

Tāmaki regeneration announcement: Q&A

1. What is the Tamaki Redevelopment Company? When was it established and what is its purpose?

The Tamaki Redevelopment Company (TRC) was established in 2012 and is owned jointly by the Government and Auckland Council. TRC is charged with delivering the Tāmaki Regeneration Programme.

The blueprint of the programme – the Strategic Framework – was announced in June 2013 by the then-Minister of Housing Hon Dr Nick Smith and Auckland Mayor Len Brown and outlines Tamaki Regeneration vision and outcomes for the programme. During that consultation, over 1,100 residents and over 40 groups responded with the main message – namely, they want less consultation and more action.

With today's announcement, the Government and Auckland Council are providing to TRC the "levers" – e.g. a \$200 million loan facility and the ownership and management of approximately 2,800 Housing New Zealand Corporation (HNZ) houses – to allow the pace of housing development and community regeneration to increase significantly.

The Tāmaki Regeneration Programme is about creating a thriving, attractive, sustainable and self-reliant community. This 10- to 15-year urban regeneration programme is the first of its kind in New Zealand.

Regeneration aims to provide and build on the things people and communities need in their lives to be well, prosper and grow.

The "Tamaki Vision" was created by the families and communities of Glen Innes, Point England and Panmure:

*Tāmaki is a strong and welcoming community,
where people thrive and prosper,
celebrated for its distinct history and vibrant future.*

2. What is the history of the regeneration at Tamaki?

The Tāmaki Regeneration Programme builds on outcomes and aspirations identified through the many years of work and consultation undertaken by the communities of Glen Innes, Point England and Panmure.

Prior to TRC's establishment, HNZA and its development partner, Creating Communities, started housing redevelopment in the Northern Glen Innes. This work is still underway.

TRC's four objectives are to achieve regeneration across housing, spatial redevelopment, social and economic development.

In August 2014, the Minister of Housing and Auckland Mayor launched the first neighbourhood regeneration precinct called Fenchurch and TRC have begun work in a second neighbourhood in Glen Innes called Overlea/Elstree.

In Fenchurch, in addition to the new social and affordable housing construction under way, recent successes include:

- The building and provision of a new Early Childhood Centre for up to 60 kids;
- Getting more than 60 young people into jobs over the past 12 months;
- The refurbishment of a local hall as new community hub governed and managed by a local residents association; and
- Working closely with Council entities to ensure infrastructure developments align with housing redevelopment.

3. What's different about this announcement and previous plans to "do up" Tamaki?

The difference is that TRC will now hold the necessary levers to accelerate the Tamaki programme. TRC is intimately connected to this community and have a wider mandate of regeneration. This announcement highlights the long term commitment by the Government to the Tamaki area.

4. Is TRC paying for the houses, or just being given them?

The houses are to be transferred from HNZA to TRC. This is largely a transfer within the Crown, and will be done within government accounting policy. Given that TRC is jointly owned by the Government and Auckland Council, the transfer will include an arrangement that ensures that all value pertaining to the land and houses remains with the Crown. This protects the interests of taxpayers while giving TRC the simplicity and flexibility it needs to implement the regeneration programme in accordance with the community vision.

5. Where is the \$200m loan facility coming from? How long is the loan for? Do we know yet what it will be used for?

The loan facility is from the Government.

It is too early to be specific on how it will be used, as plans and commercial arrangements are under way. In broad terms, the funding will be used to move more quickly on detailed planning, acquiring land, and starting to build more houses and related infrastructure.

The loan is on commercial terms, and is to be repaid within five years – by which time TRC is expected to be well advanced on its developments and generating revenue.

6. Will people have to move out of their homes when the transfer takes place? If not, when will they have to move? Will their rent increase?

Nothing changes for tenants today, nor when HNZC properties are transferred to TRC. Tenants will have a new landlord, but will pay the same rent and have the same rights as they have now.

As long as tenants are eligible for social housing, they will continue to be housed for the duration of their need.

With the redevelopment plans, many Tamaki tenants will move at some point during the next several years. Tenants will be kept fully informed, and the “Tāmaki Commitment” still applies – all those directly affected by redevelopment and still in need of social housing will have the opportunity to stay in Tāmaki.

7. When will the first houses be completed for people to move into?

Housing redevelopment in Fenchurch is a partnership between HNZC and TRC. The first 11 new social homes will be completed soon, with new tenants expected to move in by June 2015. A further 21 social homes in this neighbourhood are under construction.

By 31 March 2016, TRC will take over responsibility from HNZC for its approximately 2,800 houses in Tāmaki – this includes ownership, tenancy management, property maintenance and future development. This transfer will also include the housing redevelopment occurring in Fenchurch.

Within 10 to 15 years, TRC will build 7,500 new homes in Tāmaki (replacing 2,500 existing homes). At least 2,800 of these new homes will remain in social housing (i.e. at least the same number as today).

The Government’s \$200 million loan will enable TRC to move fairly quickly on other redevelopments.