council CE.

Social and Economic Regeneration

32. The social and economic regeneration programme is a multiple agency approach to the social and economic regeneration of Tāmaki. The agencies included in the development of the programme include Council, The Treasury, the Auckland District Health Board, the Ministry of Social Development, Police and the Ministry of Education. Engagement also occurs with local social service providers.

33. The Outcomes and Evaluation Framework is a key document which outlines the issues, the interventions of each agency, the expected outcomes and the measurable targets in the social and economic regeneration programme. The draft Outcomes and Evaluation Framework is currently being refined and will require approval in late 2016 and be updated at regular intervals.
34. The main area that require amendments are defining the composition of the backbone organisation which will monitor the performance of the framework, more focus being developed on economic development initiatives and refining the evaluation measures.
35. The Tāmaki Wellbeing Monitor focuses on the people of Tāmaki and their environment. The monitor measures the overall population indicators which can identify issues that may need interventions via the outcomes and evaluation framework. The monitor will continue to be refined by TRC over the life of the programme.
36. Service mapping of social providers in Tāmaki is underway from a top down and bottom up approach. Mapping will help identify the best organisation to implement interventions in the outcomes and evaluation framework. As a starting point, Healthpoint is proposed as the tool for an online directory of all services in Tāmaki.
37. Intensive Support Services was previously known as the 'family by family' programme. A business case has been prepared for this wrap around service. It is targeted at families who aren't working with existing social services and aims to work intensively with families who have complex social service needs. It will use skilled practitioners to navigate services and provide a foundation package to assist with debt and food insecurity at the time of rehousing.
38. A delegation is sought for the Outcomes and Evaluation Framework to be approved by the Tamaki Co-ordination Group in consultation with the Tamaki-Maungakiekie Local Board.

Catalyst Development Projects Update

39. Council have oversight of the catalyst projects which are the smaller scale housing developments. The TRC Board are the ultimate decision maker of these projects
40. The catalyst neighbourhoods were transferred to TRC on 1 April 2016 with partially completed projects. The three active neighbourhoods are referred to as the Fenchurch, Overlea and Derna / Tubruk neighbourhoods.

41. s 7(2)(b)(ii)

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Large Scale Development Update

46. The Large Scale Development programme seeks to procure two developer and investor partners. The initial developer and investor will deliver approximately 2,500 houses and the associated infrastructure.

47. s 7(2)(b)(ii)

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Consideration

Local board views and implications

51. Panuku has met with the Maungakiekie-Tāmaki Local Board (MTLB) for ~20 workshops covering the proposed regeneration of Tāmaki. This included 4 workshops with TRC from April to June 2016 specifically discussing the Tāmaki Reference Plan. Engagement on the Reference Plan also occurred with the Orakei Local Board via a workshop in May 2016.
52. The MTLB supports the following aspects of the reference plan:
- i. The overall co-ordinated approach to redevelopment that the Reference Plan provides
 - ii. Increasing the accessibility and amenity of parks and recreation facilities through land exchanges with TRC
 - iii. Better connectivity of street and path networks
 - iv. Improved connections between rail stations and town centres
 - v. Roadway typologies that promote slower motor vehicle movement particularly in residential environments
53. The MTLB would like to see refinement of the Reference Plan to achieve better outcomes for the community through the following amendments.
- i. Increasing the connectivity of the street network, particularly for the north / south movement between Point England and Glen Innes and the removal of cul-de-sacs.
 - ii. An overview of when community engagement will occur and in what capacity

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- iii. The proposed process around park reconfigurations be included. This may be more appropriately placed in the proposed Framework Agreement in Relation to Infrastructure Works and Open Space.
 - iv. Adoption of simple principles around reserve development for the placement of play equipment and street furniture and other improvements.
 - v. Identification of potential locations for additional sports fields, this may be addressed through an open space network plan.
 - vi. Proposed moves around improving water quality, particularly the Oamaru Stream.
54. The Orakei Local Board would like an open space network plan to be prepared to assess the projected demand on open space.
55. The Maungakiekie-Tāmaki and Orakei Local Boards will continue to be involved in the regeneration project in their role as decision maker for design, service levels and funding for local parks, facilities and community initiatives.

Māori impact statement

56. The importance of effective communication and engagement with Māori on the subject of land is understood. Panuku has accordingly developed a robust form of engagement with mana whenua groups across the region. Panuku is additionally committed to giving effect to the council's commitments to Māori economic development as outlined in the Economic Development Strategy. We actively seek opportunities to work with Māori on partnering/joint ventures through developing individual relationships and through inclusive procurement practices.
57. Up until April 2016, Iwi engagement around the large scale development has been undertaken by the Crown. Crown consultation with iwi and hapū on the redevelopment of social housing land in Tāmaki commenced on 2 November 2012. From April 2016, TRC have been responsible for Iwi engagement on the Project.
58. Until recently, engagement by TRC has primarily been with the Matawaka Ruapotaka Marae and mana whenua hapu identified by Crown as having a strong interest in the area. The mana whenua hapu are Ngāi Tai ki Tāmaki, Ngāti Paoa and Ngāti Whatua Orakei. In the past month TRC has extended this consultation and is currently working on a Māori engagement strategy with mana whenua, Iwi and Māori Community. They have sought feedback on the formulation of this from mana whenua through the Panuku Mana Whenua Forum and from the IMSB advisors. TRC are looking at establishing bi-monthly forums and other channels to build strong relationships, develop an on-going programme of information sharing and collaboration, workshops and policy development.
59. Where Panuku will be leads an element of the overall Tāmaki Regeneration work programme Panuku will engage with all fifteen mana whenua with interests in the Maungakiekie-Tāmaki Local Board area, seeking hapū specific input into design proposals and desired outcomes where appropriate and feedback on other issues as they arise.
60. We will additionally share our relationships and contacts with Māori with the Crown and TRC for use in their engagement and procurement process.
61. It is further noted that there is an operative Sites and Places of Value to Mana Whenua heritage protection overlay in the Proposed Auckland Unitary Plan 2013 over parts of Tāmaki. Panuku will ensure engagement with mana whenua reflects the stated objectives of that protection. The importance of effective communication and engagement with Maori on the subject of land is understood.

Implementation

62. TRC plans to commence the procurement of a developer and investor of scale by seeking Expressions of Interest (EOI) in late July 2016. There is some lead time in preparing a revised Reference Plan and finalising the IFFA which are key documents for the EOI.

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- 63. The delegations to the Chief Executive of Auckland Council and the Tamaki Working Group are required to expedite these work streams.
- 64. Project implementation is the responsibility of the TRC Board, in accordance with its governing documents.

Attachments

There are no attachments for this report.

Signatories

Author	Allan Young – Director Development – Panuku Development Auckland
Authorisers	John Dalzell – Interim CEO – Panuku Development Auckland Jim Quinn - Chief of Strategy