

The Role of Commercial Property Financialisation in Town Centre Regeneration in Regional New Zealand



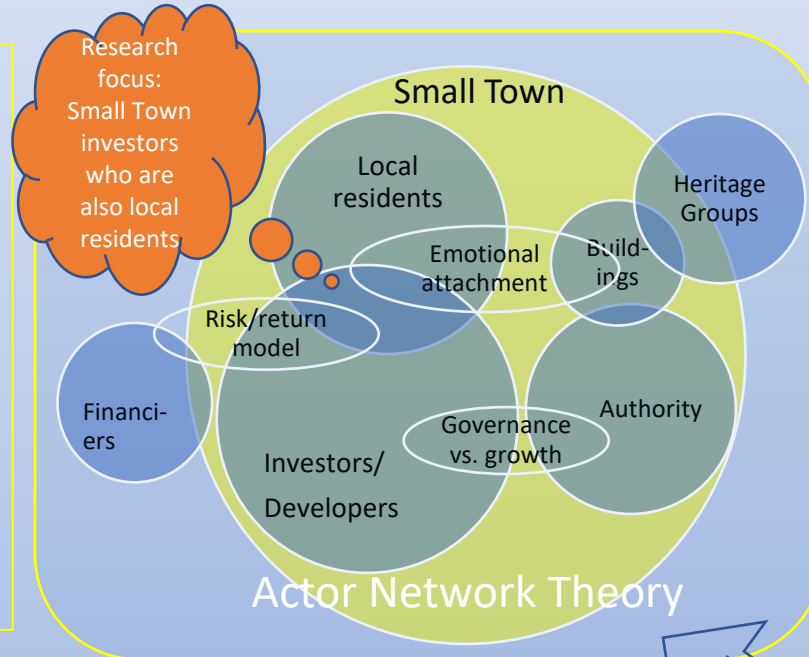
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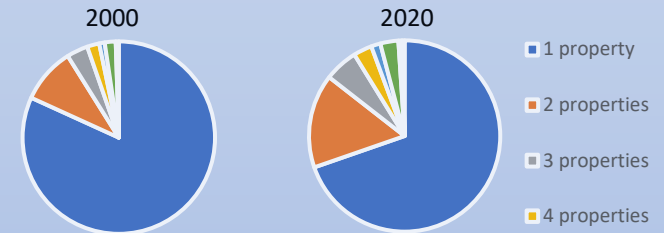
Introduction:

Uneven economic development within the country has led to disparity with the regional urban areas facing challenges in the urban built environment.

Understanding the changing dynamics of the local investors and the impact of finance can help with targeted regeneration policy to reverse the trend of “loser cities” towards creating a better place to live, work and play.



Increased importance of local investors



Property Owner Profile 2000 vs. 2020

Research Questions:

- How do different “actors” interact and negotiate under the Actor Network Theory?
- What happens for dual “actors” whose investor characteristics clash with their local residents attributes?
- With the increased wealth, how have small town investors impacted the built environment in their town centres?

Interview

- Preliminary
- Scope survey questions
- Up to 3 per Functional Urban Area size

Survey

- To identify characteristics of property financialisation
- sample size c.a. 30-50

Interview

- In-depth follow-up interviews with local property investors/developers
- sample size: 8-10

Methodology

Framework/ Theory

Understand owner profile