

Inner City

Endorsement of priority direction



Purpose of today's decision

Endorse the priority areas for initial effort

Authorise staff to develop DRAFT policy and INVESTIGATE proposals

Bring proposals and funding back through the
2027–37 Long-term Plan

Background to the proposed direction

A consistent goal: a more compact, active inner city

Past investment includes the lakefront, Eat Street and Te Manawa

26 developers and 287 landowners informed the Blueprint

Limited funding calls for focused, staged investment

Evidence from the four workstreams

Inner City Blueprint

Developer and landowner feedback favours a staged focus around the lakefront (publication date tbc)

Spatial framework

Amohia/Ranolf offers the strongest opportunity for more inner-city living

Incentives and mechanisms

Feasibility, ownership and process barriers point to a need for targeted development tools

Activation and investment cases

Village Green amenity and the Eat Street–lakefront connection need attention

The evidence supports focused locations and practical next steps

Three priority areas

Inner-city framework



Indicative areas. Separate map extents and scales.

Fenton Street inset

South of the city centre



Lakefront Precinct

Build on destinations and private investment

Amohia/Ranolf Street

Neighbourhood / Medical precinct

Support more inner-city living

Fenton Street Transition Area

Enable gradual residential and mixed-use change

Proposed policy and maintenance work

Proposed Incentives and Mechanisms Policy

Investigate tools to address development barriers
Return proposed policy settings to Council

Proposed maintenance and amenity review

Assess lighting, graffiti response, bins and public spaces
Identify any changes needed to standards and resourcing (renewal requirements)

Two proposals for investigation

Village Green

Investigate improvements for everyday use and events
Explore a safer, clearer Eat Streat–lakefront connection

Eat Streat 2.0

Investigate the block between Pukaki and Arawa Streets
Consider improvements such as lighting and landscaping

Option 1: targeted direction

Recommended

Concentrate initial effort in the three priority areas

Align Council work with existing destinations
and private investment

Develop policy, concepts and business cases for the LTP

Option 2: inner-city-wide programme

Give more areas early attention

Spread limited funding across a larger footprint

Make it harder to concentrate activity and connect Council investment with current private investment

Option 3: retain the status quo

Defer endorsement and the next stage of work

Delay preparation for the 2027–37 Long-term Plan

Reduce investor certainty and continue the project-by-project approach

Further decisions through the Long-term Plan

Today

Endorse the direction and authorise further work

Staff prepare

Draft policy, concepts, business cases and the maintenance review

Scope, costs and funding options

2027–37 LTP

Proposals return for Council consideration, consultation and funding decisions

Today's decision does not approve capital funding or construction

Recommendations

Endorse the direction and three priority areas

Direct staff to develop the Incentives and Mechanisms Policy

Approve staff investigation and business case preparation for Village Green improvements and Eat Streat 2.0

Direct staff to review maintenance standards and resourcing

All proposals return to Council through the 2027–37 LTP