

# Board Report

## Date

Wednesday,  
24 May 2023

## Venue

Eke Panuku office,  
82 Wyndham Street  
and online via Teams



# Local Government Official Information and Meetings Act 1987.

## 7 Other reasons for withholding official information

(1) Where this section applies, good reason for withholding official information exists, for the purpose of [section 5](#), unless, in the circumstances of the particular case, the withholding of that information is outweighed by other considerations which render it desirable, in the public interest, to make that information available.

(2) Subject to [sections 6, 8, and 17](#), this section applies if, and only if, the withholding of the information is necessary to—

(a) protect the privacy of natural persons, including that of deceased natural persons; or

(b) protect information where the making available of the information—

(i) would disclose a trade secret; or

(ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information; or

(ba) in the case only of an application for a resource consent, or water conservation order, or a requirement for a designation or heritage order, under the [Resource Management Act 1991](#), to avoid serious offence to tikanga Maori, or to avoid the disclosure of the location of waahi tapu; or

(c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information—

(i) would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or

(ii) would be likely otherwise to damage the public interest; or

(d) avoid prejudice to measures protecting the health or safety of members of the public; or

(e) avoid prejudice to measures that prevent or mitigate material loss to members of the public; or

(f) maintain the effective conduct of public affairs through—

(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom [section 2\(5\)](#) applies, in the course of their duty; or

(ii) the protection of such members, officers, employees, and persons from improper pressure or harassment; or

(g) maintain legal professional privilege; or

(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or

(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

(j) prevent the disclosure or use of official information for improper gain or improper advantage.

# Board Agenda

**Where:** Eke Panuku

**When:** Wednesday, 24 May 2023 | 10.00am – 4.10pm

**Board members:** Paul Majurey – Chair  
David Kennedy – Deputy Chair  
John Coop – Director  
Kenina Court - Director  
Steve Evans – Director  
Susan Huria – Director  
Jennifer Kerr – Director

**Executive:** Ian Wheeler – Acting Chief Executive, Chief Operating Officer  
Gyles Bendall – GM Design & Place  
Alaina Cockerton – Head of People & Culture  
Angelika Cutler – GM Community & Stakeholder Relations  
Carl Gosbee – Chief Financial Officer  
Brenna Waghorn – GM Strategy & Planning  
Marian Webb – GM Assets & Delivery  
Allan Young – GM Development  
Alice Newcomb – Governance Manager

**In attendance:** Selio Solomon – Board Intern

**Apologies:** David Rankin – Chief Executive

## Local Government Official Information and Meetings Act 1987 (LGOIMA) Statement.

*Information contained in sections of this agenda should be treated as confidential, as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. Under Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information where making available the information:*

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *to maintain the effective conduct of public affairs through the free and frank expression of opinions s7(2)(f)(i);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and would be likely to prejudice or disadvantage negotiations s7(2)(i).*

		Mins	Timing
1.	Public meeting open	5	10.00am
2.	Hauraki Express Ltd - Bike ferry proposal followed by Q&A 2.1 Briefing Eke Panuku Board of Directors Bike Ferries presentation	10	10.05am
3.	Confidential meeting open 3.1 Procedural Motion to Exclude the Public Put the motion that, pursuant to clause 12.3 of the Panuku Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed. 3.2 Apologies – David Rankin	5	10.15am

<b>4.</b>	<b>Chief Executive's Report</b>	<b>30</b>	<b>10.20am</b>
<b>5.</b>	<b>Health and Safety</b> 5.1 Health and Safety Report	<b>15</b>	<b>10.50am</b>
<b>6.</b>	<b>Decision papers</b> 6.1 Eke Panuku Grants and Donations 6.2 Strategic Investment Opportunity - Northcote 6.3 Takapuna Service Property Optimisation 6.4 Downtown Carpark Redevelopment 6.5 Pukekohe - 174 – 182 Manukau Rd – Go to Market Strategy	<b>60</b>	<b>11.05 am</b>
<b>7.</b>	<b>Information papers</b> 7.1 Own Your Own Home 7.2 Quarterly Risk Report 7.3 Housing Market overview - Q1 2023 7.4 Onehunga Wharf update	<b>15</b>	<b>12.05am</b>
<b>Lunch</b>			<b>1.30pm</b>
<b>8.</b>	Mana whenua stories: Ngāti Tamaterā	<b>40</b>	<b>2.00pm</b>
<b>9.</b>	Port Precinct Future Development	<b>80</b>	<b>2.40pm</b>
<b>10.</b>	<b>Governance matters</b> 10.1 Out of Cycle Decisions <ul style="list-style-type: none"> <li>• Optimisation Opportunity Remuera (Approved 28.4.23)</li> <li>• Waiapu Precinct, Onehunga Go to Market Strategy (Approved 28.4.23)</li> <li>• Pukekohe, 9 Hall Street: Go to Market Strategy (Approved 28.4.23)</li> <li>• Eastern Busway (Approved 4.4.23)</li> <li>• Draft Annual Budget FY24 (Approved 5.5.23)</li> </ul> 10.2 Director interests & Director interests projects 10.3 Director meeting attendance 10.4 Minutes meeting held - 22 March 2023 10.5 Board action list 10.6 Board forward work programme	<b>5</b>	<b>4.00pm</b>
<b>11.</b>	<b>General business</b>	<b>5</b>	<b>4.05pm</b>
<b>Meeting close</b>			<b>4.10pm</b>

## 2.0 Hauraki Express Ltd

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely unreasonably to prejudice the commercial position of a third party*  
*s7(2)(b)(ii);*

# Information paper: Chief Executive's Report – May 2023

Document author: David Rankin

## Whakarāpopototanga matua | Executive summary

This is a public report with confidential information redacted, indicated in [blue font](#). Where redacted information exists, a reference to the section of the Local Government Official Information and Meetings Act 1987 (LGOIMA) has been cited in the publicly available version of the agenda. It incorporates a range of material on current and emerging issues.

## Matapaki | Discussion

### 1. Wynyard Quarter Tram Update

In September 2021 the Eke Panuku Board considered the future of the Auckland Dockline Tram in the context of a changed urban environment, development pressures and increasing constraints to safely operating the tram. We then sought a decision through council's Planning Committee in November 2021 to disestablish the tram and to make alternative arrangements with MOTAT.

The planning committee resolution supported the cessation of the Tram in late 2022, its transfer to MOTAT and undertaking the necessary remedial works. In the papers to the Board and Planning Committee, the key driver for timing was the need for Willis Bond to start its site establishment in early 2023 on West 2 which is the tram shed site. In December 2022 we advised the Board that, given the delays with starting West 2, we would postpone the cessation date to the end of April 2023 which will allow the tram to operate through the summer. The Board is aware the agreement with Willis Bond for West has now been effectively paused for a two-year period. The commencement of development on this site is the primary trigger to commence the decommissioning of the tram. We anticipate the slowdown in the market will result in a reasonably extended delay to development commencing on this site. The Executive has therefore reviewed its decision of late last year and agreed to further postpone the cessation date to the end of April 2024 which will allow the tram to be operated by MOTAT through the next summer. This position will be reviewed again in February 2024.

### 2. Maungawhau and Karanga a Hape Development Precinct

[Redacted]

[Redacted]

### **3. Ormiston Town Centre**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

**4. Flat Bush School Road Ormiston**

[Redacted]

[Redacted]

[Redacted]

## 5. Airport to Botany Update on Designation and Submission

Over the last few years, Auckland Transport (AT) and Eke Panuku have been working together to integrate the Airport to Botany (A2B) Rapid Transit Project and Transform Manukau Program. The proposed A2B route travels through the center of Manukau and interacts with multiple projects being led by Eke Panuku.

AT consulted Eke Panuku during the A2B optioneering process and both organisations agree on the preferred route alignment. Over the last few months, AT has accommodated changes to the A2B project and both organisations have worked collaboratively to achieve positive changes such as stormwater integration at Hayman Park.

On 9 December 2022, Auckland Transport and Waka Kotahi lodged a Notice of Requirement (NoR) to establish a route protection designation for the A2B project. Due to the urgent need to lodge the NoR application, there were some unresolved issues that needed to be addressed through the statutory process.

In addition to lodging a submission in support of the project, Eke Panuku is seeking changes to the NoR, including:

- Changes to the indicative alignment of the busway, footpath, and cycleway along Davies Avenue which is a key civic street in Manukau (AT staff have already indicated that these changes can be accommodated).
- Reassessment of stormwater treatment options for the Manukau Sports Bowl. The proposed stormwater pond will potentially affect the Masterplan for the Sports Bowl which was prepared by the council whanau and adopted by the Ōtara-Papatoetoe Local Board. A joint workstream between AT, Eke Panuku, Council (Parks, Healthy Waters) has been setup to carry out an options analysis.
- Minor changes to designation conditions to ensure that Eke Panuku can contribute to the next stage of the design process where there is an interaction with Eke Panuku's urban regeneration proposals.

The Auckland Transport CE has been advised of our submission. The two teams are actively collaborating, and I expect resolution of the issues prior to the NoR hearing.

## 6. Valley and Dominion Roads



## 7. Auckland Light Rail

We are continuing to engage with the Auckland Light Rail (ALR) project. The Sponsors (Ministers of the Crown, Council and Mana Whenua representatives) will meet shortly to make decisions on the route alignment and station locations to proceed to consent design. 

[REDACTED]

ALR anticipates lodging Notices of Requirement for much of the route in August and completing a draft business case and corridor strategy later in 2023.

[REDACTED]

[REDACTED]

## 8. Climate Change and Flooding Impact on Property - Strategy and Planning

### Internal review of the impact of recent climate events

An internal workshop was held with representatives across Eke Panuku (assets, development, design, placemaking, risk) to share thoughts, and information about impacts, roles and responsibilities following the flood and cyclone events of February. There are a range of data gathering initiatives underway across the council group led by different departments. E.g., Healthy Waters, Resilient Land and Coasts, Regulatory Services and Auckland Transport. Data is being collected as to where flooding has occurred, and how high, assets affected, buildings damaged, landslides and land movement and roading issues. Council's geospatial team will be looking at how this can be collated and presented spatially. Eke Panuku will liaise with council colleagues to ensure this information is shared when available.

Several Eke Panuku-managed properties received damage due to flooding or storm debris across various locations. It was noted that a significant number were due to roof leaks, rather than water ingress from ground flooding. This in part reflects the age, quality, or temporary holding period of assets. There were no major impacts apparent in any of our locations.

Therefore, we do not need to re-masterplan or do anything urgently. However, we need to continue to consider climate risk in our work and there may be an opportunity to provide an increased focus on stormwater under Green Star and Homestar ratings. Some of our projects have been affected and need re-assessment:

- C40 site in Henderson. This is currently with council for consent and included a 20 m esplanade reserve which has now gone due to a landslip into the stream and the development sites are also subject to erosion.
- Opanuku Link bridge was also impacted by stream flooding and will need re-surveying to ensure solid launch and landing areas.

Events have highlighted the benefits of the Eke Panuku regenerative approach – nature-based, and place-based solutions and partnership approaches have worked well. Green infrastructure in Northcote (Greenslade Reserve and Awataha stream works) and Wynyard Quarter (rain gardens) performed well.

Eke Panuku has held proactive discussions with the media to talk about our nature-based, place-based approaches which require collaboration and co-funding.

## 9. Plan Change 78 Update

In February 2023, the Board was updated of the Eke Panuku submission and hearing process for Plan Change 78<sup>1</sup> (Intensification Plan Change). Wynyard Quarter has been identified as a separate topic for mediations and hearings under this plan change.

On 17 March 2023, Auckland Council submitted a request to the Minister for the Environment seeking a one-year extension of time to undertake additional natural hazards, and flooding investigations work and complete the Plan Change 78 process by March 2025.

On 6 April 2023, the Minister granted the Council's request for the extension of timeframe on the above topics. With the one-year extension, the Minister also outlined his expectation that the Council was to initiate the variation to implement intensification within the Auckland Light Rail Corridor area.

In response to the Minister granting the one-year extension, the Independent Hearing Panel (IHP) has released its direction deferring the hearings on topics specifically relating to natural hazards, stormwater management and infrastructure provision. It has set up a conference for parties to outline their position on deferral of hearings.

At the conference on 3 May 2023, we set out reasons for hearings on our topics to continue as the relief sought would not be affected by the findings of investigations under natural hazards, flooding or intensification along the light rail corridor. However, in response to matters raised at conference Council requested that the IHP pause mediation, and hearing for all topics under PC78 to ensure that all matters could be considered in a holistic manner and to avoid unsatisfactory outcomes, including the duplication of time, costs, and resources. Council outlined that some topics, such as walkable catchments, could progress through the hearing process.

The hearing process has currently been paused while the IHP considers the views presented at the conference before issuing further directions on deferred topics, process and timelines. The Board will be updated on progress of this process at its next meeting.

## 10. Group Shared Services Workstream

Due to increased financial pressures, Auckland Council is investigating whether there are additional efficiencies and cost savings are available by increasing the degree to which we share core services across the group. The Chief Executives have been presented with a governance, and programme structure and an overall programme timeline.

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<sup>1</sup> Intensification Plan Change - to give effect to the National Policy Statement for Urban Development along centres and implementation of medium density residential standards across the region.

As part of this work Auckland Council is hosting workshops to discuss operating model design and get input into business case development with departmental representatives from across the Council family identified as possible candidates for increased shared services. Specific departments in scope include HR, ICT, Procurement, Communications and Finance.

[REDACTED]

## 11. Harbour Crossing Submission Update

Waka Kotahi NZ Transport Agency has commenced the Waitematā Harbour Connections project and is planning to change the way we cross Te Waitematā and use the wider transport system in the future. As part of this significant city-shaping project, Waitematā Harbour Connections team is seeking public feedback on a range of transport options connecting people across the region and beyond.

We have initiated a process with the Waitematā Harbour Connections team to contribute and be involved in this project, to integrate transport improvements with quality urban development.

We had an initial briefing from the Waitematā Harbour Connections team. We provided initial high-level officers' observations on the Waitematā Harbour Connections Have Your Say document available on [nzta.govt.nz/awhc](https://nzta.govt.nz/awhc).

[REDACTED]

We have requested opportunities to collaborate with the Waitematā Harbour Connections team. We wish to share our local knowledge, and plans relating to Westhaven and the Wynyard Quarter, Northcote and Takapuna to achieve shared outcomes as well as the successful implementation of the Auckland Plan and City Centre Masterplan. We are also seeking to understand the alignment of this project with Auckland Light Rail and how light rail options in the North Shore will be assessed.

## 12. Whitford Quarry

Auckland Council owns the underlying freehold of the Whitford Quarry and Landfill site. Quarry operations have almost come to an end at Whitford. The quarry operator, Fulton Hogan, is in the process of demobilising from the site. The void created by quarrying has been utilised for landfilling since the 1970s. Current projections indicate that the landfill will reach capacity in 2046. The landfill operations are managed by Waste Disposal Services (WDS), a joint venture between Council and Waste Management NZ Ltd (WAM). Eke Panuku manages Council's interest in WDS. WDS also operates the East Tamaki Refuse Transfer Station.

[REDACTED]

[REDACTED]


### **13. Quarterly Reports to Auckland Council – December 2022 & March 2023**

The Quarter two and three reports to the council are provided for Board information. The report presents information already included in board monthly dashboards and CE reports. The Quarter two report could not be presented to the Board in April due to the Board workshop. The Quarter three report will be presented to the CCO Direction and Oversight Committee on 6 June 2023. It provides key highlights and significant progress made on our SOI targets.

Highlights in the Quarter 3 report include the commencement of the work on the preliminary framework plan for the port land working with the council group, taking the North Wharf site in Wynyard Quarter to the market, and progressing the project reprioritisation and organisation changes in response to the FY24 opex and capex budget reduction.

We have met our annual net new dwellings target, achieving 242 net new dwelling against the target of 200 dwellings. We have also reached 80% (\$73.6m) of our combined Transform and Unlock, and Asset Recycle sales target of \$91.7m. Our property portfolio surplus was \$19.4m, \$6.1m ahead of year-to-date budget year.

Our latest forecast notes targets that are at risk of not being met. These include:

- The Transform and Unlock asset sale target due to impact of the market.
  - Public realm square meters target due to project delays relating to weather and supply issues.
  - Capital project milestones due to some projects being impacted by local board requests for public consultation, design changes, and weather events and funding availability.
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### **14. Media Report – Quarter One**

Auckland Council's annual budget and the city's response to extreme weather events dominated the media in the first calendar quarter of 2023 (Jan/Feb/Mar).

While this resulted in a reduction in the volume of Eke Panuku reports, analysis for this period showed a marked increase in positive coverage of Eke Panuku's urban regeneration work across Tāmaki Makaurau / Auckland.

Reporting themes emphasised the quality, sustainability and good outcomes attached to Eke Panuku development projects. Most notably our collaborative works along Te Ara Awataha in Northcote, which helped prevent severe flooding impacts, as well as the importance of water sensitive urban design at

Wynyard Quarter and Te Puhinui. Also of note was coverage of the future of Auckland's waterfront and city centre, as well as Eke Panuku's role in the sale of North Wharf and the development of key city centre sites.

Eke Panuku's part to play in achieving significant savings for Auckland Council was covered widely in a balanced and factual manner as part of general council reporting.



## 15. Organisational Changes

Following two rounds of staff consultation, structure changes across Eke Panuku are now finalised. A substantial amount of feedback was received on the first structure proposal. This feedback resulted in some changes from what was initially proposed including the need to reconsult on some further changes in Community and Stakeholder Relations, and the Regional and Renewal Programme Delivery areas. These further changes have now been confirmed. The level of savings achieved from the process was what we set out to achieve as being the necessary component of our required \$5 million per annum savings. The changes resulted in the disestablishment of twenty-four positions and the creation of eight new positions, resulting in a net reduction of sixteen positions. Recruitment and selection processes for some of the roles is currently underway.

## 16. Avondale Central



## Ngā tāpirihanga | Attachments





# Quarterly reporting pack

Period ending 31 March 2023



## Executive summary

During quarter 3, Managed Properties and Marinas continued to deliver surpluses that are ahead of budget. Managed properties achieved a \$29.2m surplus, which is \$8.8m ahead of the phased budget. We expect to see this trend continue for the remainder of the year.

The recent weather events meant that progress was slowed on some projects, however we are working hard to catch up on lost time on our key projects in delivery, including Hayman Park in Manukau; Waiwharariki Anzac Square in Takapuna; Clifton Court in Panmure and the pile berth redevelopment car park in the Waterfront.

The Greenslade Reserve in Northcote, which was opened to the public earlier this year had its newly completed stormwater detention park put to the test during the severe weather events and it performed very well. It kept flooding away from properties and damage was minimal compared to previous lesser weather events.



### Programme spend and progress

In response to Council's request for savings, our capex target for this year was reduced from \$80m to \$60m. Even with the impacts on progress and effects on timelines of the recent weather events, we anticipate achieving the target through planned delivery of projects and bringing forward projects from FY24 where required. Our spend for the quarter was \$17.1m and the year to date spend is \$45m.

Total opex spend on regeneration is \$24m which includes direct costs of staff and contractors. \$15m of this is allocated to the programmes and this is the spend that we are tracking here. Our spend for the quarter was \$2.7m which was in line with what was forecast. Year to date our spend is \$8.7m. Spend is expected to increase as our placemaking activities continue.



**SOI targets** - A total of 12 targets have been set for the year. Some will be measured at the end of the year, such as our marina customer satisfaction survey, while others are forecast to happen throughout the year. This quarter, good progress was made across a number of targets including the achievement of the new dwellings target, a significant sale was also completed in the asset recycling area, and we have completed 32 of the 50 new initiatives that support Māori outcomes. Our priority location targets relating to capital project milestones and public realm are at risk.

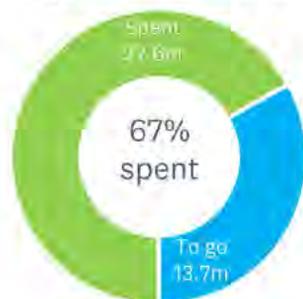
**Corporate business plan** - A total of 79 initiatives are included in the Corporate Business Plan this year, identifying Eke Panuku priorities, enabling work and CE objectives. Year to date, 12 initiatives have been completed across our strategy and relationships; business improvements and Māori areas.

**Site sales and development agreement progress** - Our sales target for this year is \$91.7m. This is made up of \$21.7m from the Transform and Unlock programmes and \$70m in general asset sales. A significant sale was completed this quarter in the Corporate Property programme, Bledisloe House sold for ██████ Year to date our sales total is \$73.6m. Despite the continued slowing of the property market, we are working hard to progress sales.

**Placemaking** - A busy quarter with a number of Summer events and activations taking place – albeit a lot of activity was postponed and cancelled due to bad weather. Key activity included Summer at Silo Park with the teddy bear's picnic being hugely popular as well as interactive Silo Park I-Spy activity staged across the whole of the waterfront. Regular activations continued in Manukau, Onehunga and Pukekohe continuing to champion a social procurement approach to grow and mentor new local organisations. A temporary outdoor dining initiative was installed in Panmure and community engagement in Catherine Plaza, Henderson was supported by a placemaking approach feeding into the concept design process.

# Company wide financials

## Expenditure budget \$41.4m



	Actual YTD	Budget YTD	Var YTD
People	\$23.2m	\$24.9m	\$1.7m
Other	\$4.4m	\$6.0m	\$1.6m
	<u>\$27.6m</u>	<u>\$30.9m</u>	<u>\$3.3m</u>

Expenditure year to date is \$27.6m which is \$3.3m under phased budget.

People costs are \$1.7m behind budget. In the first half of the year staff turnover was higher and due to the difficult labour market it was taking time to fill roles. There are timing differences to date on annual leave \$0.2m which should correct by year end and training costs are currently \$0.2m behind budget. Taking into account the costs of our recent change proposal and the savings generated in the early part of the year we forecast potential savings of \$0.7m.

Other expenses were \$1.6m less than budget, there has been a \$0.2m saving in insurance costs and \$0.2m of Technical Advisory Group (TAG) costs to date have been transferred to capital projects. Internal audit costs are currently tracking \$0.2m less than budget and there is potential for savings in this area in year. The remaining \$1.0m of under spend is a timing difference as business plan objectives are worked through. There is potential for further savings in this area by year end of circa \$1.0m.

## Revenue budget \$17.2m



	Actual YTD	Budget YTD	Var YTD
Recharge Viaduct	\$12.2m	\$11.5m	\$0.7m
Marina South	\$0.8m	\$0.9m	(\$0.1m)
Marina Trust	\$0.6m	\$0.6m	\$0.0m
	<u>\$13.6m</u>	<u>\$13.0m</u>	<u>\$0.6m</u>

Revenue year to date is \$13.6m which is tracking \$0.6m ahead of budget. Recharges for the year are ahead of budget and this trend is expected to continue for the rest of the year.

## Managed properties surplus budget \$29.3m



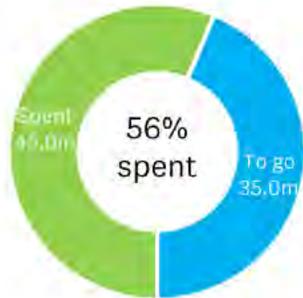
	Actual YTD	Budget YTD	Var YTD
Commercial Prop.	\$19.4m	\$13.3m	\$6.1m
Marinas	\$7.4m	\$6.0m	\$1.4m
Business Int	\$6.1m	\$4.6m	\$1.5m
Public Activities	(\$3.7m)	(\$3.5m)	(\$0.2m)
	<u>\$29.2m</u>	<u>\$20.4m</u>	<u>\$8.8m</u>

Managed Properties achieved a net surplus of \$29.2m year to date, which is \$8.8m ahead of the phased budget. This trend will continue and there is potential for additional surplus of circa \$3.0m.

- **Commercial Property Portfolio** is \$6.1m ahead of budget. Revenue is ahead of budget by \$3.2m, a better than budget performance of the Auckland Council portfolio has offset the below budget revenue in the AT properties. Expenditure is \$2.9m under budget, \$0.9m of rates savings and there is \$1.0m of savings to date for AT properties that are no longer managed as they are being utilised in roading projects. The remaining variance to date is a timing difference and the majority is for repairs and maintenance, we are expecting to utilise this budget this year.
- **Business Interests** is \$1.4m ahead of budget, mainly due to better than budget performance by Waste Disposal Systems.
- **Marinas** are \$1.4m ahead of budget, revenue is \$0.4m ahead of budget with occupancy increasing in the Silo and Viaduct marinas. Expenditure is \$1.0m behind budget due to timing of repairs and maintenance expenditure.
- **Public activities** in the Wynyard Quarter is (\$0.2m) over budget and security costs are \$0.7m over budget. However, the majority of this over spend has been offset by savings in other expenditure areas.

# Programmes summary

## Capex budget \$80m



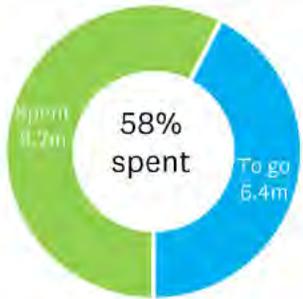
Location	Budget
Central	\$200K
Ishtmus	\$8.6m
North	\$15.2m
Regional	\$11.8m
Renewals	\$10.0m
South	\$20.3m
Waterfront	\$23.9m
West	\$4.2m
	\$94.2m
Contingency	\$10.8m

Capex spend for the month was \$8.9m, Year to date spend is at \$45.0m. To meet the reduced capital target of \$60m, \$15m needs to be expended in the next quarter.

We anticipate meeting the reduced capex target, with four major construction projects well underway: Hayman Park in Manukau; Waiwharariki Anzac Square in Takapuna; Clifton Court in Panmure and the pile berth redevelopment car park in the Waterfront. There are also some smaller renewals projects also in delivery.

There is also potential for concluding acquisitions this year, but this is reliant on willing sellers.

## Opex \$15m budget



Location	Budget
Central	\$310K
Ishtmus	\$2.5m
North	\$1.2m
Regional	\$1.5m
Renewals	\$61K
South	\$5.0m
Waterfront	\$2.9m
West	\$1.6m
	\$15.1m

Regeneration opex spend for the month was \$1.0m, year to date spend is \$8.7m.

Spend is tracking behind phased budget by \$2.0m. Placemaking spend is significantly behind due to the adverse weather in the summer months, and a review of events are planned over the next three months is currently being undertaken. There is potential to make savings in this area.

## Sales target \$91.7m



The sales target is made up of :

Transform & Unlock	\$21.7m
General asset sales	\$70.0m
	\$91.7m

Good progress against the general asset sales target was made this quarter with the unconditional sale of Bledisloe House. We anticipate achieving the overall target of \$91.7m, however this may be from greater general asset sales and reduced Transform and Unlock sales.

We are now \$3.6m from the general asset sales target and both the Development and Property Transactions teams are focusing on getting sales across the line to meet the target.

The Transform and Unlock sales target is at risk with only one sale this quarter relating to 72A Hurstmere Rd, Takapuna. Sales for the year total \$7.2m with \$14.5m required to meet the \$21.7m target. This target has been impacted by the long lease of Lysaght building, which is now expected to push into FY24.

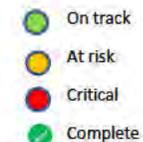
# SOI performance measures

Eke Panuku has an agreed set of performance measures and targets which form the basis of accountability for delivering on the council's strategic direction and priorities. These are reported to the shareholder on a quarterly basis in accordance with the CCO Accountability Policy.



	Measure	Target	Actuals YTD	RAG	Commentary
<b>Priority location - programmes &amp; projects</b>	1 Net new dwellings (housing units) - LTP	200	242	🟢	Our SOI target of 200 new homes has been met with a total of 242 delivered year to date. Overall, we have delivered 116 in Henderson, 29 in Manukau and 97 new homes in the regional Supports programme.
	2 Commercial / Retail gross floor area (GFA) or net lettable area (square meter) - LTP	1,000 sqm	0	🟡	N/A : Not measured as per SOI
	3 Public realm (includes new or upgraded public open space, playgrounds, walkways, roads etc) - sqm	7,000 sqm	1,710 sqm	🟡	To date a total of 1,710 sqm of public realm has been completed including the Wiri bridge in Manukau (156sqm) and Waiwharariki Anzac Square stage one (1,197sqm) and stage two (357sqm) in Takapuna.
	4 Capital project milestones approved by the board achieved - LTP	>= 80%	33%	🟡	YTD capital project milestones remains at 5 out of 15. A number of targets have been pushed out to June due to various construction issues caused by recent weather events. There is a risk that our target will not be reached.
<b>Service delivery</b>	5 Annual property portfolio net operating budget result agreed with the council achieved - LTP	\$19.4m	\$19.4m	🟢	The target of \$19.4m has been achieved, this is \$6.1m ahead of phased budget.
	6 The monthly average occupancy rate for tenantable properties - LTP	Commercial 85% Residential 95%	93.4% 97.9%	🟢	Occupancy rates are within target. No significant movement expected in coming months..
	7 The percentage of marina customers surveyed who are satisfied with marina facilities and services	85%	-	🟢	A customer survey to measure satisfaction will happen at the end of the year.
	8 The asset recycling target agreed with the Auckland Council	\$70m	\$66.4m	🟢	On-track: four sales completed to date \$66.4m - Bledisloe house [REDACTED], Kotuku House Manukau [REDACTED], 84-100 Morrin Rd [REDACTED], [REDACTED] 20 Hopetoun St, Newton [REDACTED]
	9 Achieve total board approved budgeted Transform and Unlock (T&U) net sales for the financial year through unconditional agreements	\$21.7m	\$7.2m	🟡	This target is at risk as it relies on one major transaction occurring this FY. YTD: T&U sales total is \$7.2m. 18 Manukau Station Rd [REDACTED], Sealink commercial lease [REDACTED] 10 Madden St [REDACTED] and 72a Hurstmere Rd [REDACTED]
<b>Business leadership</b>	10 Creating positive outcomes for Māori - Deliver 50 ongoing or new initiatives that support Māori Outcomes	50	32	🟢	Eke Panuku has completed to date 32 new initiatives that support Māori Outcomes. We are on track to achieve the target by year end
	11 Enhancing the relationship between Eke Panuku and mana whenua. Increasing the percentage of satisfaction with the support they receive from Eke Panuku.	5% increase on previous year	-	🟢	This survey will be completed at the end of the financial year.
	12 Complaints received by Eke Panuku are resolved.	80% resolved within 10 working days	100%	🟢	No complaints were received in March 2023. YTD: 5 complaints received, all of which have been resolved withing 10 working days.

# Corporate business plan



Status of actions. Short commentary on examples of completed actions and at risk items (amber) will be included. This reporting captures CBP priorities and enabling work and CE objectives. This table excludes SOI targets and milestones reported separately.

Focus area		Total initiatives	Results				Commentary
1	Strategy & relationships	21		4	12	5	<ul style="list-style-type: none"> <li>The Eke Panuku Stakeholder Engagement Strategy has been completed, approved by ELT and presented to Board.</li> <li>Amber: The work to build understanding of the role and value of placemaking within Eke Panuku has slowed down while the Head of Placemaking is on leave and Eke Panuku undergoes a change and budget prioritisation process.</li> <li>Amber: Council property strategy work expected to commence in 2023. Awaiting further information from council as no date received yet.</li> </ul>
2	Business improvements	33		3	24	6	<ul style="list-style-type: none"> <li>Completed Sentient resource tool, training staff and undertaken change management support</li> <li>Completed review of business plan process and agreed roles and responsibilities with PfMO and finance.</li> <li>Completed Marina berth license amendments</li> <li>Amber: Renewals programme &amp; projects are carried forward as part of the Capex reprioritisation process. CCTV server relocation and IP upgrade are on hold and will not happen in FY23; C Block toilets refurbishment is paused and will not be undertaken in FY23, and a business case is being written to progress a solution to accommodate the dockmaster and maintenance teams.</li> <li>Amber: Ongoing PfMO refinements - Identifying priority areas for improvement is underway. We are unlikely to complete all actions this financial year. Budget savings and prioritisation has affected impetus.</li> </ul>
3	Māori outcomes	11		1	9	1	<ul style="list-style-type: none"> <li>Amber: We have engaged with mana whenua around an induction. They have requested a baseline of internal capability around tikanga, te reo and understanding of the Te Tiriti before rolling out an induction. In light of this we will focus on understanding internal capability before proceeding with this action.</li> </ul>
4	Sustainability & climate action	3		1	2		<ul style="list-style-type: none"> <li>Amber: Renewals and maintenance business cases include sustainability opportunities. Recent focus has been more on fixing issues quickly and some opportunities may have been missed. Reporting on dashboard not yet up to expectations.</li> </ul>
5	Eke Panuku people	7			7		
6	Health, safety & risk	4		1	3		<ul style="list-style-type: none"> <li>Amber: Due to the organisation restructure the CAMMS risk management software has been put on hold.</li> </ul>
	<b>Total</b>	<b>79</b>		<b>10</b>	<b>57</b>	<b>12</b>	

# People and Culture



Our overall FTE is 235.8 this includes our actual FTE of 212.7, 5.1 contingent workers in FTE roles and 18 vacancies. Of these vacancies:

- 4 are actively being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
- 4 have been filled and are awaiting the employee start date
- 10 positions are not under active recruitment but are held.

There is also 1 vacant FTE position which is a seconded employee's home role and is not included in this FTE count.

Our overall non-FTE is 19.8, this consists of 15 contingent workers in non-FTE positions, 3.8 contingent workers covering a person on leave and 1 vacant non-FTE positions. These have not been included in the current FTE count.

Staff turnover has decreased from 15.2% in December to 13.7% in. The average turnover for this quarter was 13.9%. We have seen a reduction in recruitment activity as Eke Panuku is going through a change process. Recruitment in the Marinas has remained steady throughout this period.

Average office occupancy increased this quarter from 43% in December to 50% in March, the target is 60%.

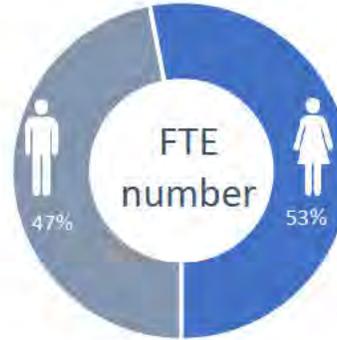
Leadership continues to be a focus for our learning and development activities. These include the continuation of the self leadership habit workshops and implementation of the leadership development programme which ran from November to March 2023.

We have also offered a number of activities to support staff during the recent change process including navigating change, wellbeing and resilience workshops as well as coaching for people leaders.

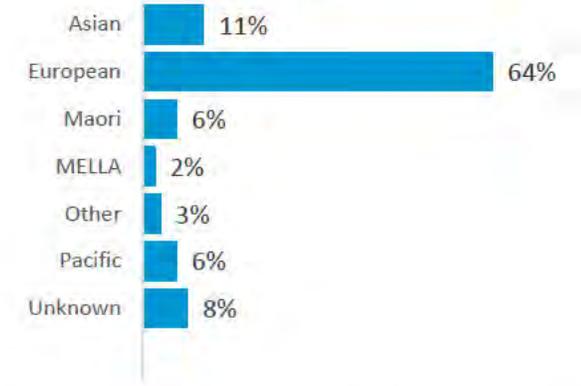
## FTE summary

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE position	Contingent covering leave	Vacant non-FTE positions
212.7	5.1	18	15	3.8	1

## Gender



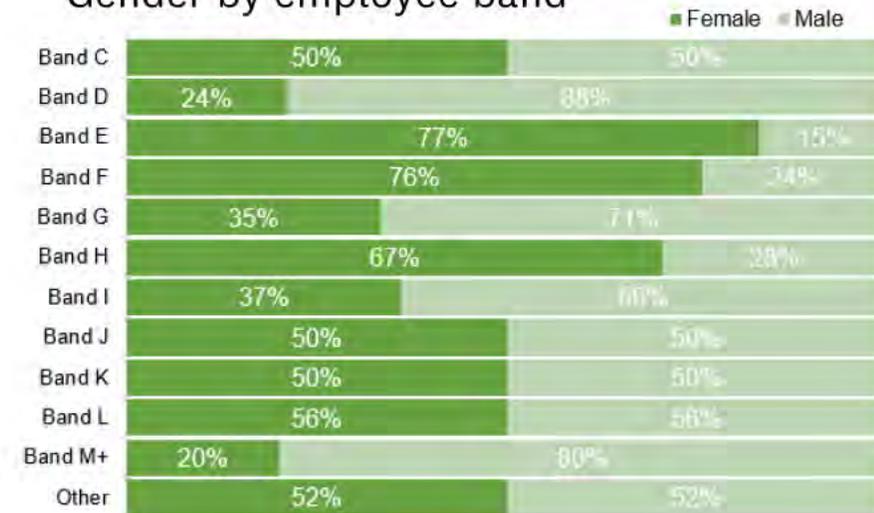
## Ethnicity



## Employee salaries



## Gender by employee band



# Marinas

## Revenue budget \$20.4m



Revenue is made up of the following:

Westhaven	11.8m
Viaduct	1.4m
Silo	1.0m
Marina Trusts	6.2m
	<hr/>
	20.4m

In this quarter marina revenue has slowly increased in the Silo and Viaduct Marinas with the return of some super yachts. It is currently sitting \$0.4m ahead of budget and this position should be held until year end.

### Highlights for the quarter:

Share boating is a rapidly growing market that offers multiple subscribers a sustainable boating choice and allows those who cannot afford a boat the opportunity to get out on the water.

Our marina business has responded to the market and provided share boating berthing that is fully utilised at S and Z Piers with over fifty vessels operated by two proven providers.

The Viaduct/Silo marinas revenue and occupancy has recovered well following the reopening of the maritime border at the end of September 2022.

## Expenditure budget \$12.5m



Expenditure is made up of the following:

Westhaven	5.1m
Viaduct	612K
Silo	616K
Marina Trusts	6.2m
	<hr/>
	12.5m

Year to date expenditure is \$1.0m favourable to budget, this is mainly due to timing of repairs and maintenance.

## FY23 SOI target:



### Customer satisfaction

85% of marina customers surveyed are satisfied with the marina facilities and services – the survey will be done at the end of FY23.

# Managed properties

The Property Portfolio manages commercial and residential property on behalf of Auckland Council and Auckland Transport.

## Commercial Properties net surplus is \$19.4m

### Revenue budget \$38.2m

Revenue year to date is \$3.2m ahead of budget, the portfolio is split into 3 portfolio areas:

- Auckland Council has generated revenue ahead of budget to date of \$3.3m. Commercial property rental income is \$2.4m ahead of budget, this is due mainly to 3 properties receiving unbudgeted income due to timing of tenancies or properties being held for longer than expected. The remainder is from rent review increases. Recoveries from tenants are \$0.9m ahead of budget, largely due to additional recovery of the FY21 year.
- Auckland Transport (AT) is \$1.0m behind budget due to the Eastern Busway project houses needing to be vacated ahead of schedule. In March revenue for the month was greater than budget for the first time this year, and going forward the revenue position against budget each month should improve.
- Precinct Properties – A new category this year which groups together all properties within our regeneration locations. Properties are predominantly in the Waterfront and Northcote locations. This portfolio is currently \$0.8m ahead of budget, largely due to increased revenue from car parks totalling \$0.3m and a one-off short term tenancy in the Wynyard Quarter \$0.3m.



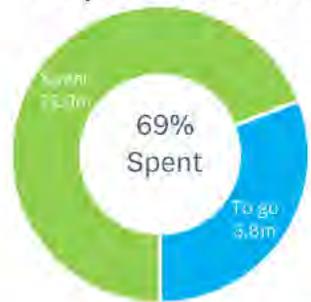
### Expenditure budget \$18.8m

Expenditure year to date is \$2.9m favourable to budget. The largest single expenditure is rates, which are expected to be \$6.8m this year. The amount of rates charged is impacted by properties which are sold or added to the portfolio during the year. To date, there has been a \$0.7m saving which we believe this will be held for the remainder of the year.

Repairs and maintenance costs are currently \$0.6m favourable to budget. 43 properties were affected by the recent weather events and work is underway on repairs and assessing any remediation work required. At this stage we should be able to facilitate repairs through the existing budget available.

A \$1.0m of GST credit has been received for the disposed Auckland Transport's residential properties. This is an area where we do not estimate potential credits in the budget process as it is reliant on AT's project timeline. This credit has offset the loss of income from these properties.

There has been a \$0.3m saving to date in the cost of us renting external car park spaces. The car parks are part of ASB's tenancy agreement and the number of car parks needed has been reduced.



Occupancy residential

98%

SOI target: 95%



Occupancy commercial

93%

SOI target: 85%

## Business interests net surplus \$6.2m



Year to date Business Interests surplus is \$1.4m ahead of budget, this is due to a better than budget result at Waste Disposal Services, generated from additional throughput.

## Public space assets net surplus (\$4.3m)



Public Space Assets is \$0.2m unfavourable to budget. Security costs within the Wynyard Quarter are running \$0.8m ahead of budget.

To improve security and safety in the area, a capital project is underway to set up a CCTV monitoring centre. Once operational, we may be able to reduce the number of security patrols.

Other expenditure in this area is tracking favourable to budget and has offset the majority of the over spend to date.

Eke Panuku's total disposal target for FY23 is \$91.7m. This is made up of \$21.7m from the Transform and Unlock programmes and \$70m in general asset sales (which is made up of disposal sites and sites from the Regional programme). These targets align with the Statement of Intent targets reported to council, and only sites with unconditional sales this financial year will contribute to these targets.

Sale Type	YTD actuals
Disposal Sales	3.6m
Regional	66.0m
Transform & Unlock	7.2m
<b>Grand Total</b>	<b>76.8m</b>

## Regeneration sites approved for Sale

The table below provides an overview of the sales progress of sites that have been approved for sale by the board. These sites fall within the regeneration category.

Status	Location	Programme	Project Name	Est. Sale price
Preparing for sale	Regional	Supports	84a Morrīn Rd, St Johns	
			Ormiston, 65 Haddington Drive - Site Sale	
			Own Your Own Home for Older People 10-22 Totara Avenue, Site D, New Lynn	
Preparing for sale	Transform & Unlock	Panmure	3 Kings Road, Panmure	
		Waterfront	486-592 Ellerslie Panmure Highway, Panmure North Wharf Development - Site 14	
Preparing for sale Total				
In negotiation	Regional	Supports	198 Dominion Road, Mt Eden	
			Airfields Stage 3 - Megalot 5 & 6	
	Transform & Unlock	Manukau	10 Putney Way, Manukau	
		Waterfront	101 Pakenham Street West (Lysaght Building) Willis Bond 'West 2' Residential Apartments	
Transform & Unlock	Henderson	14 Edmonton Road, Henderson		
In negotiation Total				
Conditional agreement	Regional	Corporate Property	4-10 Mayoral Drive, Aotea Station Developme	
		Supports	132 Greenlane East Downtown carpark, City Centre	
	Transform & Unlock	Manukau	9 Osterley Way	
		Takapuna	14 Huron Street, Takapuna (Gasometer) Anzac Street / Hurstmere Road, Takapuna R78 and 72A Hurstmere Road sites	
Conditional agreement Total				
On hold	Transform & Unlock	Panmure	3 Mountwell Crescent, Mt Wellington	
On hold Total				
Settled	Regional	Corporate Property	Kotuku House, 4 Osterley Way, Manukau	
		Supports	84-100 Morrīn Road, St Johns	
Settled Total				
Unconditional	Regional	Corporate Property	Bledisloe House, city centre	
		Property Optimisation	19 Jervois Road, Ponsonby	
	Transform & Unlock	Manukau	Karina Williams Way land parcel	
		Waterfront	10 Madden Street - Site 5b Stge 2 Sealink commercial lease negotiations	
Unconditional Total				
<b>Grand Total</b>				

## Disposal sites approved for sale

The table below provides an overview of the sales progress of sites that have been approved for sale by the board and are transacted by the Chief Executive under delegation.

Status	Area	Site name	Est. sale value
Preparing for sale	Central	1 Levene Place, Mt Wellington	
		131 Clark Rd, Hobsonville	
		7 Waitai Rd, Waiheke	
		Part of Nuffield Lane, Newmarket Titoki Street, Parnell	
	North	2 Forest Hill Road, North Shore	
		3 Victoria Road, Devonport	
		Albatross Road, Red Beach 4 Blomfield Spa, Takapuna	
	South	143 Keri Vista Rise, Papakura	
		145 Keri Vista Rise, Papakura	
		153 Bombay Rd, Bombay	
2/97 Mahia Rd, Manurewa			
66R Hallberry Ave, Māngere			
90 Smales Rd, East Tamaki 90A Smales Rd, East Tamaki Rear 18-22 Keven Rd, Clarks Beach			
West	84 (part Hobsonville Rd, Hobsonville)		
Preparing for sale Total			
Conditional agreement	Central	2a Stokes Rd, Mt Eden	
	South	124 Cornwallis Rd, Cornwallis 130 Cornwallis Rd, Cornwallis 20 (part) Uxbridge Rd, Howick	
Conditional agreement Total			
Settled	Central	20 Hopetoun Street	
Settled Total			
<b>Grand Total</b>			

# Risk management

# Grants and donations

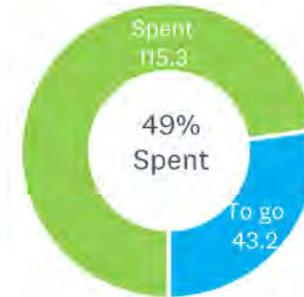
Eke Panuku provides grants and donations to support a diverse range of activities and organisations which contribute to the delivery of the strategic objectives of the Executive Leadership Team (ELT) and the Board.

Included in grants and donations are a mix of historic arrangements and support for activities which align with regeneration of the waterfront.

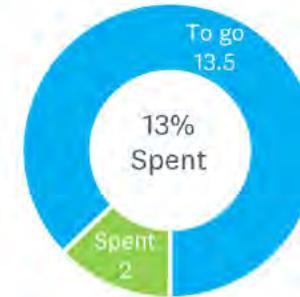
69% of the planned grants and donations have been spent in the first nine months of this year. Variations to plan include:

- A planned cash donation of \$5k to the annual Climate Change and Business Conference earlier this year did not eventuate
- Property concessions are lower than planned as a result of the Jellicoe Street car park reconfiguration in Wynyard Quarter and the reduced car park spaces estimated to be lost due to Sustainable Coastlines being on that site
- Marina grants are as planned.

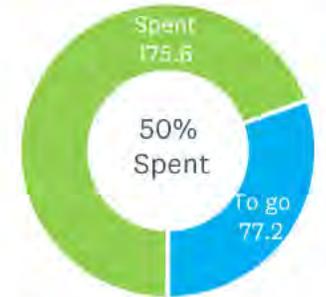
Marina donations  
budget \$158.5k

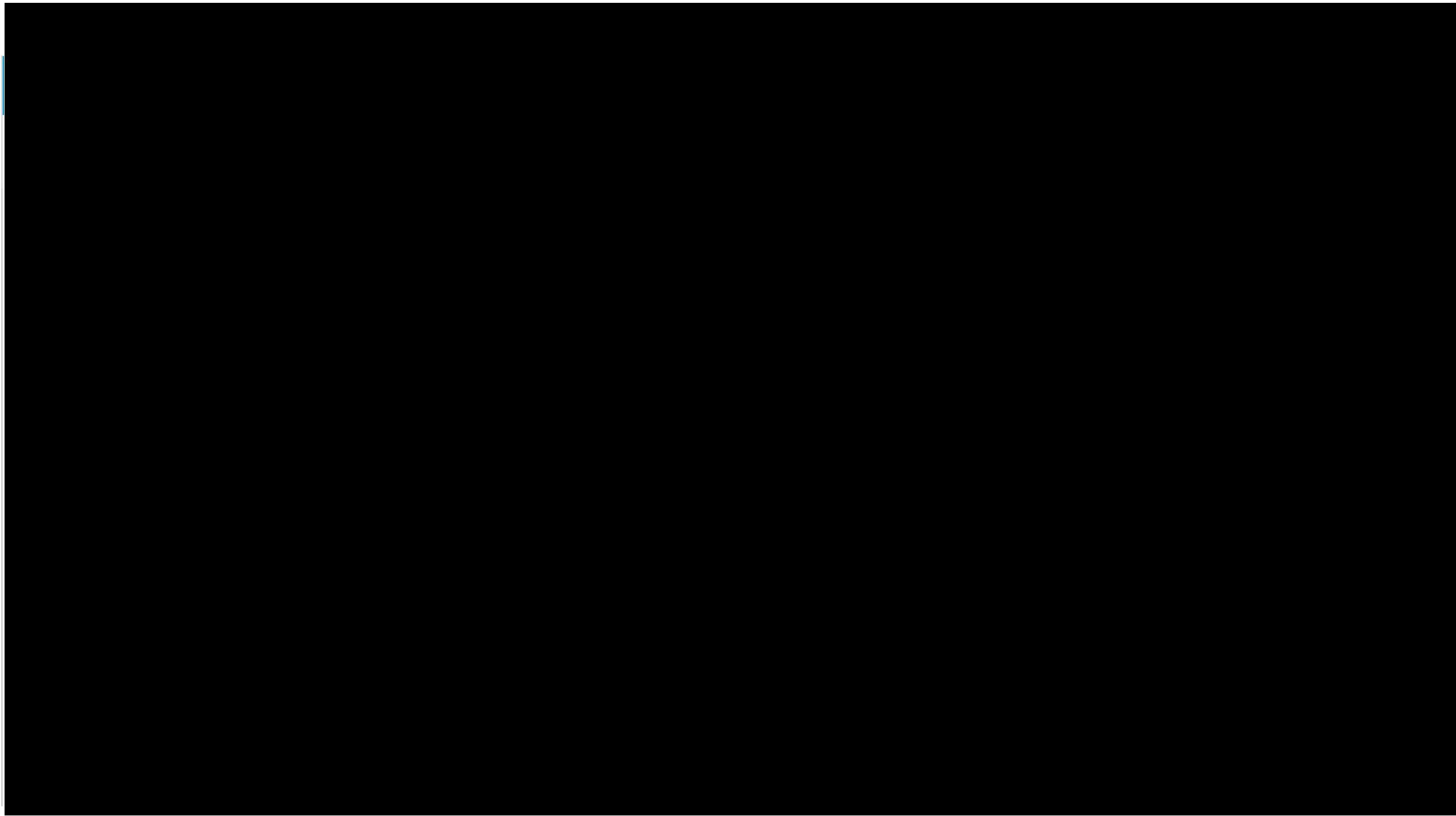


Cash donations  
budget \$15.5k



Property concessions  
budget \$252.8k





# Spatial delivery plans

Activity on our programmes is updated each quarter.

The plans currently show activity from **1 January 2023 to 31 March 2023**.

## Locations

1. Northcote
2. Takapuna
3. Henderson
4. Avondale
5. Maungawhau & Karanga a Hape
6. City Centre
7. Waterfront
8. Onehunga
9. Panmure
10. Manukau
11. Old Papatoetoe
12. Ormiston
13. Pukekohe

## Regional Programmes

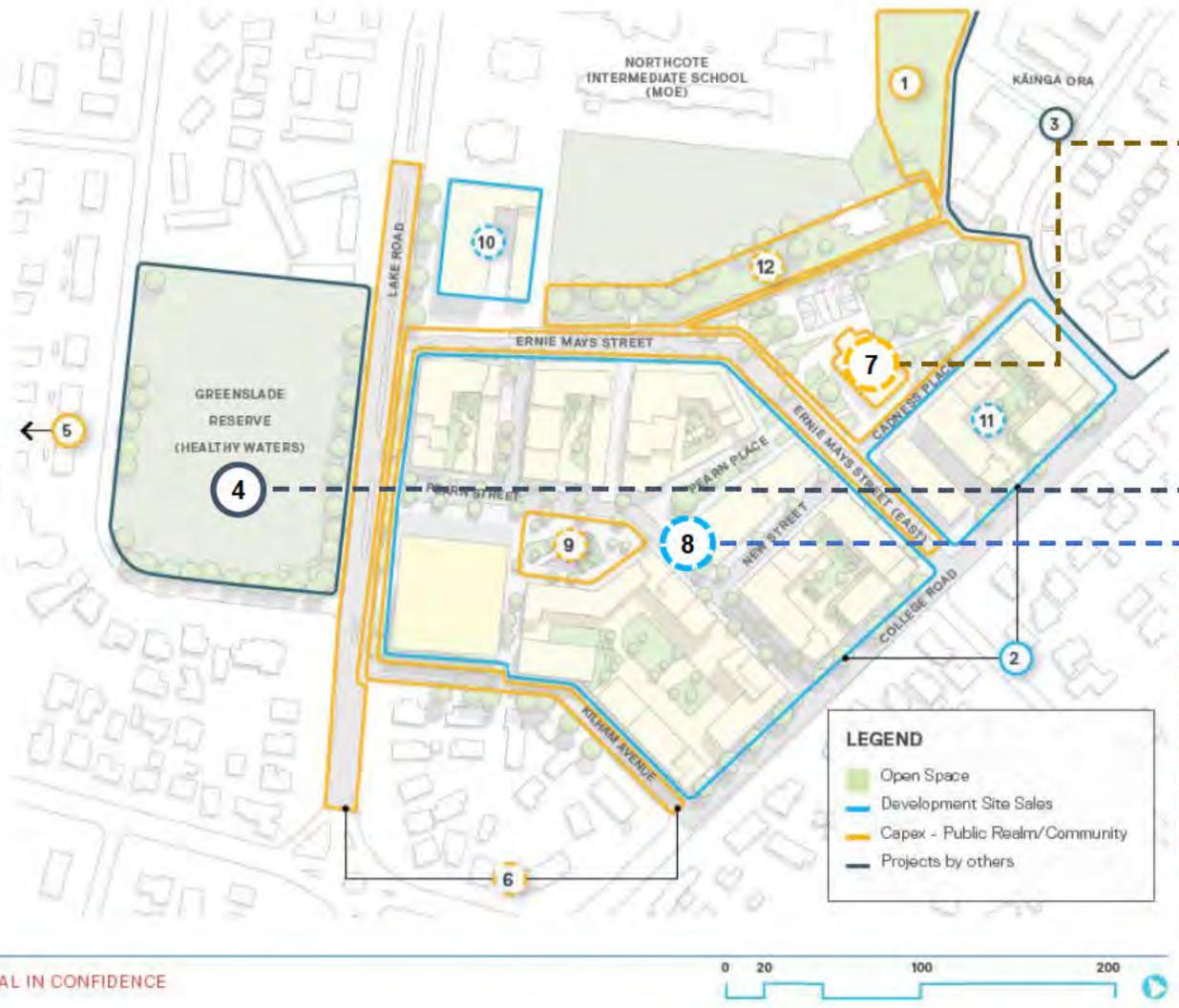
14. AT/Eke Panuku Transit Orientated Developments
15. [REDACTED]
16. Service Property Optimisation
17. Corporate Property
18. Haumarū Scope
19. Supports Scope
20. Regional Renewals
21. Waterfront Renewals



# NORTHCOTE

**Vision:** A growing community with a lively and welcoming heart where business thrives, and everyone's needs are met.

- FY 23**
- 1 Te Ara Awataha – schools edge
- 2 Acquisitions
- 3 Kāinga Ora housing development
- 4 Greenslade Reserve (Healthy Waters)
- 5 Jessie Tonar Scout Reserve upgrade
- FY24**
- 6 Street upgrades or extensions
- Long-term projects (FY25+)**
- 7 Community Hub and Cadness Reserve upgrade
- 8 Northcote central development (115 Lake Road)
- 9 Town Square
- 10 123 Lake Road development (Countdown site)
- 11 College Road development
- 12 Te Ara Awataha – town centre edge



**Northcote Community Hub and Public Realm** – Spatial requirements for the community hub will be taken to the Kaipatiki Local Board for their approval in May 2023.

**Greenslade Reserve** - The newly completed stormwater detention park at the Greenslade Reserve worked very well during the recent severe weather events. At its peak, January's downpour exceeded a one in 100-year event. The detention of 12 million litres of water onto the sports field meant that flooding downstream was predominantly within the street network and damage to property was minimal compared to previous lesser weather events. We continue to progress other stages of the Greenway with our partners in Northcote.

**Northcote Central development** – Delivering over 700 new homes, an upgraded retail centre and public space.

The go to market strategy and design brief will be presented to the Eke Panuku Board in June 2023 for approval.

# TAKAPUNA

**Vision:** To make the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre orientated around pedestrians and cyclists

## Projects completed

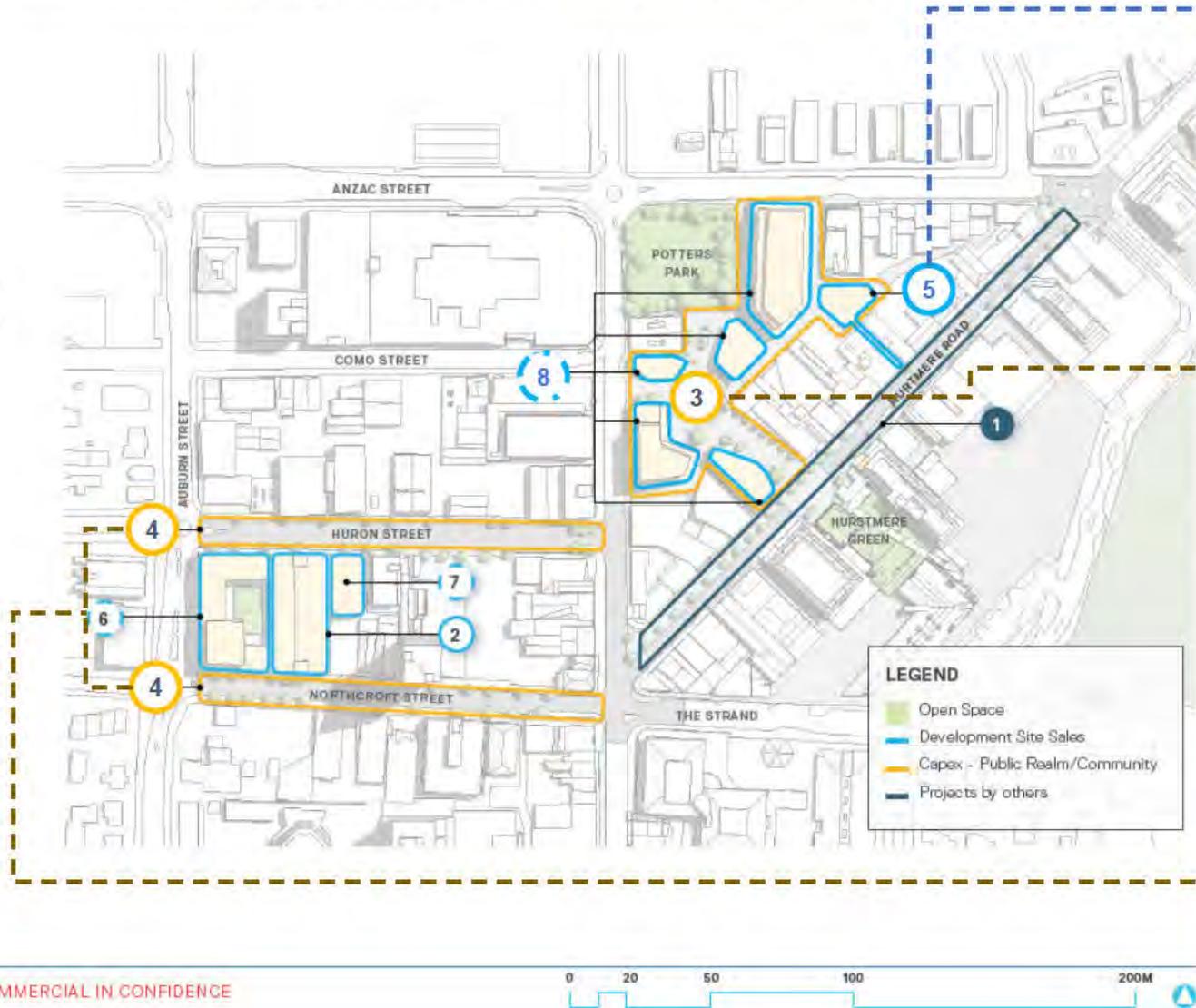
1 Hurstmere Road upgrade (AT)

## FY23

- 2 Toka Pua car park
- 3 Waiwharariki Anzac Square
- 4 Huron & Northcroft Streetscape upgrade
- 5 R78 & 72A Hurstmere Road development

## FY24

- 6 Auburn Street developments
- 7 14 Huron Street development
- 8 Anzac Street development site



**R78 and 72A Hurstmere Road site sale for a mixed-use development** - The agreement to sell the laneway at 72A Hurstmere Road to the adjacent owner has gone unconditional, with settlement scheduled for May 2023. An easement will be registered on the title to ensure pedestrian access is still maintained. The sale enables the adjoining owner to do a more comprehensive development making the most of the planning provisions. Negotiations will now continue to conclude an agreement for the adjacent land at R78 Hurstmere Road

**Waiwharariki Anzac Square (Town Square)** - A project to strengthen connections within Takapuna and through to the beach, and create a welcoming space for the community to relax and spend time in, and provide a much-needed social, cultural and economic anchor for Takapuna. Construction is progressing well.

**Huron & Northcroft streetscape upgrades** - A project to improve the walking/cycling connection to Takapuna town centre and enhance the quality of street furniture, planting and lighting. Public consultation undertaken in November 2022 on the Northcroft streetscape upgrade showed that the road was not seen as a very important pedestrian connection, and amenity improvements were not desirable. A workshop was held with the Devonport-Takapuna Local Board on 28 March 2023 to consider the community consultation and seek feedback on design changes to Northcroft Street. The updated design will still provide a safe and accessible pedestrian crossing, provide more lighting to ensure it meets standards and include planting some trees along the road to help with wind effects and to encourage slower traffic speeds. The local board were comfortable with these changes and that the changes addressed the feedback from the community. Final design, engineering plan approval and contractor procurement is underway with construction targeted to commence in June/July 2023.

# HENDERSON

**Vision:** An Urban Eco Centre enhancing the mauri of the twin streams Wai o Eke Panuku and Wai Horotiu.

## Projects completed

- 1 Haumarū Housing Henderson (Haumarū)
- 2 Te Ara Pōheke (new road)
- 3 Pak'n Save
- 4 23-27 Henderson Valley Road (Henderson Green)

## FY23

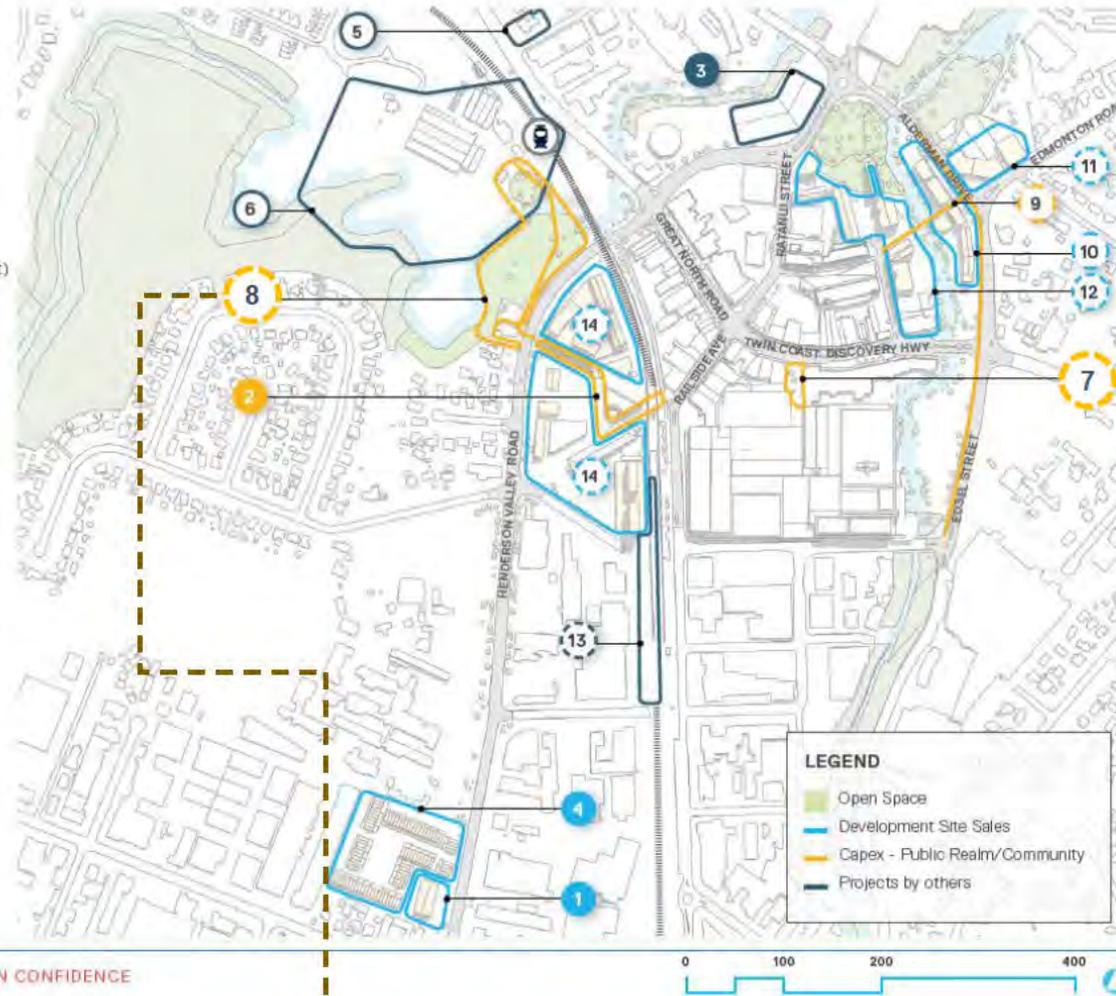
- 5 1 Buscomb Ave. (Plus Pacific Tower residential development)
- 6 Corban Estate Masterplanning (Community Facilities)

## FY24

- 7 Catherine Plaza upgrade
- 8 Opanuku Link - Bridge & playground upgrade
- 9 Wai Horotiu (Oratia Link) - Cycleway and bridge
- 10 19 Alderman carpark (C40)

## Long-term projects (FY25+)

- 11 Falls Carpark, 14 Edmonton Road (future development)
- 12 Oratia Precinct (Trading Place)
- 13 City Rail Link Platforms (CRL)
- 14 2-6 Henderson Valley Road (future residential development by Laidlaw College)



**Catherine Plaza upgrade** – A project to support the vitality of the town centre businesses. A very positive concept design workshop was held with the Henderson-Massey Local Board in February 2023. Public consultation seeking feedback on the design is planned for March/April 2023. We aim to seek final concept approval from the Henderson-Massey Local Board in May 2023.

**Opanuku Link bridge and playground upgrade** This project includes a new bridge for walking and cycling, a new playground and a shared cycleway, improving the connectivity between the Corban Estate and the Henderson Train Station and town centre. Further information requests in relation to the resource consent application are now complete and we are aiming to obtain consent by June 2023.

# AVONDALE

**Vision:** To create a strong vibrant centre in which a growing community want to live, work and play.

## Projects completed

- 1 24-26 Racecourse Parade (Set Apartments, Ockham Residential)
- 2 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Paruku)
- 3 Waterview shared path (Auckland Transport)

## FY23

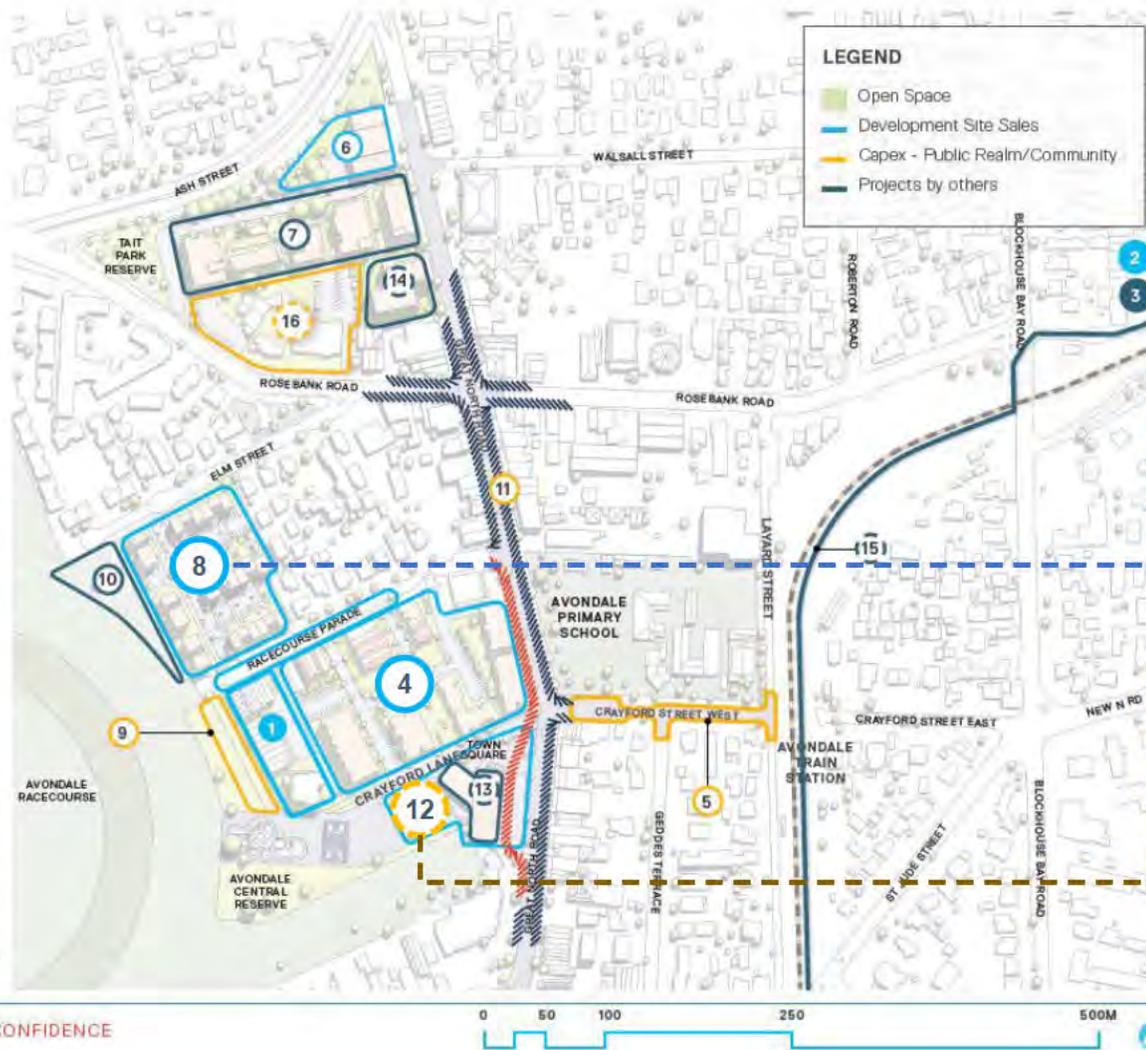
- 4 Avondale Central, 6 & 10 Racecourse Parade (development monitoring)
- 5 Crayford Street West
- 6 Aroha Apartments (Ockham Residential & Marutāhu Iwi)
- 7 Highbury Triangle - housing for older people (Kāinga Ora)
- 8 18 Elm Street (Kāinga Ora)
- 9 Public car parking facility to support the Avondale Library & Community Hub
- 10 26 Elm Street (Anson housing development)
- 11 Great North Road Paving Project
- █ Auckland Transport
- █ Eke Paruku

## FY24

- 12 Town Square & outdoor spaces upgrade
- 13 Avondale Library & Community Hub (Auckland Council)
- 14 1843 Great North Road (Nordic Apartments)
- 15 New Lynn to Avondale shared path (Auckland Transport)

## Long-term projects (FY25+)

- 16 93-99 Rosebank Road (Current Library & Community Centre)



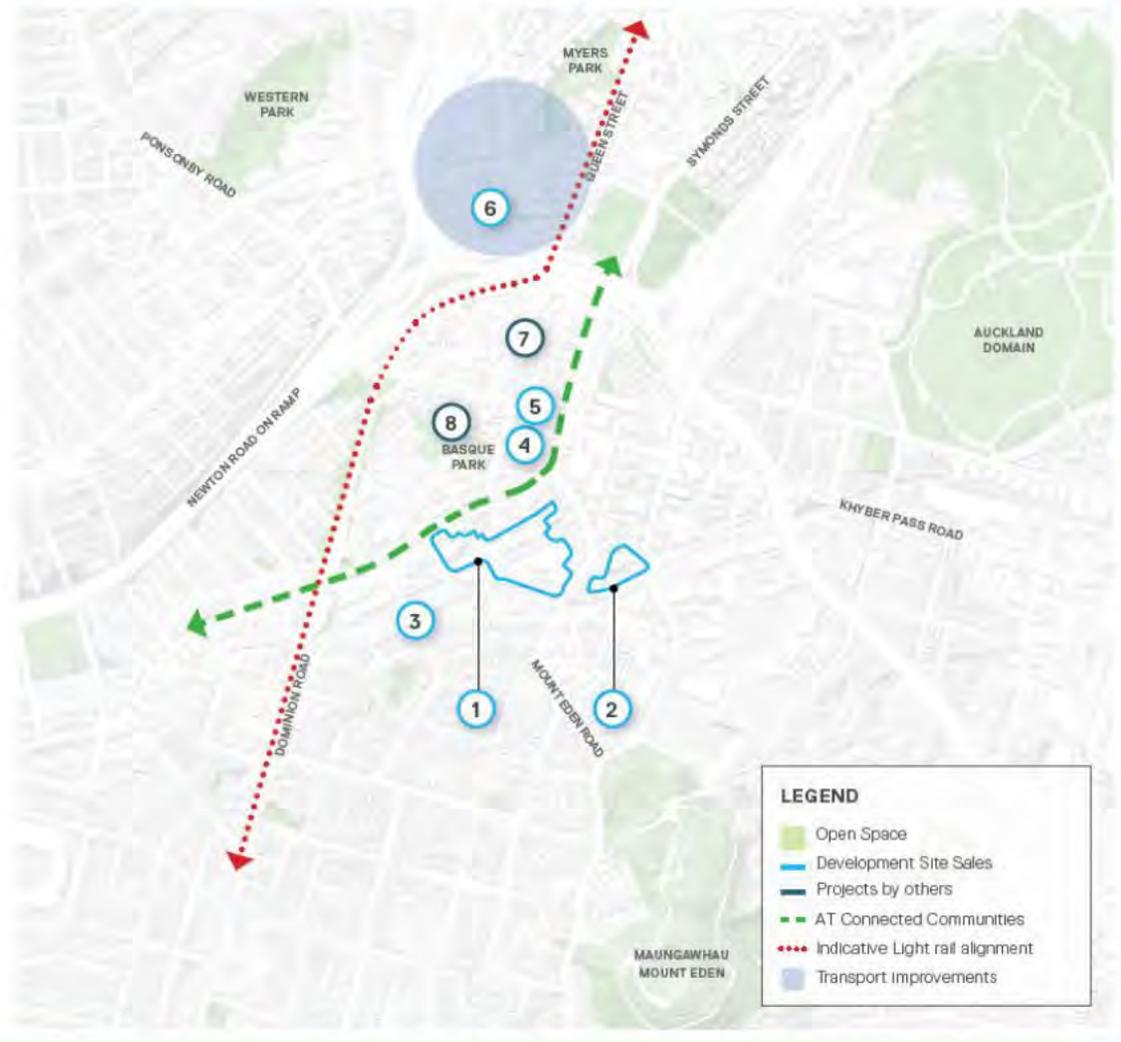
**Town square and playground upgrade** – Avondale Civic Precinct open space integrating with the Multi-Purpose Community Facility (MPCF) led by council’s Service Strategy and Integration (Community Facilities) team. The community facility, which is being funded by council, has been impacted by significant cost escalation. We are working with council on options to enable this project to proceed. However in current financial context this project will likely be delayed which will result in the town square being delayed as they need to be designed and delivered as an integrated project.

# MAUNGAWHAU and KARANGA A HAPE

**Vision:** For each precinct to become one of the best-quality, high density urban villages in the country, which is highly accessible to all parts of the Auckland region.  
It will be highly sought after, contemporary, sustainable, resident-led, mixed-use urban village.

## Long-term projects (FY25+)

- 1 Development sites
- 2 Development sites
- 3 Development sites
- 4 Development sites
- 5 Development sites
- 6 Development sites
- 7 70 Upper Queen Street (Kāinga Ora)
- 8 Basque Park upgrade (Auckland Council)



Approval for the Maungawhau and Karanga a Hape programme business case and mandate for Eke Panuku to lead this programme will be sought from the Governing Body at its April 2023 meeting. Approvals from the Crown Sponsors, being the Minister of Finance and the Minister of Transport, will also be sought in April 2023.

Three of the development sites within the Maungawhau precinct are subject to a right of first refusal. These are managed by the Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership. Contact has been made to introduce the development opportunities that have a right of first refusal on the sites. A hui was held in March 2023 to discuss the opportunity and understand interest and process by Whenua Haumi.

The development of the site around the CRL stations is a joint project with Kāinga Ora



# City Centre



Implementation of lead agency role is on track with the agreed establishment programme.

Development of the **City Centre implementation plan (Action Plan)** is on track for endorsement by City Centre Steering Group in June 2023 and approval by the Eke Panuku Board in July 2023. Key achievements include:

- First draft of the strategic case completed
- Development of draft “integrated work programmes” which will focus council group investment on key areas of priority in the city centre.
- Engagement underway with internal teams on Action Plan drivers and programme priorities.
- Consolidation of existing projects and programmes from across the council group into single city centre portfolio.
- Development of draft cross-agency prioritisation framework for the city centre portfolio

**Engagement on the Action Plan with key partners, stakeholders and community groups** started in March 2023 and will continue through April 2023 - this will help inform the action plan prior to seeking endorsement and approval.

Key programmes **supporting the integration of CRL** into the city centre, including Karangahape streetscape and the Midtown programme, led by Auckland Transport and Auckland Council respectively, are on track with key milestones achieved. Key milestones include:

- Procurement for Te Ha Noa (Victoria Street Linear Park) approved by Governing Body
- Preferred design for Karangahape streetscape approved to proceed to consultation in April 2023.

# WATERFRONT

**Vision:** A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea.

## Projects completed

- 1 Northern Pathway enabling works
- 2 Westhaven promenade
- 3 Marine Village
- 4 Silo Park Extension - Phase 2
- 5 Tiramarama Way - Stage 2
- 6 Vos boat shed refurbishment
- 7 Eastern Viaduct Quay St Intersection
- 8 Precinct Commercial
- 9 Willis Bond residential
- 10 Park Hyatt Hotel
- 11 Site 18: Orams Marine

## FY23

- 12 Pile Berth Redevelopment and AC Pier
- 13 Site 6: 124 Halsey Street Precinct
- 14 Beaumont Street Upgrade (AT)
- 15 Westhaven ablutions replacement
- 16 Z Pier Boat share
- 17 Activation of Legacy Spaces
- 18 Market Square Public Realm upgrade
- 19 Wynyard Central Public Art
- 20 Water Edge Response Works (Queens Wharf, Halsey Wharf, Hobson Wharf, Wynyard Wharf)
- 21 Relocation of AC36 marine infrastructure
- 22 101 Pakenham Street (Lysaght building)

## FY24

- 23 West 2: Residential Willis Bond
- 24 Harbour Bridge Park public realm upgrade
- 25 Wynyard Point open space (North East)
- 26 Eastern Viaduct Te Wero Island - East West connection
- 27 Pile berth redevelopment (continued)
- 28 St Mary's Bay beach
- 29 Marina Operations building replacement
- 30 Westhaven Seawall upgrade
- 31 Vos shed slipway
- 32 Site 14: North Wharf Mixed Use

## Long-term projects (FY25+)

- 33 Westhaven North transformation
- 34 Wynyard Point open space
- 35 Queens Wharf redevelopment
- 36 Site 19: Jellicoe Street Mixed Use
- 37 East 1: 28 Madden St
- 38 Site 18: residential
- 39 Site 12: Silo 6
- 40 Wynyard Point redevelopment sites
- 41 Wynyard Crossing replacement bridge

### LEGEND

- Open Space
- Development Site Sales
- Capex - Public Realm/Community
- Projects by others

**The Wynyard Point design consortium (Toi Waihangā) -** Appointed in October 2021, this consortium will, with Eke Panuku and mana whenua lead on design for public realm and integration of future development sites in the Te Ara Tukutuku Plan.

The Reverse Brief is now complete, and informs the programme, deliverables, and outputs for the project. The first round of engagement took place on 14 March 2023 with the Waitemātā Local Board. A joint presentation was given to the board by Eke Panuku, Toi Waihangā and Mana Whenua representatives. The presentation was very well received. Further updates are planned to present our work and future programme to other key stakeholders in March-June 2023.

**Wynyard Quarter Base Events -** From February 2023 onwards several events are planned to pack in and take place utilising the ex-America's Cup base spaces. These events include Indulge Food Wine and Design Festival (2 - 5 March), Auckland Boat Show (23 - 26 March) which has sold out and is expected to attract 18,000 people over the duration of the event, and Her Festival (13 - 23 April). Eke Panuku is supporting Tātaki Auckland Unlimited and the event organisers to utilise this space for their events, so they run successfully for both the event organisers and stakeholders.

**North Wharf -** Eke Panuku began marketing the high-profile North Wharf site in Wynyard Quarter on the open market from 24 March 2023, with the intention of selling the site (125-year prepaid ground lease) to a development partner. CBRE has been engaged to manage the go to market process and current tenants have been informed. This process is expected to take approximately six months.

**Pile Berth Redevelopment stage two -** Work commenced in late February 2023. This stage involves extending the Westhaven Promenade boardwalk along the southern side of the reclamation, installing new utility services and construction of a new car park and landscaping. Works are expected to take approximately 10 months to complete.

# ONEHUNGA

Vision: To create a flourishing Onehunga that is well connected to its past, its communities and the environment, including the Manukau Harbour.

## Projects completed

- 1 Laneway 7
- 2 38 Nelson Street acquisition
- 3 Onehunga Port acquisition
- 4 Fabric development

## FY23

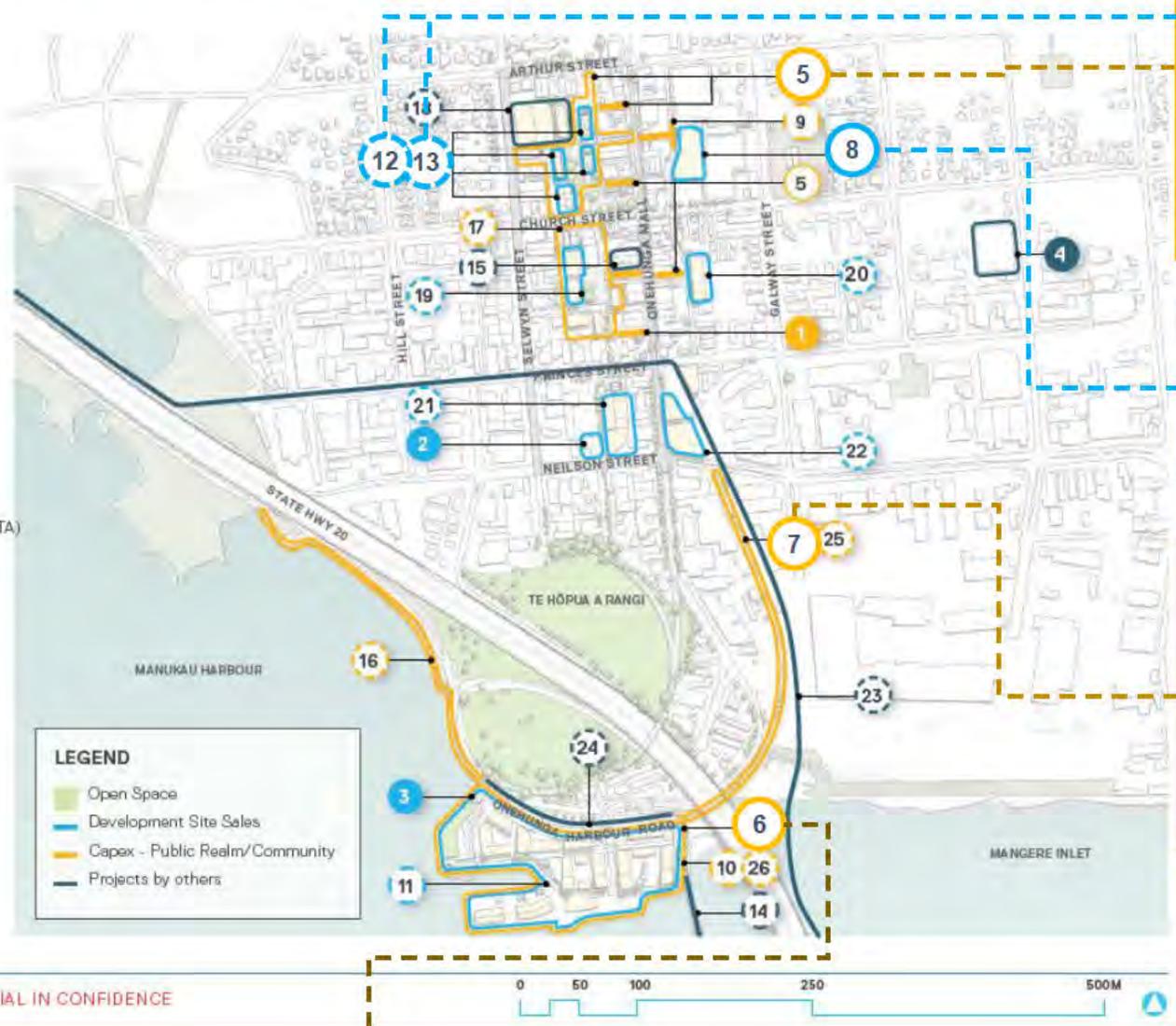
- 5 Waiapu Lane Public Realm
- 6 Onehunga Wharf Plan Change
- 7 Town Centre to Wharf Link Stage 1
- 8 DressSmart Precinct

## FY24

- 9 Laneway 8
- 10 Onehunga Wharf Public Realm Stage 1
- 11 Onehunga Wharf Building Upgrades
- 12 Waiapu Precinct Commercial Site Sale
- 13 Waiapu Precinct Residential Site Sale
- 14 Old Māngere Bridge Replacement (Waka Kotahi NZTA)
- 15 Onehunga Mall Club (Lamont & Co.)

## Long-term projects (FY25+)

- 16 Onehunga Wharf to Taumanu Walking & Cycling
- 17 Municipal Precinct Public Realm
- 18 Waiapu Precinct Supermarket
- 19 Municipal Precinct Development
- 20 9-21 Waller Street Development
- 21 38 Nelson Street Development
- 22 Train Station Precinct
- 23 Auckland Light Rail (Waka Kotahi / AT)
- 24 East West Link (Waka Kotahi NZTA)
- 25 Town Centre to Wharf Link Stage 2
- 26 Onehunga Wharf Public Realm Stage 2



**Waiapu Precinct** - Encompassing public realm works, commercial and residential development sites. All requests for information in relation to the subdivision consent application have now been met. We expect a decision on the application to be made by council soon.

Supermarket development agreement - The details of the sale and purchase agreement that will form the basis of the conditional agreement are largely agreed.

**Dress Smart Precinct** - In February 2023, Eke Panuku confirmed that the revised Lendlease scheme for the Dress Smart extension met the previously approved proposal. Dress Smart is seeking a resource consent amendment for the changes and is keen to progress to the building consent stage.

**Town Centre to Wharf Link Stage 1**- A shared walking and cycling connection between the Onehunga Train Station to the eastern edge of Onehunga Wharf, joining up with the old Māngere Bridge. This will improve access and provide health and safety benefits. The indicative business case (IBC) for the new connection between the town centre and the wharf was approved in February 2023. The preferred route is in developed design and co-ordination with Auckland Light Rail (ALR) and Auckland Transport teams is underway. Agreement with and clarification of their plans appears favourable for the scheme to progress on the preferred route.

**Upgrade of the public space on Paynes Lane** - A public realm improvement project has been initiated for Paynes Lane. The project will create a pedestrian friendly thoroughfare which ties the new Dress Smart precinct into the Onehunga Mall mainstreet. Concept design work was initiated in December 2022 and initial stakeholder engagement is planned for May / June 2023. Physical works will be undertaken after the external works for the Dress Smart extension are complete. Timelines are yet to be confirmed, but likely to be late FY25 or early FY26.

# PANMURE

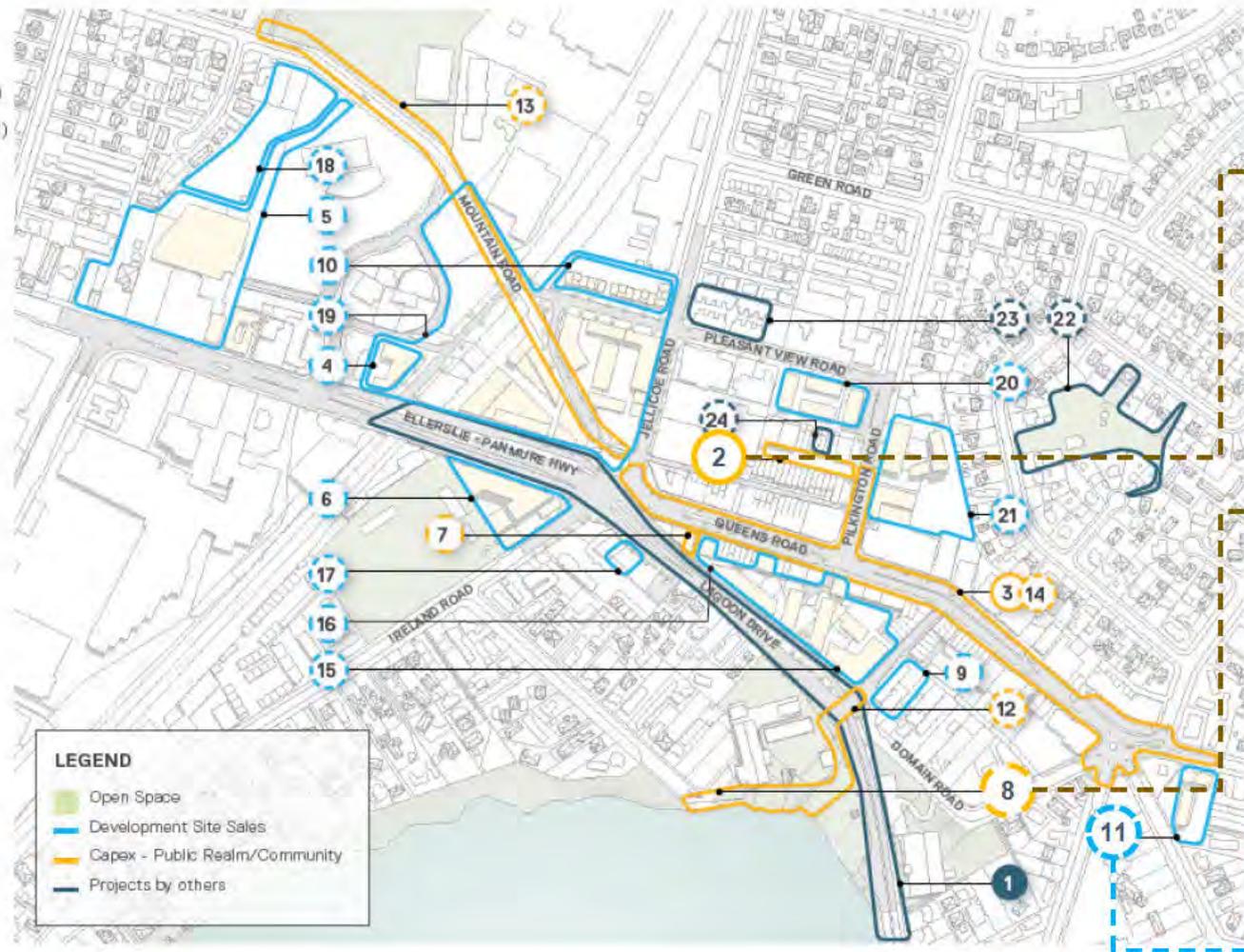
**Vision:** To create a vibrant centre that is a great place to live, visit, and do business; building on Panmure's distinct landscape, transport connectivity, family friendly community, and lifestyle amenities.

## Projects completed & underway

- 1 AMETI- Eastern Busway - AT
- FY23**
- 2 Streetscape Improvements Stage 1 (Clifton Court)
- 3 Streetscape Improvements Stage 2 (Queens Road)
- FY24**
- 4 3 Mountwell Crescent Site Sale
- 5 486-492 Ellerslie Panmure Highway Site Sale
- 6 535 Ellerslie Panmure Highway Site Sale
- 7 13-27 Queens Road - Gateway Activation
- 8 Lagoon Edge Reserve Upgrade
- 9 23 Domain Road Site Sale
- 10 9 Jellicoe Road Site Sale

## Long-term projects (FY25+)

- 11 3 Kings Road Site Sale
- 12 Basin View Pedestrian & Cycle Connection
- 13 Maungarei to Town Centre Connection
- 14 Streetscape Improvements Stage 3
- 15 Basin View Precinct Staged Site Sales
- 16 13-27 Gateway West Site Sale
- 17 11-13 Lagoon Drive, Panmure Site Sale
- 18 59 & 59a Mountain Road Site Sale
- 19 Station Precinct Staged Site Sales
- 20 28-30 Pilkington Road Site Sale
- 21 7-13 Pilkington Road Site Sale
- 22 Maunaina Upgrade (TRC)
- 23 Pleasant View Road Development (TRC)
- 24 Development (Chinese Settler Trust)



**Clifton Court public realm & streetscape upgrade** - Construction works are well underway for this new public realm and play space development in the town centre. Early delays and persistent poor weather have impacted works progress, however we are expecting to complete works by June 2023.

**Lagoon Edge Reserve upgrade** - A project to create an urban waterfront park adjacent to the existing lagoon pools as an anchor destination at one end of the proposed pedestrian and cycle link between the maunga and the basin. The indicative business case (IBC) was approved in November 2022 and the project is now progressing through design development and the detailed business case stage.

**3 Kings Road site sale** - This site was approved to go to market by the Eke Panuku Board in February 2023. Whilst the downturn in the market has impacted developer confidence in the short-term, the site is expected to reach agreement over the next two years.



# MANUKAU

**Vision:** Thriving heart and soul for the south

## Projects completed

- 0 Westfield Mall Carpark Site Sale
- 1 Vodafone Events Centre Carpark (partial sale)
- 2 20 Barrowcliffe Place Site Sale
- 3 Barrowcliffe Pond Shared Path
- 4 Barrowcliffe Bridge Works
- 5 Puhinui Wiri playground Works
- 6 Putney Way Stage 1

- 20 Walking and Cycling Network Works
- 21 Manukau Sports Bowl Investigation
- 22 Manukau Public Art contribution (across the programme)
- 23 Parking Management Solutions (across the programme)
- 24 50 Wiri Station Road Site Sale
- 25 Pacific Gardens Residential Development
- 26 14 Davies Avenue Site Sale
- 27 8 Davies Avenue Site Sale
- 28 2 Davies Avenue Site Sale
- 29 12 Manukau Station Road carpark Site Sale
- 30 2 Clist Crescent carpark Site Sale
- 31 A2B Streetscape Contribution
- 32 Puhinui Stage 3 - Wiri Reserve Works
- 33 Manukau Square Works
- 34 Manukau Civic & Putney Way Contribution
- 35 Osterley + Amersham Way Works
- 36 Puhinui Stage 4- Manukau Industrial Area Works
- 37 Puhinui Stage 5 - Puhinui Park Works (Plunket Ave)
- 38 Putney Way Stage 2
- 39 Kāinga Ora Investigations
- 40 Manukau Health Park development
- 41 Healthy Waters Upgrades
- 42 Ngati Tamaho development

## FY23

- 7 52-54 Manukau Station Rd (MIT) Site Sale
- 8 Wirihana Residential Development
- 9 Leases and Covenants Progressed
- 10 Hayman Park Playground Works
- 11 Wiri Bridge Capital Works

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Ratawina Reserve Works
- 16 Puhinui Stage 2 - CMDHB Walkway Works
- 17 Osterley Way at Civic Streetscape Works
- 18 33 Manukau Station Road Site Sale

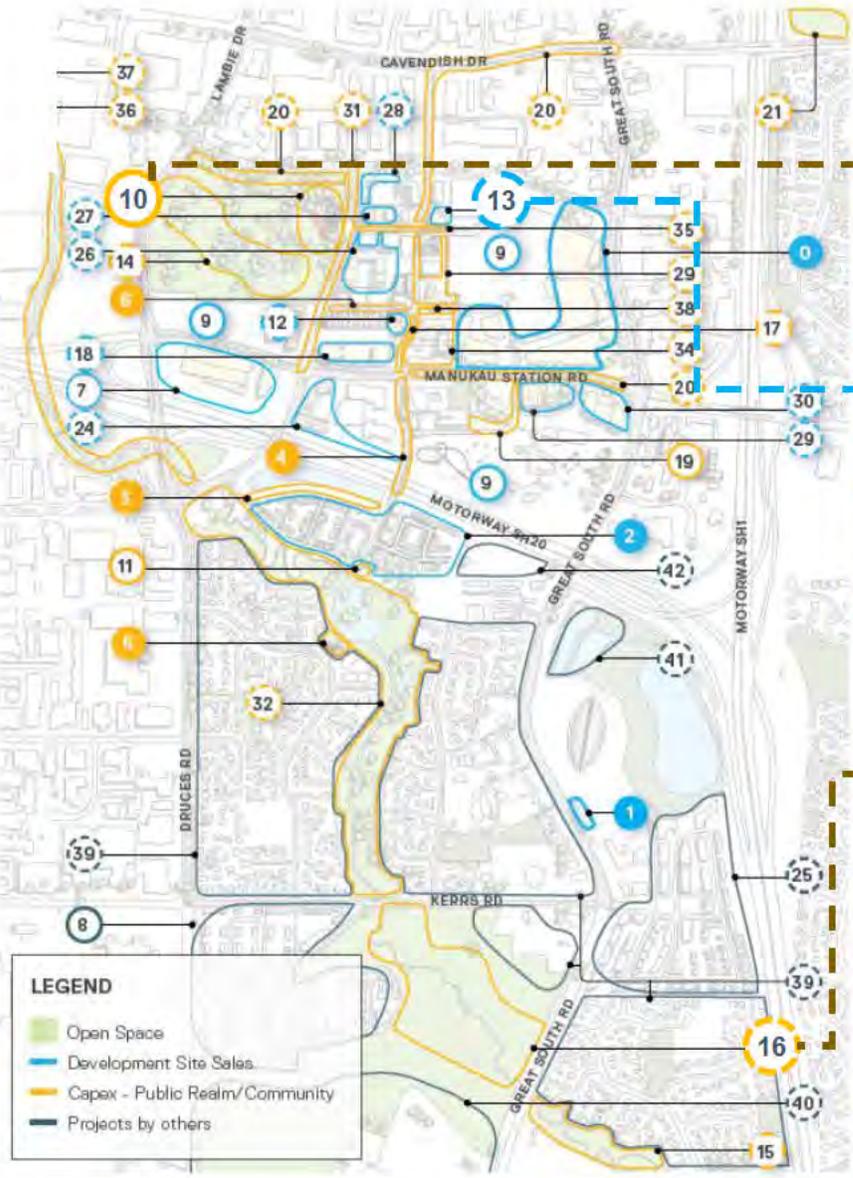
## FY24

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Ratawina Reserve Works
- 16 Puhinui Stage 2 - CMDHB Walkway Works
- 17 Osterley Way at Civic Streetscape Works
- 18 33 Manukau Station Road Site Sale

- 32 Puhinui Stage 3 - Wiri Reserve Works
- 33 Manukau Square Works
- 34 Manukau Civic & Putney Way Contribution
- 35 Osterley + Amersham Way Works
- 36 Puhinui Stage 4- Manukau Industrial Area Works
- 37 Puhinui Stage 5 - Puhinui Park Works (Plunket Ave)
- 38 Putney Way Stage 2
- 39 Kāinga Ora Investigations
- 40 Manukau Health Park development
- 41 Healthy Waters Upgrades
- 42 Ngati Tamaho development

## Long-term projects (FY25+)

- 19 Karina Williams Way Extension Works



**Hayman Park playground works** - A destination playground located 300m from the Manukau town centre and shopping precinct. Progress on the playground has been impacted by the recent weather events and a manufacturing problem with the main tower beams. There have been time delays and there is a risk works may not be completed by the end of the financial year.

**9 Osterley way** - the conditional agreement with [redacted] is being extended to allow for it to address current market value challenges.

**Airport to Botany** - the project designation (NoR) has been lodged with Auckland Council. We are working with AT and will prepare a submission to the Airport to Botany Designation.

**Puhinui walkway and cycleway** - As part of the Puhinui regeneration strategy the planned walkway and cycleway along the stream corridor allows for an active transport connection from central Manukau to the Botanic Gardens. The acquisition of the land from [redacted] to enable this project is progressing well with an expected settlement mid 2023.

**Manukau is on the Move** - A campaign to build interest and encourage investment in Manukau was launched in February 2023. The aim of the campaign is to increase awareness and interest amongst developers in Manukau as a place for investment in the current market.

# OLD PAPATOETOE

**Vision:** Assisting New Zealanders into sustainable housing choices. A popular place to live, to shop, for people to meet and enjoy themselves, and to provide the services and facilities the community needs.

## Projects completed

- 1 89 Cambridge Tee
- 2 Supermarket and carpark
- 3 Papatoetoe Mall

## FY23

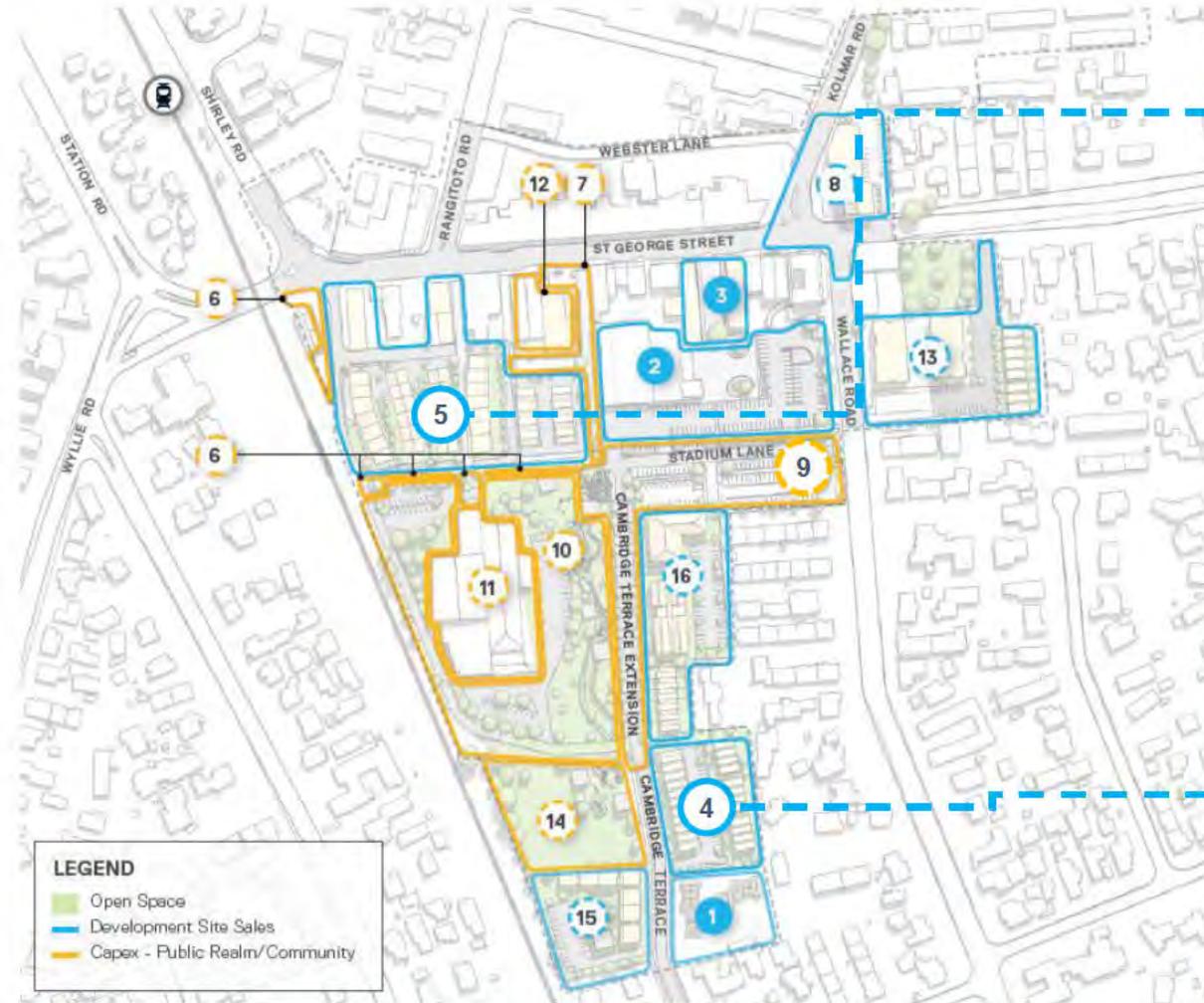
- 4 91 Cambridge Tee - The Depot
- 5 3 St George St - St George's Lanes

## FY24

- 6 St George's Lanes Integration Works
- 7 Chambers Laneway
- 8 98 St George St and 15 Kolmar Rd Site Sale + Intersection

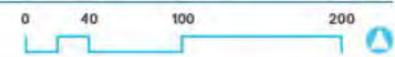
## Long-term projects (FY25+)

- 9 Cambridge Terrace Extension+carpark
- 10 Papatoetoe Stadium Reserve Works
- 11 Community Hub - Allan Brewster Leisure Centre
- 12 Town Hall & Chambers Works
- 13 Papatoetoe Library Precinct Optimisation
- 14 86 Cambridge Terrace Optimisation
- 15 86 Cambridge Terrace Optimisation (site sale)
- 16 27 St George St (netball and gardens)



**3 St George Street (St George's Lane)** – Known as Pikotoetoe, this project will enable the development of 120 new homes on two sites on St George Street, near the town centre. Following some delays, construction mobilisation is expected to start very soon.

**91 Cambridge Terrace site sale** – This ex- Papatoetoe Borough Council property was used as a works depot and available for community use, generating little or no revenue. The 4,000m<sup>2</sup> site is zoned for town house and apartment development. Planning and design of this area will catalyse and enable the St George Street redevelopment opportunities. In June 2021, we sold the property to New Zealand Housing Foundation to build 29 new affordable homes. The project is in earthworks phase and will deliver 29 new homes over the next 2 years.



# ORMISTON

**Vision:** For the various sites to provide residential development and obtain best value for Council assets. Where possible, the sites should relate to the individual local board plans for each locality.

## Projects completed

- 1 Subject to disposal
- 2 Site for library/community centre

## FY23

- 3 Bellingham Road works (Auckland Transport)

Eke Panuku is seeking legal advice on termination of Development Agreement for both Ormiston town centre and 66 Flat Bush. Following receipt of that additional advice we will determine the future programme scope, timeframe and resource requirements.

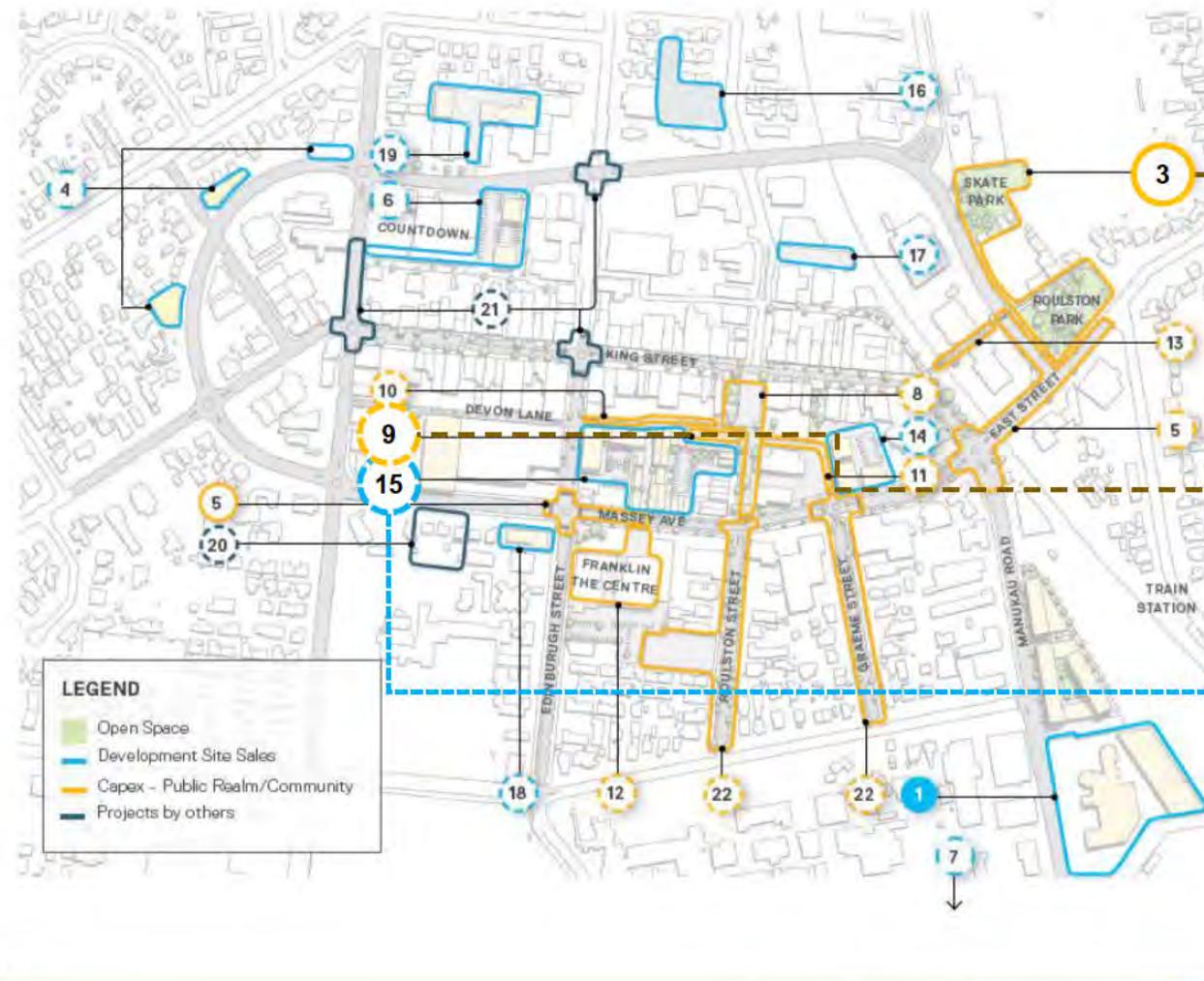


# PUKEKOHE

**Vision:** Our heritage and connections are strong, the land is flourishing, Pukekohe is prosperous, and our families are happy, healthy and thriving.

## Projects completed

- 1** 82 Manukau Road
- FY23**
- 2** Small T projects (across entire programme)
- 3** Roulston Skate & Park Enhancements
- FY24**
- 4** Small Site Sales w/o Development Outcomes
- 5** Safe Walkable Streets Phase 1 + 2
- 6** 4 Tobin Street
- 7** 172, 176a, 180 Manukau Road Stage 2
- Long-term projects (FY25+)**
- 8** Market Street Capital Works
- 9** Community and Market Hall Capital Works
- 10** Devon Lane Upgrade Capital Works
- 11** Roulston Lane Upgrade
- 12** Civic Hub Enhancements
- 13** Hall Lane - Stadium Drive Footbridge
- 14** 7 Massey Avenue
- 15** Edinburgh Street Superblock + Acquisition
- 16** 24 Hall Street
- 17** 9 Hall Street
- 18** 22 Edinburgh Street
- 19** 9 Tobin Street
- 20** Kāinga Ora Development
- 21** AT Intersection Improvements
- 22** Parking Management Solutions (across entire programme)

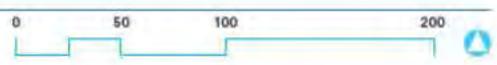


**Masterplan for Pukekohe Town Centre** - Following community engagement in August 2022, the masterplan was endorsed by the Franklin Local Board on 28 February 2023 and will be the guiding plan for the Unlock Pukekohe programme.

**Roulston Park playground upgrade** - Following the concept design approval by the Franklin Local Board earlier in the year, the project has now moved to the developed design phase.

**The market precinct** - A project to strengthen attraction to the town square as a central meeting place for food and beverage, and community activities - A concept plan has recently undergone a successful review by TAG.

**Acquisition of properties** - All acquisitions required to enable consolidation and better development outcomes of the flagship Edinburgh Superblock are now complete, following the settlement of 19 Massey Avenue in February 2023.



# AT/EKE PANUKU TRANSIT ORIENTED DEVELOPMENT PROGRAMME

**Vision:** Build a fit for purpose park and ride asset portfolio that integrates transport with quality housing and urban regeneration, maximises land use outcomes and provides financial value from Auckland Council owned land.

## Sites under consideration

- 1 Silverdale bus station park and ride
- 2 Constellation bus station park and ride
- 3 Albany bus station park and ride

## Long-term projects (FY25+)

- 4 Orakei Train Station park & ride
- 5 33 Station Road, Manurewa
- 6 8 Selwyn Road, Manurewa train station park and ride
- 7 Grafton Gully (SH16 off ramp)
- 8 Homai train station park and ride
- 9 Sturges Road train station park and ride
- 10 Papakura train station park and ride



This programme has been put on hold until FY25 to allow for the completion of work by KiwiRail on any future requirements for land for the 3<sup>rd</sup> and 4<sup>th</sup> main lines.

AT Park and Ride Redevelopment is a joint venture between AT and Eke Panuku aimed at providing an appropriate strategy to accommodate transport service requirements at designated council owned park and ride sites while simultaneously exploring mixed use development options with positive urban regeneration and urban design outcomes.





# SERVICE PROPERTY OPTIMISATION

**Vision:** Service Property Optimisation will facilitate, enhance and speed up housing and town centre development activities, to release latent property values, and to achieve improved community outcomes. Where service property is optimised, the sale proceeds are locally reinvested to advance eligible projects or activities on a cost-neutral basis.

## FY23

- 1 6 Clonbern Road, Remuera
- 2 39R Pohutukawa Road, Beachlands
- 3 17W Hawke Crescent, Beachlands
- 4 19 Jervois Road, Herne Bay
- 5 3 Gibbons Road, Takapuna
- 6 Red Hill, Papakura

## Long-term projects (FY25+)

- 7 29-31 St Johns Road, Meadowbank
- 8 111R Wyllie Road, Papatoetoe
- 9 2 Pompellier Terrance, Ponsonby
- 10 22 Tahapa Crescent, Meadowbank
- 11 13 Maich Road, Manurewa
- 12 18 – 20 Huia Road, Point Chevalier
- 13 238R Great South Road, Manurewa



Service Property Optimisation - Eke Panuku, community services and local boards work together to identify and release value from underperforming service assets in order to fund local services while supporting urban regeneration. Projects must proceed on a cost neutral basis and any net proceeds are reinvested locally to advance approved projects.



# CORPORATE PROPERTY

**Vision:** A self-funding programme of works which utilises the capital receipts from the divestment of seven surplus properties that are no longer required to service Corporate Property office network and reinvest the sale proceeds to deliver a more efficient hub and spoke Corporate accommodation model.

## Projects completed

- 1 50 Centreway, Orewa - sold June 20
- 2 6 Henderson Valley Road, Henderson - sold December 20
- 3 35 Graham Street, Auckland City - sold September 19
- 4 82 Manukau Station Road, Pukekohe - sold February 21

## FY23

- 5 4-10 Mayoral Drive, Auckland City

## Long-term projects (FY25+)

- 6 35 Coles Crescent, Papakura
- 7 Kotuku House, 4 Osterley Way, Manukau



A Corporate Property Portfolio Strategy has been developed by Panuku and Auckland Council's Corporate Property team. That strategy was approved by Finance and Performance Committee in May 2018 and will contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works which utilises the capital receipts from the divestment of seven properties that are no longer required for the Corporate Property office network and reinvests the sale proceeds to undertake a programme of works that delivers a more efficient hub and spoke Corporate Property model.



# HAUMARU SCOPE

**Vision:** To grow the portfolio consistent with projected social housing demand and rebalance the portfolio to areas of greatest demand. It is also to see older people in affordable homes within communities that are safe, age friendly and caring.

## Intensify / Redevelop

- 1 81a Godley Road, Green Bay
- 2 1r Crawford, Mangere Bridge
- 3 22 -24 Marne Road, Papakura
- 4 7 Coronation Road, Mangere Bridge
- 5 18 Inverell Avenue, Wiri
- 6 25 Kolmer Road, Papatoetoe
- 7 100 West Coast Road, Glen Eden

## Develop

- 8 31 Greenslade Crescent, Northcote

## Repurpose

- 9 33 Vauxhall Road, Devonport
- 10 14 Marne Road, Papakura
- 11 36 Taharoto Road, Takapuna
- 12 72 Dominion Street, Takapuna
- 13 33a Alma Road, Milford

Complete the 5-year review of Haumaru arrangements, including the development pipeline and delivery model.

Haumaru Housing - facilitating social housing and the long-term redevelopment of the network of homes for older people, raising the quality and increasing the number of properties in the portfolio



# SUPPORTS SCOPE

**Vision:** To provide residential development and obtain best value for Council assets.

## FY23

- 1 Civic Administration Building
- 2 187 Flat Bush School Road, Flat Bush
- 3 Central Post Office Station Plaza Over Site Development
- 4 84-100 Morrin Road, St. John's
- 5 34 Moore Street, Howick
- 6 65 Hadington Drive, Flat Bush
- 7 36 Coles Crescent, Papakura
- 8 26-32 O'Shannessey Street, Papakura
- 9 Pump station 6, Launch Road, Hobsonville
- 10 Bledisloe House
- 11 Hobsonville Airfields stage 3 - lots 5b, 6a, 6b & 6c

## FY24

- 12 10 Ambrico Place, New Lynn
- 13 16 Fencible Drive, Howick
- 14 84a Morrin Road, St. John's
- 15 132 Greenlane East, Greenlane

## Long-term projects (FY25+)

- 16 Hobsonville Airfields Stage 2 - Avanda
- 17 41 McCrae Way, New Lynn (site D)
- 18 Downtown carpark, city centre
- 19 78 Merton Road, St. John's
- 20 198 Dominion Road, Mount Eden



**LEGEND**

- Development Site Sales

84A Morrin Road, St. John's -The property will be advertised for sale on the open market during late March / April 2023. Bayley's real estate has been selected as the agency to take the site to the open market via a deadline private treaty closing 2 May 2023.



# REGIONAL RENEWALS PROGRAMME

**Vision:** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.

## Projects completed

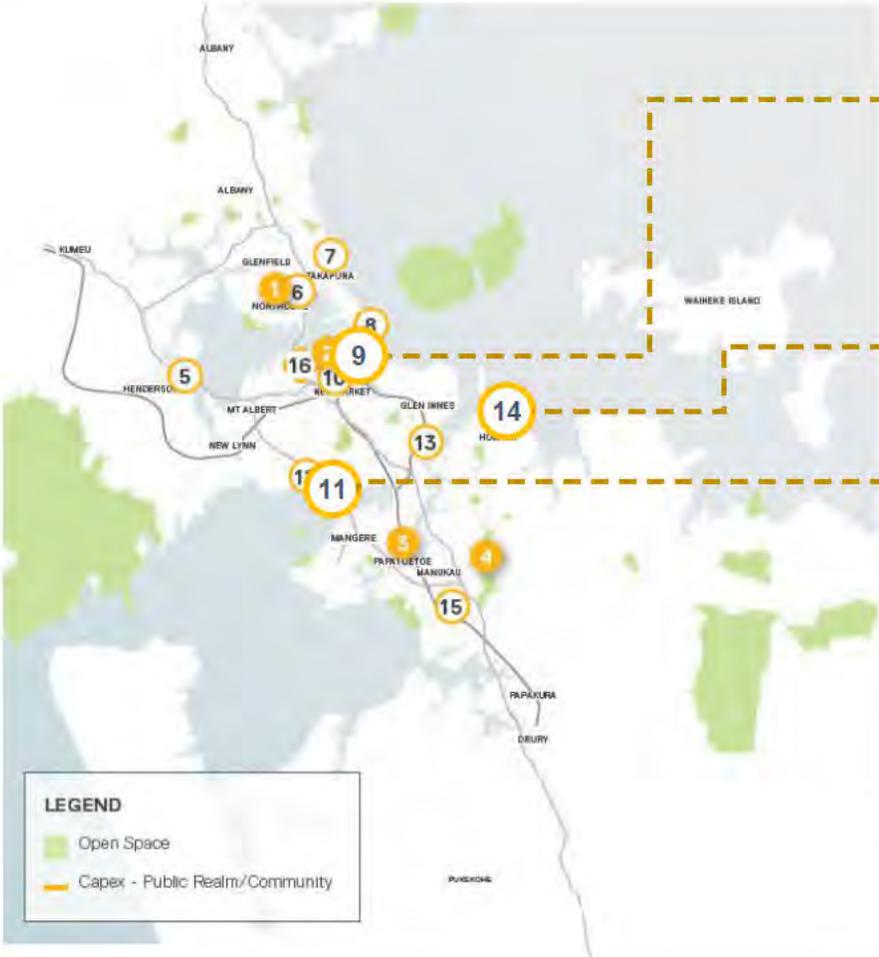
- 1 Northcote Renewals
- 2 **City Centre renewals 1:**
  - 321 Queen Street - Canopy & HVAC upgrades
  - Install roof anchors 23-29 Princes St
- 3 10 Lansdown Ave Papatoetoe
- 4 Beauford House - Totara Park, Manukau

## FY23

- 5 60 Glenmall Place, Glen Eden - Remedial works
- 6 **Northcote Renewals:**
  - Northcote Town Centre – Roof Renewals
  - 1/38 College Road, Northcote - Refurbishment Works
- 7 **Takapuna Renewals:**
  - 30 Hurstmere Road, Takapuna - Roof Replacement
  - Takapuna Holiday Park
- 8 3 Victoria Rd, Devonport - Seismic upgrades
- 9 **City Centre renewals 2:**
  - Queen Street seismic upgrades
  - 27 Princes Street Seismic Strengthening and Refurbishment
  - 21 Princes Street, Auckland City - Roof Replacement
  - 23 Princes Street – Interior Paint Works / Window Refurbs
- 10 Wintergarden Pavilion - Café
- 11 **Onehunga Renewals:**
  - Onehunga Wharf Renewals
  - Onehunga Wharf – Replace Access Ladders and Utilities Upgrades
  - Onehunga Wharf Renewals - Next Steps (post-IBC)
- 12 CCTV Rationalization and Upgrade - Onehunga
- 13 31 Cleary Road, Panmure - Roof Replacement
- 14 73R Selwyn Road, Howick (Shamrock Cottage) Renewals
- 15 **Manurewa Renewals:**
  - 7 Hill Road, Manurewa - External Refurbs
  - 7 Hill Road, Manurewa - HVAC / Internal fit-out

## FY24

- 16 21 Princes Street, Auckland City - Seismic Strengthening & Refurbishment



27 Princes Street, Auckland City – refurbishment and seismic strengthening of the property. Practical completion has been delayed due to a minor variation request. However, we are still on schedule to complete the works by 30 June 2023.

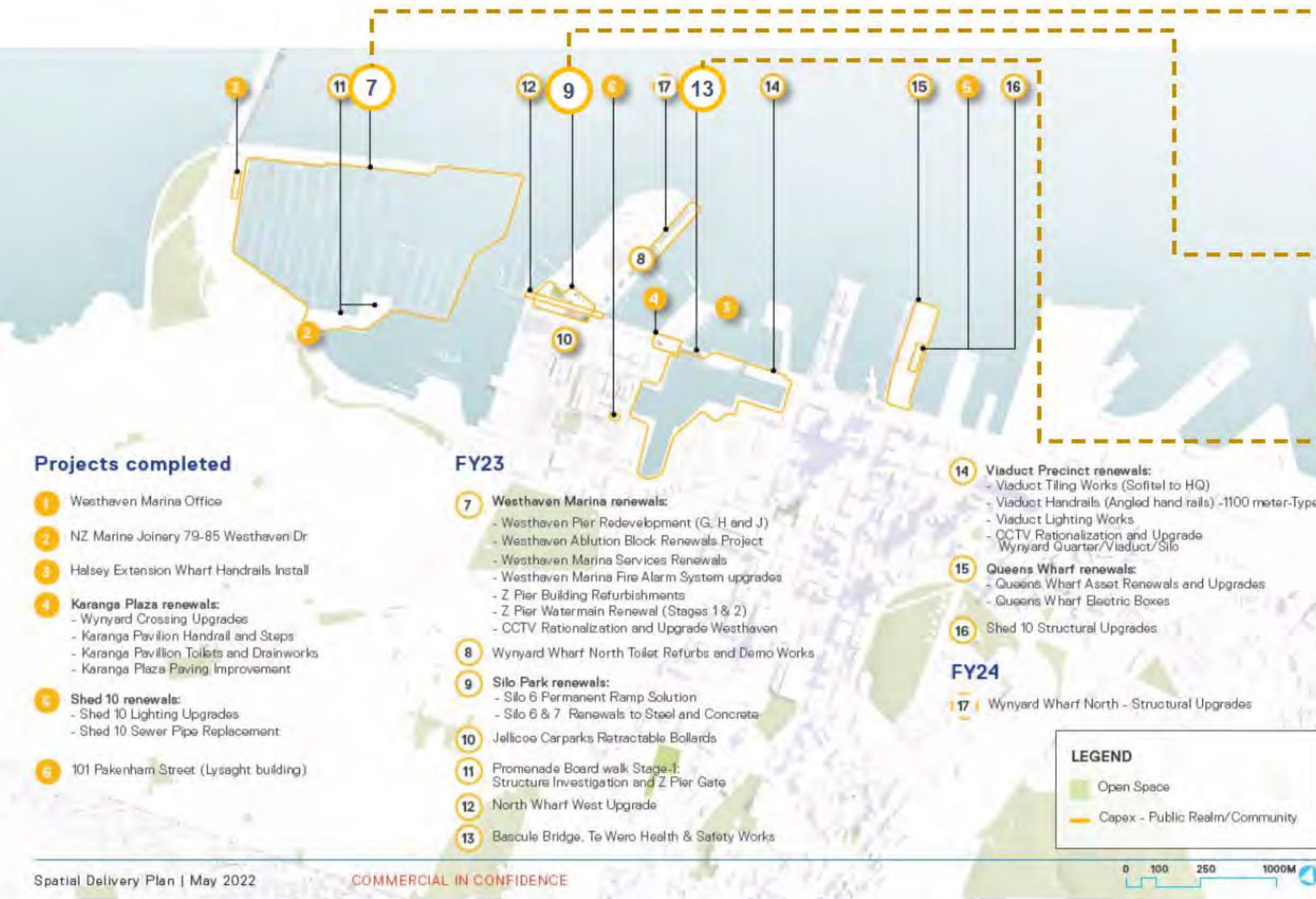
73r Selwyn Road, Howick (Shamrock Cottage) - Asbestos has now been removed from the building.

Onehunga Wharf – Shed C & D priority works - Construction is expected to commence in April 2023.



# WATERFRONT RENEWALS PROGRAMME

**Vision:** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.



## Projects completed

- 1 Westhaven Marina Office
- 2 NZ Marine Joinery 79-85 Westhaven Dr
- 3 Halsey Extension Wharf Handrails Install
- 4 **Karanga Plaza renewals:**
  - Wynyard Crossing Upgrades
  - Karanga Pavilion Handrail and Steps
  - Karanga Pavilion Toilets and Drainworks
  - Karanga Plaza Paving Improvement
- 5 **Shed 10 renewals:**
  - Shed 10 Lighting Upgrades
  - Shed 10 Sewer Pipe Replacement
- 6 101 Pakenham Street (Lysaght building)

## FY23

- 7 **Westhaven Marina renewals:**
  - Westhaven Pier Redevelopment (G, H and J)
  - Westhaven Ablution Block Renewals Project
  - Westhaven Marina Services Renewals
  - Westhaven Marina Fire Alarm System upgrades
  - Z Pier Building Refurbishments
  - Z Pier Watermain Renewal (Stages 1 & 2)
  - CCTV Rationalization and Upgrade Westhaven
- 8 Wynyard Wharf North Toilet Refurbs and Demo Works
- 9 **Silo Park renewals:**
  - Silo 6 Permanent Ramp Solution
  - Silo 6 & 7 Renewals to Steel and Concrete
- 10 Jellicoe Carparks Retractable Bollards
- 11 Promenade Board walk Stage-I: Structure Investigation and Z Pier Gate
- 12 North Wharf West Upgrade
- 13 Bascule Bridge, Te Wero Health & Safety Works

## FY24

- 14 **Viaduct Precinct renewals:**
  - Viaduct Tiling Works (Softel to HQ)
  - Viaduct Handrails (Angled hand rails) -1100 meter-Type-1
  - Viaduct Lighting Works
  - CCTV Rationalization and Upgrade Wynyard Quarter/Viaduct/Silo
- 15 **Queens Wharf renewals:**
  - Queens Wharf Asset Renewals and Upgrades
  - Queens Wharf Electric Boxes
- 16 Shed 10 Structural Upgrades
- 17 Wynyard Wharf North - Structural Upgrades

**LEGEND**

- Open Space
- Capex - Public Realm/Community

**Westhaven Marina**

**Fire Alarm System upgrades:** Construction commencement is planned for April 2023.

**CCTV Systems Rationalization and Upgrade** - A number of plate recognition (NPR) cameras have been installed in Wynyard Quarter.

**Silo-6 and 7 renewals** - Silo 6 sustained some damage from the recent weather events. Emergency repair works started on 14 March 2023 and will take approximately one month to complete. Planned refurbishment works will start once the emergency works are complete. All works are expected to be completed by the end of August 2023.

**Bascule bridge, Te Wero (deck renewals and H&S works)** - Communication and engagement is currently taking place and works are expected to start in May 2023.



# Monthly board reporting pack

Period ending 30 April 2023

## Executive summary

### Programme

- Capex revised target is \$60m. We are likely to exceed this budget by year end. Capex spend for the month was \$5.4m. Year to date spend is at \$50.4m
- Opex budget of \$15.0m, regeneration opex spend for the month was \$1.2m. Year to date spend is at \$9.9m, which is \$2.3m behind phased budget, placemaking and communications are the main drivers of the underspend to date. Placemaking has a full programme of planned Q4 events, such as Matariki and is expected to utilise most of its remaining in year budget. It is anticipated there will still be a \$1m to \$2m saving overall in regeneration opex.
- Sales target for this year is \$91.7m and our year to date sales total is \$82.1m. There were two sales in April 2023 totaling [REDACTED]. We are anticipating that the overall sales target of \$91.7m will be achieved, with over achievement in general asset sales which will offset the Transform and Unlock sales which are at risk.

### Company wide financials

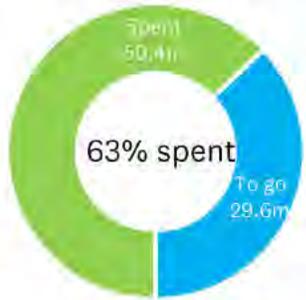
- Overall, we are achieving better than phased budget results and this trend will continue for the remainder of the year.
- Managed properties budget of \$29.3m has achieved a net surplus of \$32.1m year to date, which is \$8.9m ahead of the phased budget, we are forecasting a \$6m-\$8m ahead of budget position at year end.
- Expenditure budget of \$41.4m, year to date spend is \$30.4m which is \$3.7m under phased budget.
- Revenue budget of \$17.2m, year to date is \$14.9m which is tracking \$0.8m ahead of budget.

### People and Culture

- Overall FTE is 238.6. This includes 214.5 actual FTEs, 6.1 contingent workers in FTE roles and 18 vacancies.
- Staff turnover has decreased on last month going from 13.7% to 11.5%.
- Office occupancy has decreased from 50% to 46% this month. Staff taking leave over the recent public holidays has impacted our occupancy rate.

# Programmes summary

## Capex budget \$80m



Capex spend for the month was \$5.4m. Year to date spend is at \$50.4m.

At the end of Q2 we made a reduction in our targeted capital spend for FY24 and FY25. This generates interest savings of \$1.9m which contributes to the overall \$5m savings target. The new FY24 target is \$60m, we are tracking well towards achieving this target. There are a number of projects currently in construction. We are working towards concluding an acquisition from [REDACTED] before the end of the financial year which may push our spend over the \$60m.

Early discussions with Council Financial Planning is that any over spend in this year will reduce the budget available for next year as it is assumed that it will just be a timing difference.

## Sales target \$91.7m



In April there were two sales completed totalling \$8.5m. The general asset sale of 3 Victoria Rd in Devonport for [REDACTED] and the Transform & Unlock sale of 14-20 Edmonton Rd in Henderson [REDACTED].

We are progressing a number of smaller sales which will result in the \$70m asset sales target being met. A significant sale at Hobsonville is also being progressed, which if achieved will result in the overall sales target of \$91.7m being met.

The Transform and Unlock sales target of \$21.7m is at risk and unlikely to be achieved due to the long lease of the Lysaght building now expected to push into FY24, we are currently \$8.0m from target.

The sales target is made up of:

Transform & Unlock	\$21.7m
General asset sales	\$70.0m
<b>Total</b>	<b>\$91.7m</b>

## Opex budget \$15m



Regeneration opex spend for the month was \$1.2m. Year to date spend is \$9.9m and is tracking behind phased budget by \$2.5m. Forecast spend in year is \$12.8m, a saving of circa \$2m.

As a group, Council has asked us to pull back on spending and this has necessitated a change in our capital spend which has had a flow on effect on both our planned communications spend and the pre-capitalisation work involved with getting a project to business case phase. This type of spend is \$1.3m behind.

Placemaking spend is behind phased budget by \$1.1m. However in Q4, a number of programmed events are planned around Matariki which will utilise the majority of this budget, with a potential saving of \$0.2m.

## Programme RAG status

The RAG status will change to amber/red when the delivery of a programme is put at risk from either a single significant issue or where multiple issues, when combined, pose a risk to the programme.

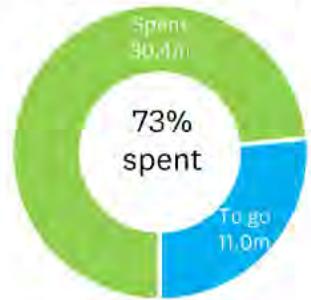
- Corporate Property Disposal Programme
- Unlock Henderson
- Unlock Avondale
- Haumaruru Housing Portfolio
- Unlock Northcote
- Unlock Panmure
- Maungawhau and Karanga a Hape
- Unlock Ormiston Town Centre
- Property Optimisation
- Unlock Papatoetoe
- Regional Renewals
- Unlock Pukekohe
- Supports programme
- Unlock Takapuna
- Transform Manukau
- Waterfront programme
- Transform Onehunga



Panmure is at amber due to a combination of risk and issues within the programme. These include delays with a number of key development and public realm projects. We are also working with Auckland Transport on an integrated transport strategy for the town centre.

# Company wide financials

## Expenditure budget \$41.4m



	Actual YTD	Budget YTD	Var YTD
People	\$25.6m	\$27.4m	\$1.8m
Other	\$4.8m	\$6.7m	\$1.9m
	<u>\$30.4m</u>	<u>\$34.1m</u>	<u>\$3.7m</u>

Expenditure year to date is \$30.4m which is \$3.7m under phased budget.

People costs are \$1.8m behind budget, in the first half of the year we had difficulty in filling vacant roles. In the second half of the year, in response to the cost pressures that Council is facing, we have been working through a staff restructure. This has resulted in the loss of 16 positions and includes 11 redundancies. Overall a \$1.2m saving in people costs is forecast this year.

Other expenses are \$1.9m less than budget, there has been a \$0.2m saving in insurance costs and \$0.3m of Technical Advisory Group costs have been transferred to capital projects. Internal audit costs are currently tracking \$0.2m less than budget. Overall there is potential for at least \$1.0m of savings in other expenses as expenditure has slowed due to Council's request to pull back on expenditure where possible.

## Revenue budget \$17.2m



	Actual YTD	Budget YTD	Var YTD
Recharge Viaduct	\$13.4m	\$12.5m	\$0.9m
Marina South	\$0.9m	\$1.0m	(\$0.1m)
Marina Trust	\$0.6m	\$0.6m	\$0.0m
	<u>\$14.9m</u>	<u>\$14.1m</u>	<u>\$0.8m</u>

Revenue year to date is \$14.9m which is tracking \$0.8m ahead of budget. Recharges for the year are ahead of budget and this trend is expected to continue for the rest of the year.

## Managed properties surplus budget \$29.3m



	Actual YTD	Budget YTD	Var YTD
Commercial Prop.	\$21.5m	\$15.3m	\$6.2m
Marinas	\$8.1m	\$6.7m	\$1.4m
Business Int	\$6.7m	\$5.1m	\$1.6m
Public Activities	(\$4.2m)	(\$3.9m)	(\$0.3m)
	<u>\$32.1m</u>	<u>\$23.2m</u>	<u>\$8.9m</u>

Managed Properties achieved a net surplus of \$32.1m year to date, which is \$8.8m ahead of the phased budget and \$2.8m ahead of full year target. We are forecasting a net surplus of between \$6m and \$8m at year end.

- Commercial Property Portfolio is \$6.2m ahead of budget. Revenue continues to track ahead of budget by \$3.6m. Unbudgeted additional revenue from properties held for longer than anticipated e.g. Bledisloe House, and properties added to the portfolio are the main driver behind the additional revenue. Expenditure is \$2.6m under budget, \$0.6m in savings from rates charges, \$1.0m of savings from the Auckland Transport properties being utilised in roading projects not requiring maintenance and other expenditure. The remaining variance to date is a timing difference and the majority relates to repairs and maintenance. We are expecting to utilise this budget in year.
- Business Interests is \$1.6m ahead of budget, mainly due to better than budget performance by Waste Disposal Systems.
- Marinas are \$1.4m ahead of budget, revenue is now \$0.5m ahead of budget with occupancy increasing in the Silo and Viaduct marinas. Expenditure is \$0.9m behind budget due to timing of repairs and maintenance expenditure.
- Public activities in the Wynyard Quarter is over budget (\$0.3m). Security costs are \$0.9m over budget and to date this overspend has been partially offset by savings in other expenditure areas.

# People and Culture

Our overall FTE is 238.6 this includes our actual FTE of 214.5, 6.1 contingent workers in FTE roles and 18 vacancies. Of these vacancies:

- 4 are being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
- 14 positions are not under active recruitment but are held.
- There is one additional role which is a seconded employee's home role and is not included in this FTE count.

Our overall non-FTE is 19.8, this consists of 16 contingent workers in non-FTE positions, 2.8 contingent workers covering persons on leave and 1 vacant non-FTE position which is held. These have not been included in the current FTE count.

Staff turnover has decreased this month from 13.7% to 11.5%.

No positions were recruited this month. This is due to the majority of our roles being on hold while we undertake a change process. For those roles being actively recruited, we have received a consistent influx of applications. The Recruitment Team has also taken a proactive approach which has resulted in a high level of engagement with candidates expressing a keenness in our roles. This confirms that Eke Panuku is a highly regarded organisation with considerable appeal to prospective employees.

Office occupancy has decreased from 50% in March to 46% this month. This is due to people taking additional time off around the two public holidays this month. We are focused on achieving the 60% target.

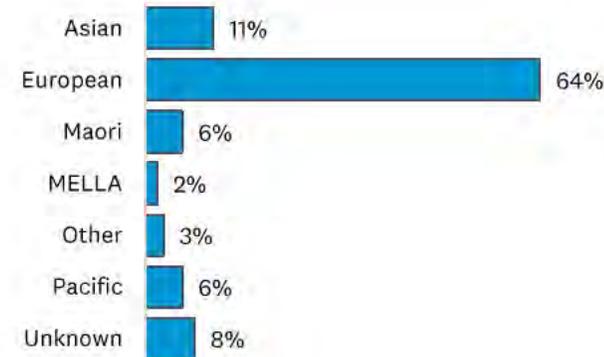
Leadership continues to be a focus for our learning & development activities. This includes the continuation of the self leadership habit workshops. We have now completed all four leadership development modules. We are looking to hold a 1 day workshop in July 2023 to bring the learnings together



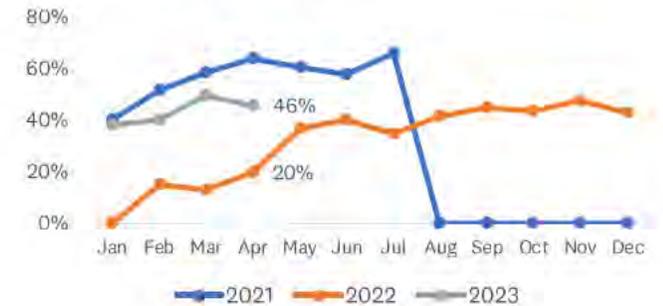
## FTE Figures

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE positions	Contingent covering employee leave	Vacant non-FTE positions
214.5	6.1	18	16	2.8	1
238.6			19.8		

## Ethnicity



## Office occupancy



Training budget \$371k  
**\$231k**  
62% spent YTD

# Spatial delivery plans

Activity on our programmes is updated each quarter.

The plans currently show activity from **1 January 2023 to 31 March 2023**.

## Locations

1. Northcote
2. Takapuna
3. Henderson
4. Avondale
5. Maungawhau & Karanga a Hape
6. City Centre
7. Waterfront
8. Onehunga
9. Panmure
10. Manukau
11. Old Papatoetoe
12. Ormiston
13. Pukekohe

## Regional Programmes

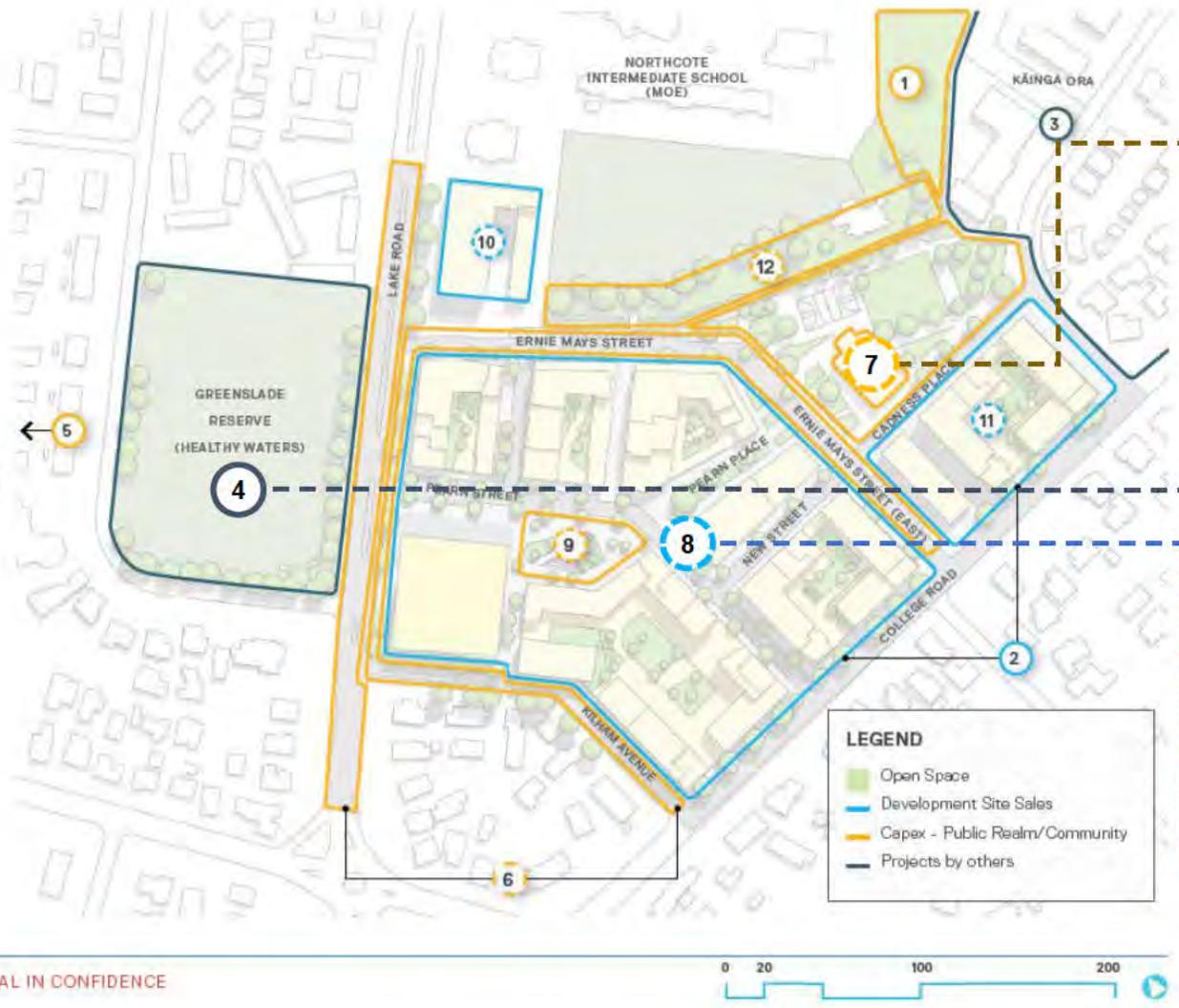
- |     |                               |
|-----|-------------------------------|
| ■   | ■                             |
| 15. | Service Property Optimisation |
| 16. | Corporate Property            |
| 17. | Haumaru Scope                 |
| 18. | Supports Scope                |
| 19. | Regional Renewals             |
| 20. | Waterfront Renewals           |



# NORTHCOTE

**Vision:** A growing community with a lively and welcoming heart where business thrives, and everyone's needs are met.

- FY 23**
- 1 Te Ara Awataha – schools edge
- 2 Acquisitions
- 3 Kāinga Ora housing development
- 4 Greenslade Reserve (Healthy Waters)
- 5 Jessie Tonar Scout Reserve upgrade
- FY24**
- 6 Street upgrades or extensions
- Long-term projects (FY25+)**
- 7 Community Hub and Cadness Reserve upgrade
- 8 Northcote central development (115 Lake Road)
- 9 Town Square
- 10 123 Lake Road development (Countdown site)
- 11 College Road development
- 12 Te Ara Awataha – town centre edge



**Northcote Community Hub and Public Realm** – Spatial requirements for the community hub will be taken to the Kaipatiki Local Board for their approval in May 2023.

**Greenslade Reserve** - The newly completed stormwater detention park at the Greenslade Reserve worked very well during the recent severe weather events. At its peak, January's downpour exceeded a one in 100-year event. The detention of 12 million litres of water onto the sports field meant that flooding downstream was predominantly within the street network and damage to property was minimal compared to previous lesser weather events. We continue to progress other stages of the Greenway with our partners in Northcote.

**Northcote Central development** – Delivering over 700 new homes, an upgraded retail centre and public space.

The go to market strategy and design brief will be presented to the Eke Panuku Board in June 2023 for approval.

# TAKAPUNA

**Vision:** To make the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre orientated around pedestrians and cyclists

## Projects completed

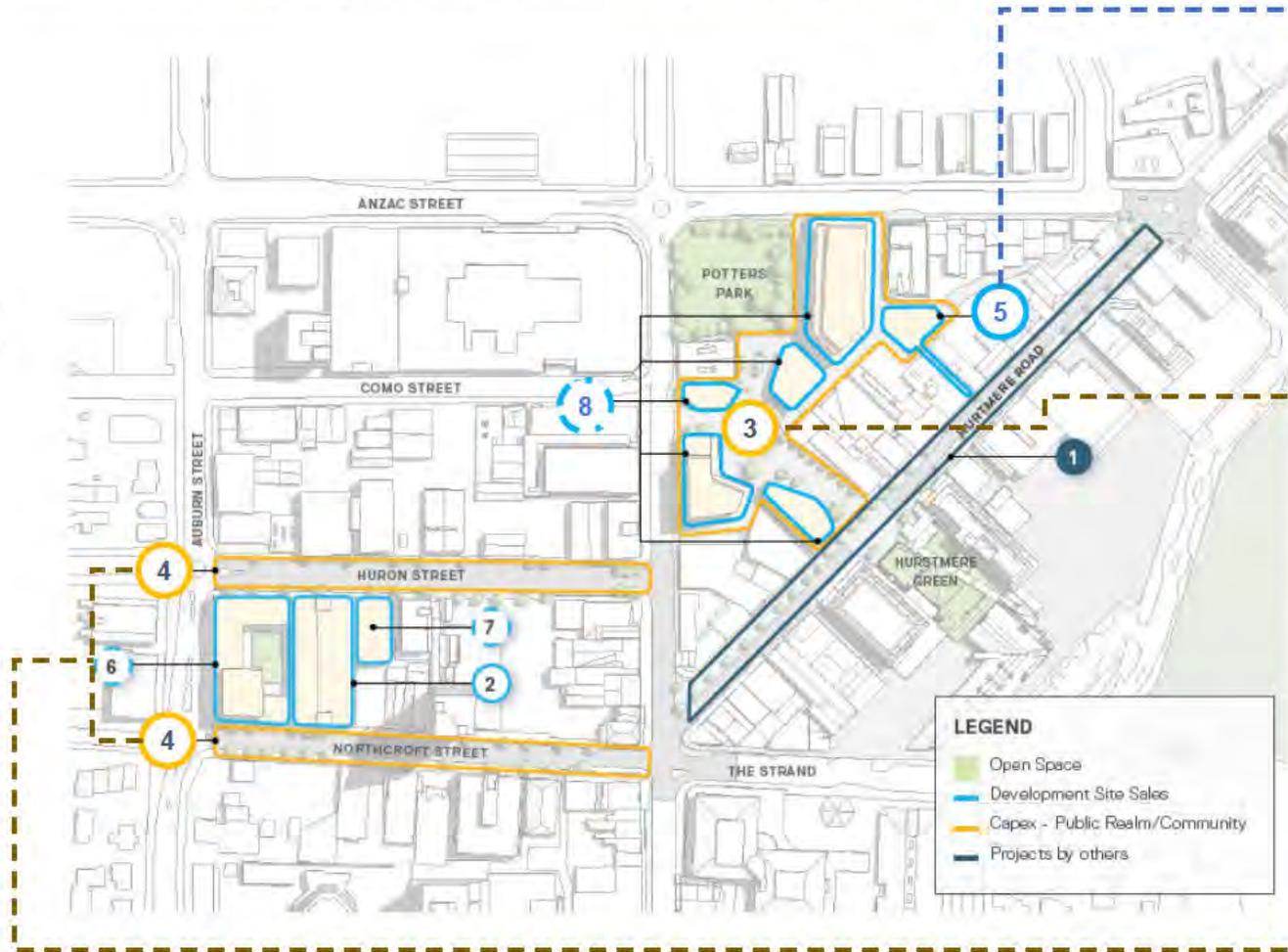
1 Hurstmere Road upgrade (AT)

## FY23

- 2 Toka Pua car park
- 3 Waiwharariki Anzac Square
- 4 Huron & Northcroft Streetscape upgrade
- 5 R78 & 72A Hurstmere Road development

## FY24

- 6 Auburn Street developments
- 7 14 Huron Street development
- 8 Anzac Street development site



**R78 and 72A Hurstmere Road site sale for a mixed-use development** - The agreement to sell the laneway at 72A Hurstmere Road to the adjacent owner has gone unconditional, with settlement scheduled for May 2023. An easement will be registered on the title to ensure pedestrian access is still maintained. The sale enables the adjoining owner to do a more comprehensive development making the most of the planning provisions. Negotiations will now continue to conclude an agreement for the adjacent land at R78 Hurstmere Road

**Waiwharariki Anzac Square (Town Square)** - A project to strengthen connections within Takapuna and through to the beach, and create a welcoming space for the community to relax and spend time in, and provide a much-needed social, cultural and economic anchor for Takapuna.

Construction is progressing well.

**Huron & Northcroft streetscape upgrades** - A project to improve the walking/cycling connection to Takapuna town centre and enhance the quality of street furniture, planting and lighting.

Public consultation undertaken in November 2022 on the Northcroft streetscape upgrade showed that the road was not seen as a very important pedestrian connection, and amenity improvements were not desirable. A workshop was held with the Devonport-Takapuna Local Board on 28 March 2023 to consider the community consultation and seek feedback on design changes to Northcroft Street. The updated design will still provide a safe and accessible pedestrian crossing, provide more lighting to ensure it meets standards and include planting some trees along the road to help with wind effects and to encourage slower traffic speeds. The local board were comfortable with these changes and that the changes addressed the feedback from the community. Final design, engineering plan approval and contractor procurement is underway with construction targeted to commence in June/July 2023.

# HENDERSON

**Vision:** An Urban Eco Centre enhancing the mauri of the twin streams Wai o Eke Panuku and Wai Horotiu.

## Projects completed

- 1 Haumarū Housing Henderson (Haumarū)
- 2 Te Ara Pōheke (new road)
- 3 Pak'n Save
- 4 23-27 Henderson Valley Road (Henderson Green)

## FY23

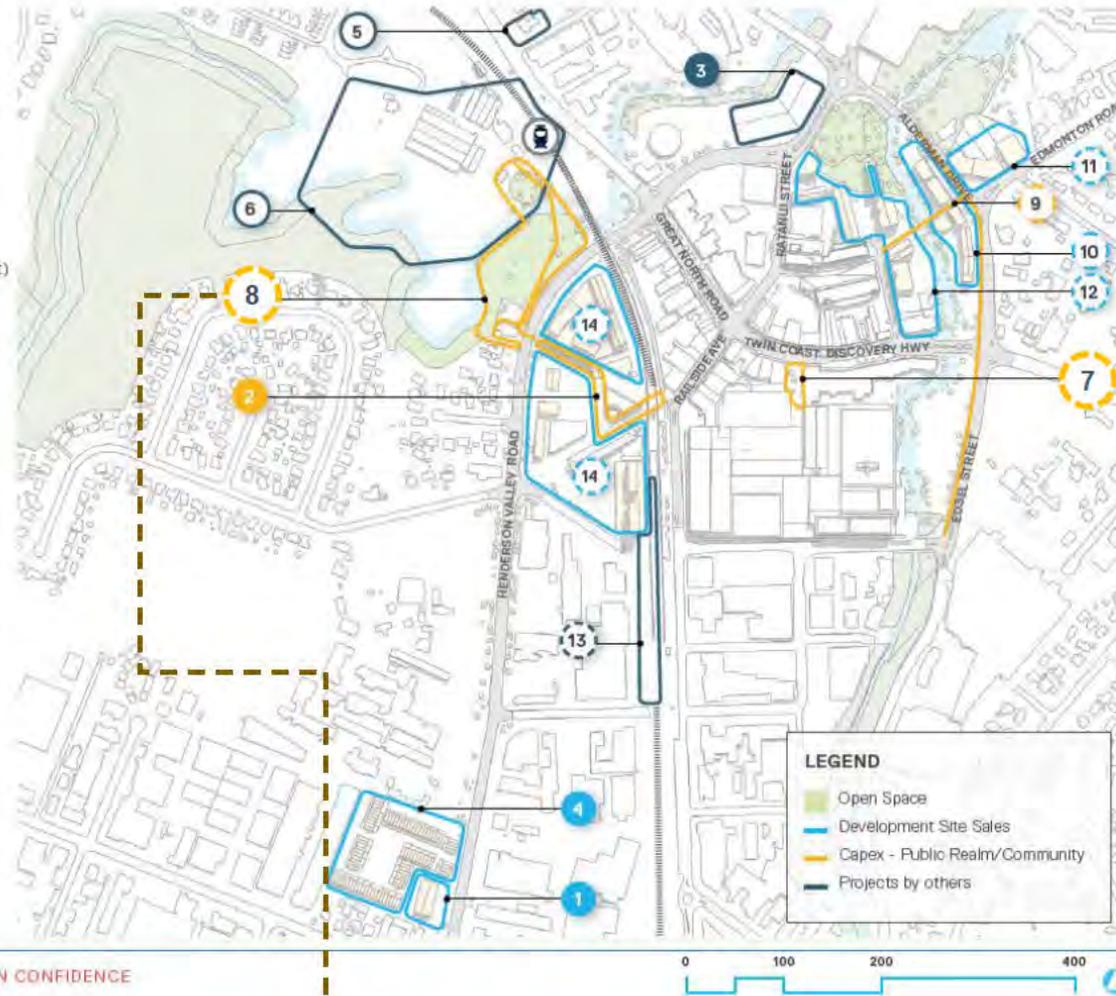
- 5 1 Buscomb Ave. (Plus Pacific Tower residential development)
- 6 Corban Estate Masterplanning (Community Facilities)

## FY24

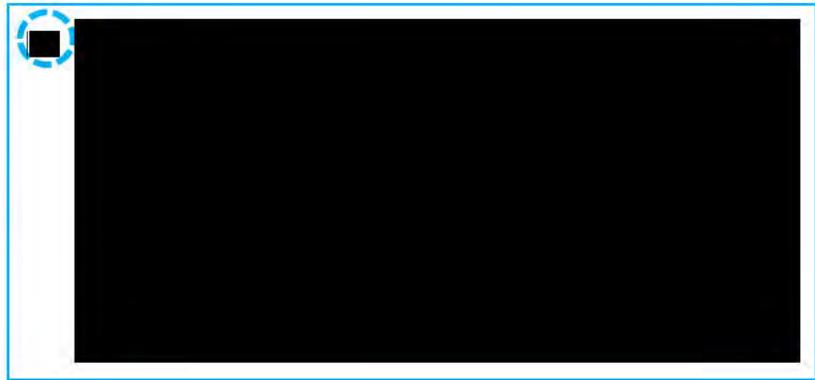
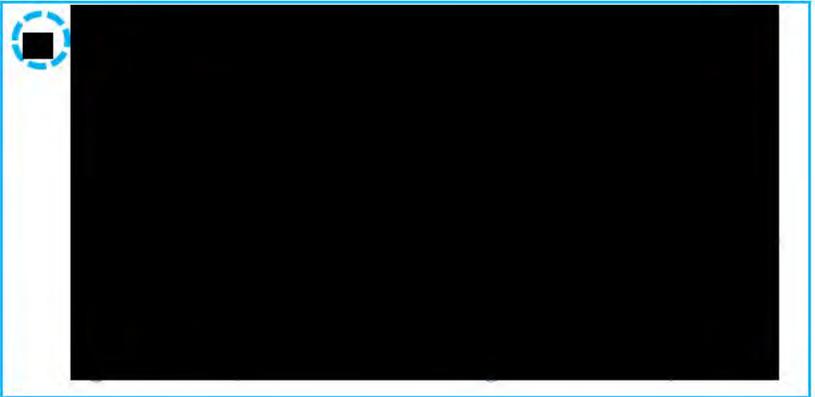
- 7 Catherine Plaza upgrade
- 8 Opanuku Link - Bridge & playground upgrade
- 9 Wai Horotiu (Oratia Link) - Cycleway and bridge
- 10 19 Alderman carpark (C40)

## Long-term projects (FY25+)

- 11 Falls Carpark, 14 Edmonton Road (future development)
- 12 Oratia Precinct (Trading Place)
- 13 City Rail Link Platforms (CRL)
- 14 2-6 Henderson Valley Road (future residential development by Lairdlaw College)



**Catherine Plaza upgrade** – A project to support the vitality of the town centre businesses. A very positive concept design workshop was held with the Henderson-Massey Local Board in February 2023. Public consultation seeking feedback on the design is planned for March/April 2023. We aim to seek final concept approval from the Henderson-Massey Local Board in May 2023.



**Opanuku Link bridge and playground upgrade** This project includes a new bridge for walking and cycling, a new playground and a shared cycleway, improving the connectivity between the Corban Estate and the Henderson Train Station and town centre. Further information requests in relation to the resource consent application are now complete and we are aiming to obtain consent by June 2023.

# AVONDALE

**Vision:** To create a strong vibrant centre in which a growing community want to live, work and play.

## Projects completed

- 1 24-26 Racecourse Parade (Set Apartments, Ockham Residential)
- 2 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Paruku)
- 3 Waterview shared path (Auckland Transport)

## FY23

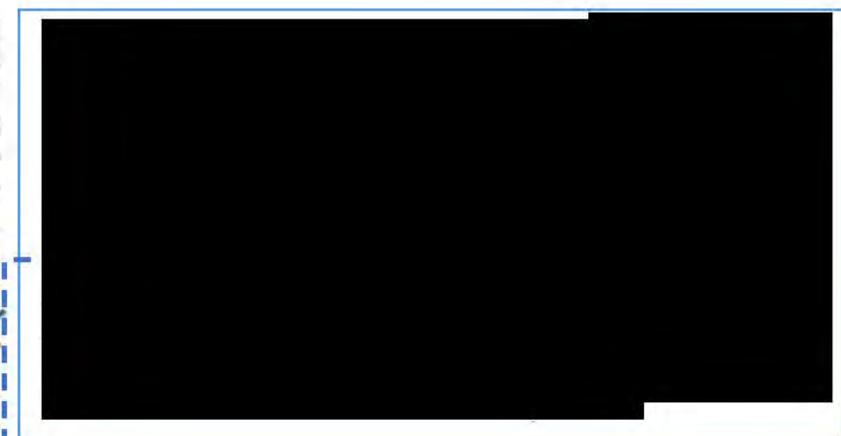
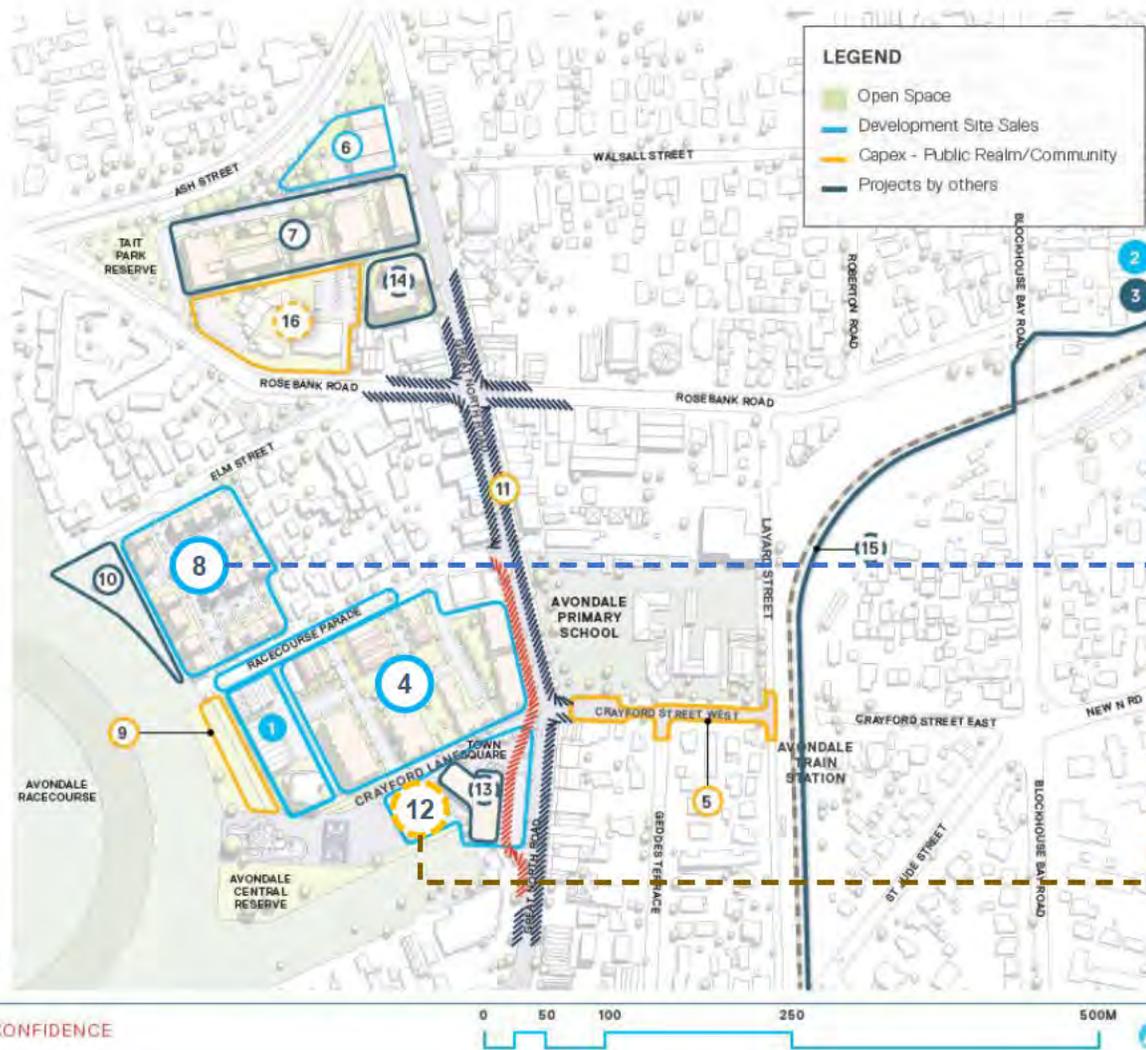
- 4 Avondale Central, 6 & 10 Racecourse Parade (development monitoring)
- 5 Crayford Street West
- 6 Aroha Apartments (Ockham Residential & Marutāhu Iwi)
- 7 Highbury Triangle - housing for older people (Kāinga Ora)
- 8 18 Elm Street (Kāinga Ora)
- 9 Public car parking facility to support the Avondale Library & Community Hub
- 10 26 Elm Street (Anson housing development)
- 11 Great North Road Paving Project
- Auckland Transport
- Eke Paruku

## FY24

- 12 Town Square & outdoor spaces upgrade
- 13 Avondale Library & Community Hub (Auckland Council)
- 14 1843 Great North Road (Nordic Apartments)
- 15 New Lynn to Avondale shared path (Auckland Transport)

## Long-term projects (FY25+)

- 16 93-99 Rosebank Road (Current Library & Community Centre)



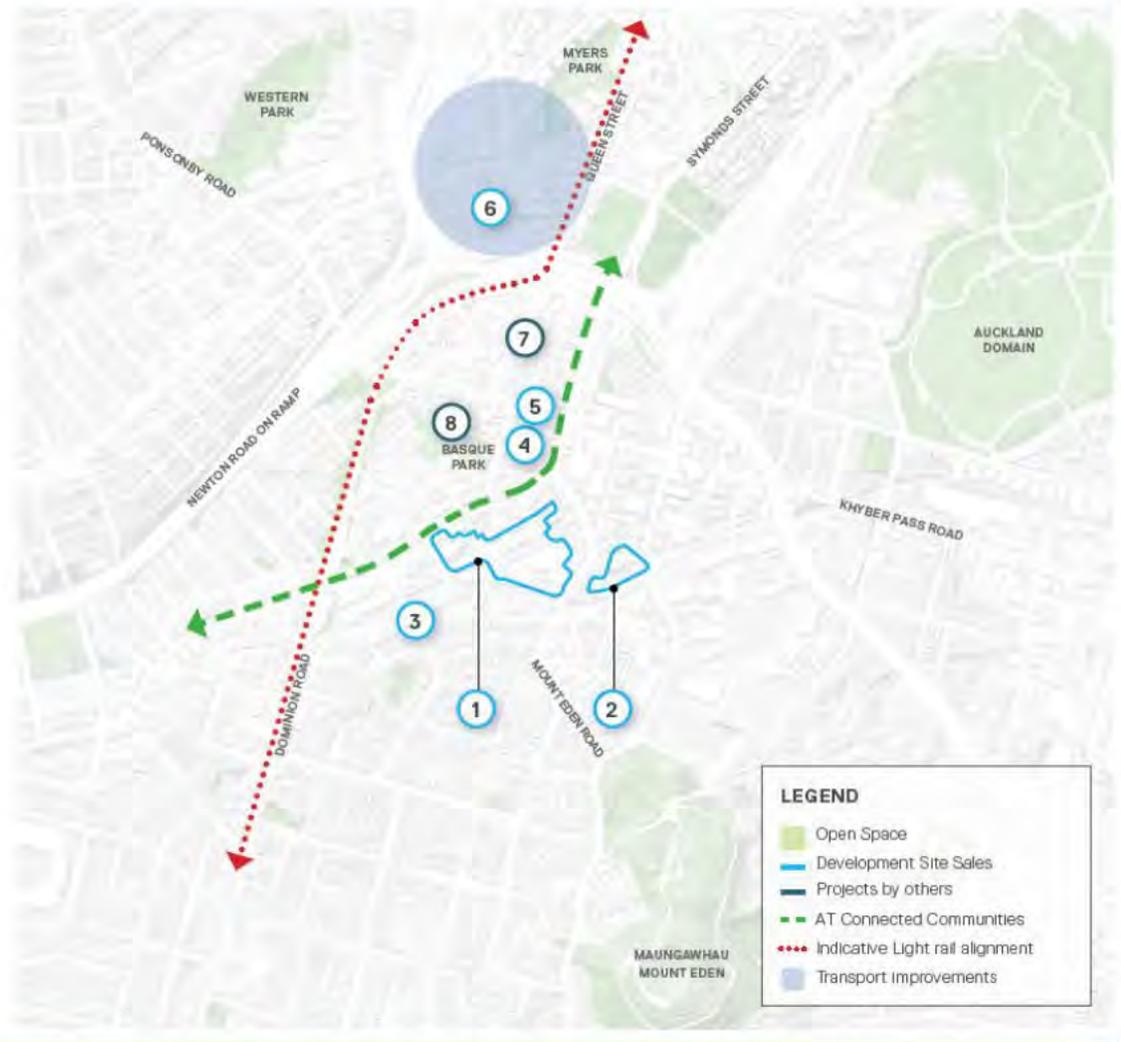
**Town square and playground upgrade** – Avondale Civic Precinct open space integrating with the Multi-Purpose Community Facility (MPCF) led by council’s Service Strategy and Integration (Community Facilities) team. The community facility, which is being funded by council, has been impacted by significant cost escalation. We are working with council on options to enable this project to proceed. However in current financial context this project will likely be delayed which will result in the town square being delayed as they need to be designed and delivered as an integrated project.

# MAUNGAWHAU and KARANGA A HAPE

**Vision:** For each precinct to become one of the best-quality, high density urban villages in the country, which is highly accessible to all parts of the Auckland region.  
It will be highly sought after, contemporary, sustainable, resident-led, mixed-use urban village.

### Long-term projects (FY25+)

- 1 Development sites
- 2 Development sites
- 3 Development sites
- 4 Development sites
- 5 Development sites
- 6 Development sites
- 7 70 Upper Queen Street (Kāinga Ora)
- 8 Basque Park upgrade (Auckland Council)



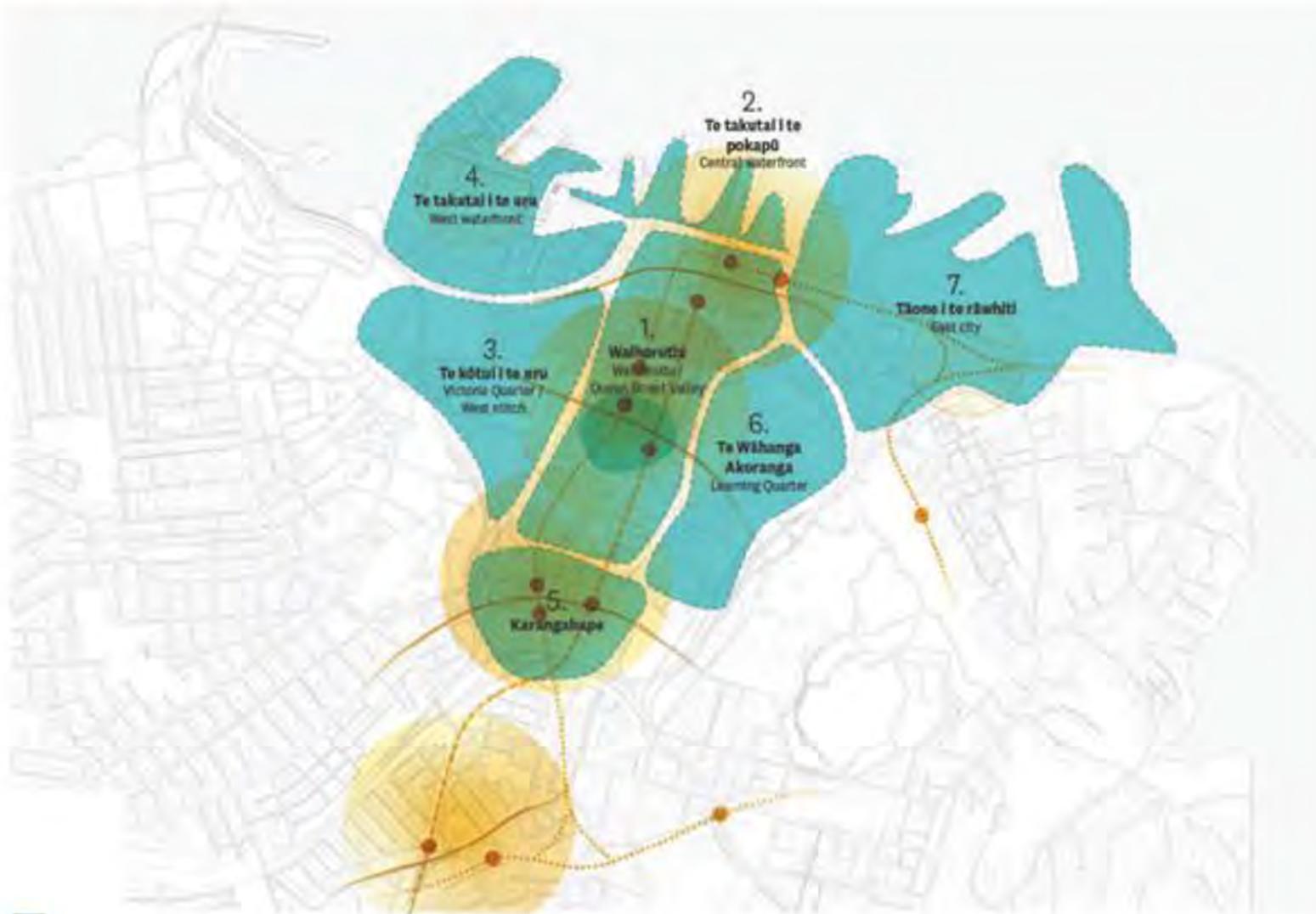
Approval for the Maungawhau and Karanga a Hape programme business case and mandate for Eke Panuku to lead this programme will be sought from the Governing Body at its April 2023 meeting. Approvals from the Crown Sponsors, being the Minister of Finance and the Minister of Transport, will also be sought in April 2023.

Three of the development sites within the Maungawhau precinct are subject to a right of first refusal. These are managed by the Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership. Contact has been made to introduce the development opportunities that have a right of first refusal on the sites. A hui was held in March 2023 to discuss the opportunity and understand interest and process by Whenua Haumi.

The development of the site around the CRL stations is a joint project with Kāinga Ora



# City Centre



Implementation of lead agency role is on track with the agreed establishment programme.

Development of the **City Centre implementation plan (Action Plan)** is on track for endorsement by City Centre Steering Group in June 2023 and approval by the Eke Panuku Board in July 2023. Key achievements include:

- First draft of the strategic case completed
- Development of draft “integrated work programmes” which will focus council group investment on key areas of priority in the city centre.
- Engagement underway with internal teams on Action Plan drivers and programme priorities.
- Consolidation of existing projects and programmes from across the council group into single city centre portfolio.
- Development of draft cross-agency prioritisation framework for the city centre portfolio

**Engagement on the Action Plan with key partners, stakeholders and community groups** started in March 2023 and will continue through April 2023 - this will help inform the action plan prior to seeking endorsement and approval.

Key programmes **supporting the integration of CRL** into the city centre, including Karanga a Hape streetscape and the Midtown programme, led by Auckland Transport and Auckland Council respectively, are on track with key milestones achieved. Key milestones include:

- Procurement for Te Ha Noa (Victoria Street Linear Park) approved by Governing Body
- Preferred design for Karanga a Hape streetscape approved to proceed to consultation in April 2023.

**Vision:** A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea.

## Projects completed

- 1 Northern Pathway enabling works
- 2 Westhaven promenade
- 3 Marine Village
- 4 Silo Park Extension - Phase 2
- 5 Tiramarama Way - Stage 2
- 6 Vos boat shed refurbishment
- 7 Eastern Viaduct Quay St Intersection
- 8 Precinct Commercial
- 9 Willis Bond residential
- 10 Park Hyatt Hotel
- 11 Site 18: Orams Marine

## FY23

- 12 Pile Berth Redevelopment and AC Pier
- 13 Site 6: 124 Halsey Street Precinct
- 14 Beaumont Street Upgrade (AT)
- 15 Westhaven ablutions replacement
- 16 Z Pier Boat share
- 17 Activation of Legacy Spaces
- 18 Market Square Public Realm upgrade
- 19 Wynyard Central Public Art
- 20 Water Edge Response Works (Queens Wharf, Halsey Wharf, Hobson Wharf, Wynyard Wharf)
- 21 Relocation of AC36 marine infrastructure
- 22 101 Pakenham Street (Lysaght building)

## FY24

- 23 West 2: Residential Willis Bond
- 24 Harbour Bridge Park public realm upgrade
- 25 Wynyard Point open space (North East)
- 26 Eastern Viaduct Te Wero Island - East West connection
- 27 Pile berth redevelopment (continued)
- 28 St Mary's Bay beach
- 29 Marina Operations building replacement
- 30 Westhaven Seawall upgrade
- 31 Vos shed slipway
- 32 Site 14: North Wharf Mixed Use

## Long-term projects (FY25+)

- 33 Westhaven North transformation
- 34 Wynyard Point open space
- 35 Queens Wharf redevelopment
- 36 Site 19: Jellicoe Street Mixed Use
- 37 East 1: 28 Madden St
- 38 Site 18: residential
- 39 Site 12: Silo 6
- 40 Wynyard Point redevelopment sites
- 41 Wynyard Crossing replacement bridge

### LEGEND

- Open Space
- Development Site Sales
- Capex - Public Realm/Community
- Projects by others

**The Wynyard Point design consortium (Toi Waihanga)** - Appointed in October 2021, this consortium will, with Eke Panuku and mana whenua lead on design for public realm and integration of future development sites in the Te Ara Tukutuku Plan.

The Reverse Brief is now complete, and informs the programme, deliverables, and outputs for the project. The first round of engagement took place on 14 March 2023 with the Waitemata Local Board. A joint presentation was given to the board by Eke Panuku, Toi Waihanga and Mana Whenua representatives. The presentation was very well received. Further updates are planned to present our work and future programme to other key stakeholders in March-June 2023.

**Wynyard Quarter Base Events** - From February 2023 onwards several events are planned to pack in and take place utilising the ex-America's Cup base spaces. These events include Indulge Food Wine and Design Festival (2 - 5 March), Auckland Boat Show (23 - 26 March) which has sold out and is expected to attract 18,000 people over the duration of the event, and Her Festival (13 - 23 April). Eke Panuku is supporting Tātaki Auckland Unlimited and the event organisers to utilise this space for their events, so they run successfully for both the event organisers and stakeholders.

**North Wharf** - Eke Panuku began marketing the high-profile North Wharf site in Wynyard Quarter on the open market from 24 March 2023, with the intention of selling the site (125-year prepaid ground lease) to a development partner. CBRE has been engaged to manage the go to market process and current tenants have been informed. This process is expected to take approximately six months.

**Pile Berth Redevelopment stage two** - Work commenced in late February 2023. This stage involves extending the Westhaven Promenade boardwalk along the southern side of the reclamation, installing new utility services and construction of a new car park and landscaping. Works are expected to take approximately 10 months to complete.

# ONEHUNGA

Vision: To create a flourishing Onehunga that is well connected to its past, its communities and the environment, including the Manukau Harbour.

## Projects completed

- 1 Laneway 7
- 2 38 Nelson Street acquisition
- 3 Onehunga Port acquisition
- 4 Fabric development

## FY23

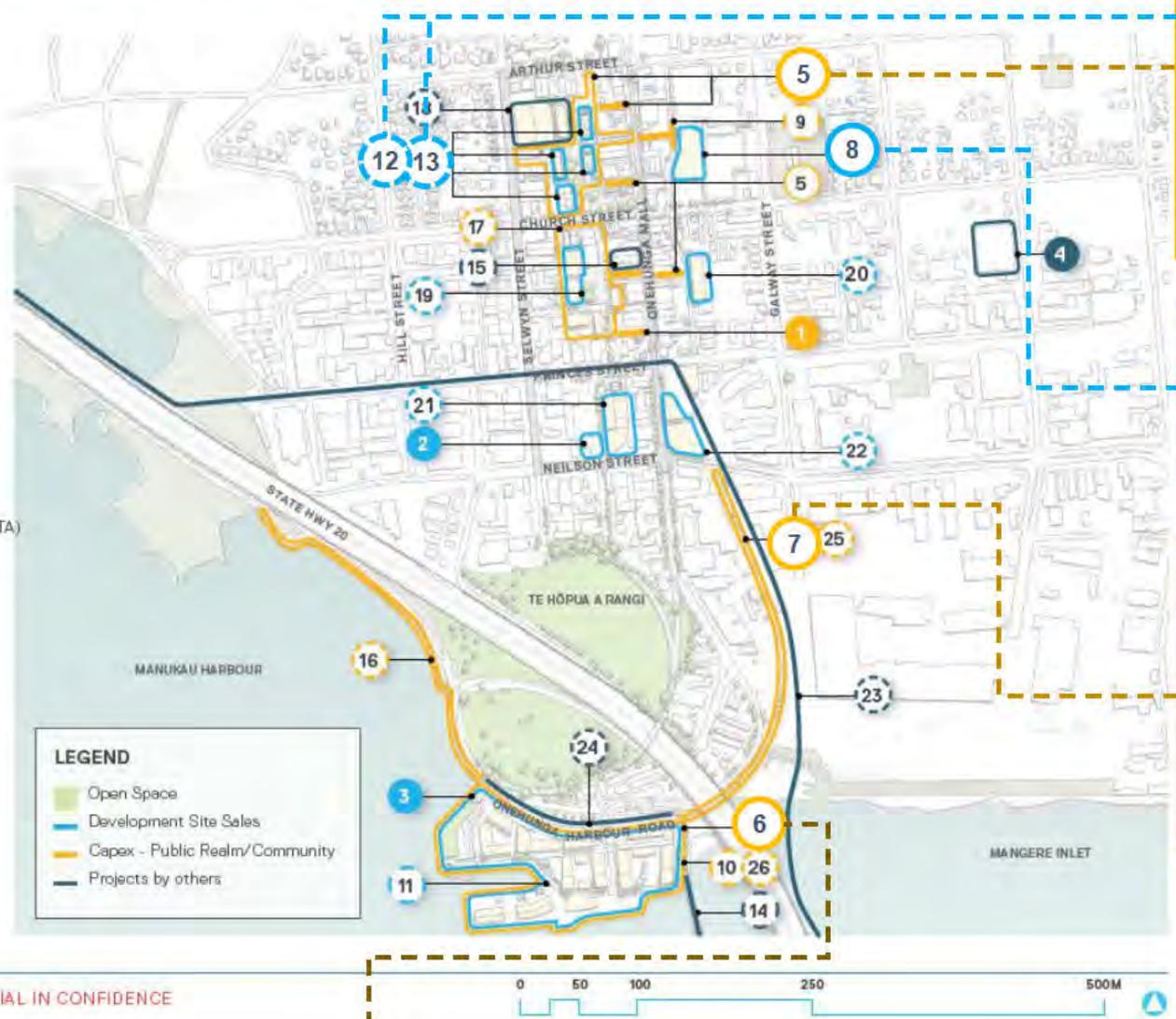
- 5 Waiapu Lane Public Realm
- 6 Onehunga Wharf Plan Change
- 7 Town Centre to Wharf Link Stage 1
- 8 DressSmart Precinct

## FY24

- 9 Laneway 8
- 10 Onehunga Wharf Public Realm Stage 1
- 11 Onehunga Wharf Building Upgrades
- 12 Waiapu Precinct Commercial Site Sale
- 13 Waiapu Precinct Residential Site Sale
- 14 Old Māngere Bridge Replacement (Waka Kotahi NZTA)
- 15 Onehunga Mall Club (Lamont & Co.)

## Long-term projects (FY25+)

- 16 Onehunga Wharf to Taumanu Walking & Cycling
- 17 Municipal Precinct Public Realm
- 18 Waiapu Precinct Supermarket
- 19 Municipal Precinct Development
- 20 9-21 Waller Street Development
- 21 38 Nelson Street Development
- 22 Train Station Precinct
- 23 Auckland Light Rail (Waka Kotahi / AT)
- 24 East West Link (Waka Kotahi NZTA)
- 25 Town Centre to Wharf Link Stage 2
- 26 Onehunga Wharf Public Realm Stage 2



**Waiapu Precinct** - Encompassing public realm works, commercial and residential development sites. All requests for information in relation to the subdivision consent application have now been met. We expect a decision on the application to be made by council soon.

Supermarket development agreement - The details of the sale and purchase agreement that will form the basis of the conditional agreement are largely agreed.



**Dress Smart Precinct** - In February 2023, Eke Panuku confirmed that the revised Lendlease scheme for the Dress Smart extension met the previously approved proposal. Dress Smart is seeking a resource consent amendment for the changes and is keen to progress to the building consent stage.

**Town Centre to Wharf Link Stage 1**- A shared walking and cycling connection between the Onehunga Train Station to the eastern edge of Onehunga Wharf, joining up with the old Māngere Bridge. This will improve access and provide health and safety benefits. The indicative business case (IBC) for the new connection between the town centre and the wharf was approved in February 2023. The preferred route is in developed design and co-ordination with Auckland Light Rail (ALR) and Auckland Transport teams is underway. Agreement with and clarification of their plans appears favourable for the scheme to progress on the preferred route.

**Upgrade of the public space on Paynes Lane** - A public realm improvement project has been initiated for Paynes Lane. The project will create a pedestrian friendly thoroughfare which ties the new Dress Smart precinct into the Onehunga Mall mainstreet. Concept design work was initiated in December 2022 and initial stakeholder engagement is planned for May / June 2023. Physical works will be undertaken after the external works for the Dress Smart extension are complete. Timelines are yet to be confirmed, but likely to be late FY25 or early FY26.

# PANMURE

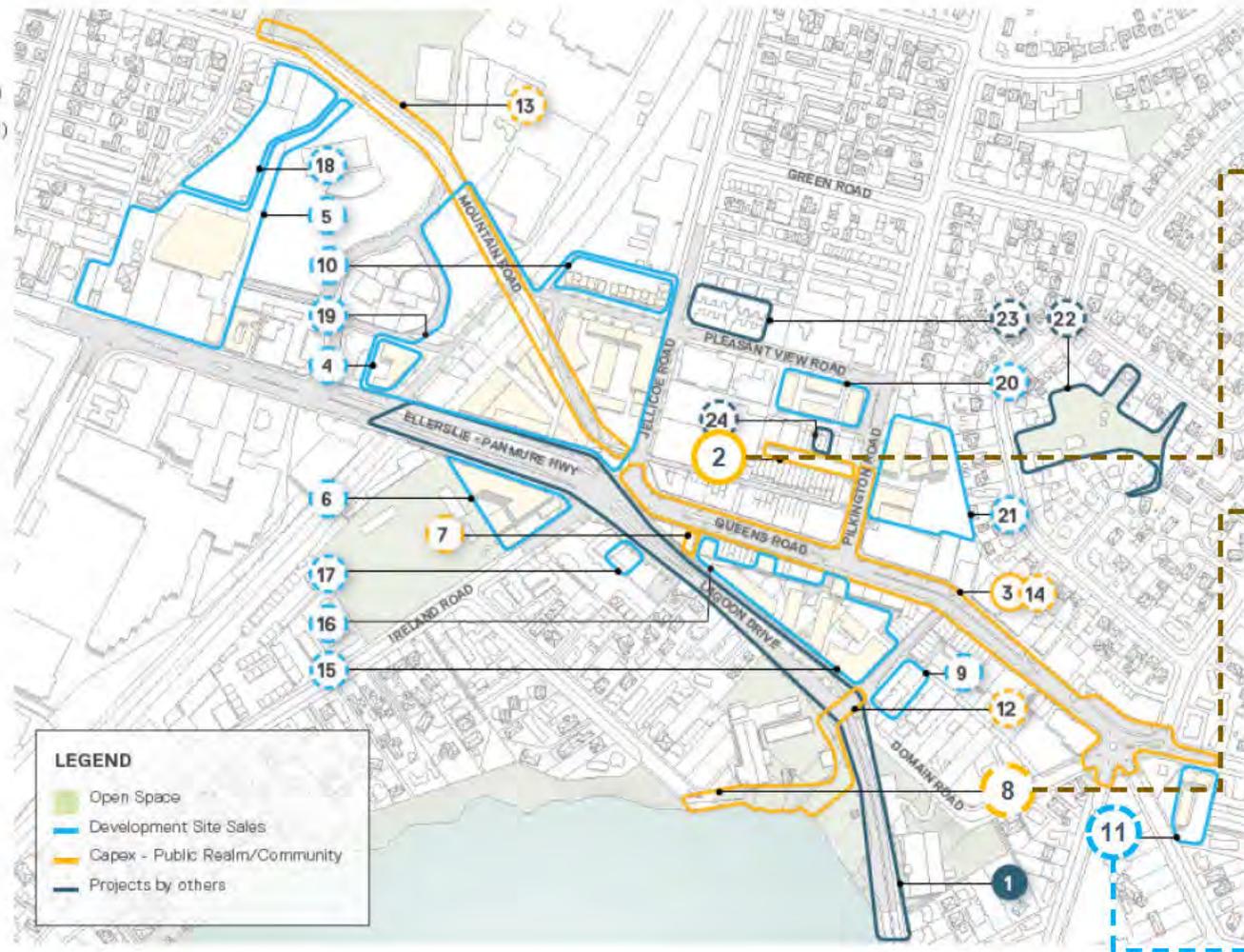
**Vision:** To create a vibrant centre that is a great place to live, visit, and do business; building on Panmure's distinct landscape, transport connectivity, family friendly community, and lifestyle amenities.

## Projects completed & underway

- 1 AMETI- Eastern Busway - AT
- FY23**
- 2 Streetscape Improvements Stage 1 (Clifton Court)
- 3 Streetscape Improvements Stage 2 (Queens Road)
- FY24**
- 4 3 Mountwell Crescent Site Sale
- 5 486-492 Ellerslie Panmure Highway Site Sale
- 6 535 Ellerslie Panmure Highway Site Sale
- 7 13-27 Queens Road - Gateway Activation
- 8 Lagoon Edge Reserve Upgrade
- 9 23 Domain Road Site Sale
- 10 9 Jellicoe Road Site Sale

## Long-term projects (FY25+)

- 11 3 Kings Road Site Sale
- 12 Basin View Pedestrian & Cycle Connection
- 13 Maungarei to Town Centre Connection
- 14 Streetscape Improvements Stage 3
- 15 Basin View Precinct Staged Site Sales
- 16 13-27 Gateway West Site Sale
- 17 11-13 Lagoon Drive, Panmure Site Sale
- 18 59 & 59a Mountain Road Site Sale
- 19 Station Precinct Staged Site Sales
- 20 28-30 Pilkington Road Site Sale
- 21 7-13 Pilkington Road Site Sale
- 22 Maunaina Upgrade (TRC)
- 23 Pleasant View Road Development (TRC)
- 24 Development (Chinese Settler Trust)



**Clifton Court public realm & streetscape upgrade** - Construction works are well underway for this new public realm and play space development in the town centre. Early delays and persistent poor weather have impacted works progress, however we are expecting to complete works by June 2023.

**Lagoon Edge Reserve upgrade** - A project to create an urban waterfront park adjacent to the existing lagoon pools as an anchor destination at one end of the proposed pedestrian and cycle link between the maunga and the basin. The indicative business case (IBC) was approved in November 2022 and the project is now progressing through design development and the detailed business case stage.

**3 Kings Road site sale** - This site was approved to go to market by the Eke Panuku Board in February 2023. Whilst the downturn in the market has impacted developer confidence in the short-term, the site is expected to reach agreement over the next two years.



# MANUKAU

**Vision:** Thriving heart and soul for the south

## Projects completed

- 0 Westfield Mall Carpark Site Sale
- 1 Vodafone Events Centre Carpark (partial sale)
- 2 20 Barrowcliffe Place Site Sale
- 3 Barrowcliffe Pond Shared Path
- 4 Barrowcliffe Bridge Works
- 5 Puhinui Wiri playground Works
- 6 Putney Way Stage 1

- 20 Walking and Cycling Network Works
- 21 Manukau Sports Bowl Investigation
- 22 Manukau Public Art contribution (across the programme)
- 23 Parking Management Solutions (across the programme)
- 24 50 Wiri Station Road Site Sale
- 25 Pacific Gardens Residential Development
- 26 14 Davies Avenue Site Sale
- 27 8 Davies Avenue Site Sale
- 28 2 Davies Avenue Site Sale
- 29 12 Manukau Station Road carpark Site Sale
- 30 2 Clist Crescent carpark Site Sale
- 31 A2B Streetscape Contribution
- 32 Puhinui Stage 3 - Wiri Reserve Works
- 33 Manukau Square Works
- 34 Manukau Civic & Putney Way Contribution
- 35 Osterley + Amersham Way Works
- 36 Puhinui Stage 4- Manukau Industrial Area Works
- 37 Puhinui Stage 5 - Puhinui Park Works (Plunket Ave)
- 38 Putney Way Stage 2
- 39 Kāinga Ora Investigations
- 40 Manukau Health Park development
- 41 Healthy Waters Upgrades
- 42 Ngati Tamaho development

## FY23

- 7 52-54 Manukau Station Rd (MIT) Site Sale
- 8 Wirihana Residential Development
- 9 Leases and Covenants Progressed
- 10 Hayman Park Playground Works
- 11 Wiri Bridge Capital Works

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Rataivina Reserve Works
- 16 Puhinui Stage 2 - CMDHB Walkway Works
- 17 Osterley Way at Civic Streetscape Works
- 18 33 Manukau Station Road Site Sale

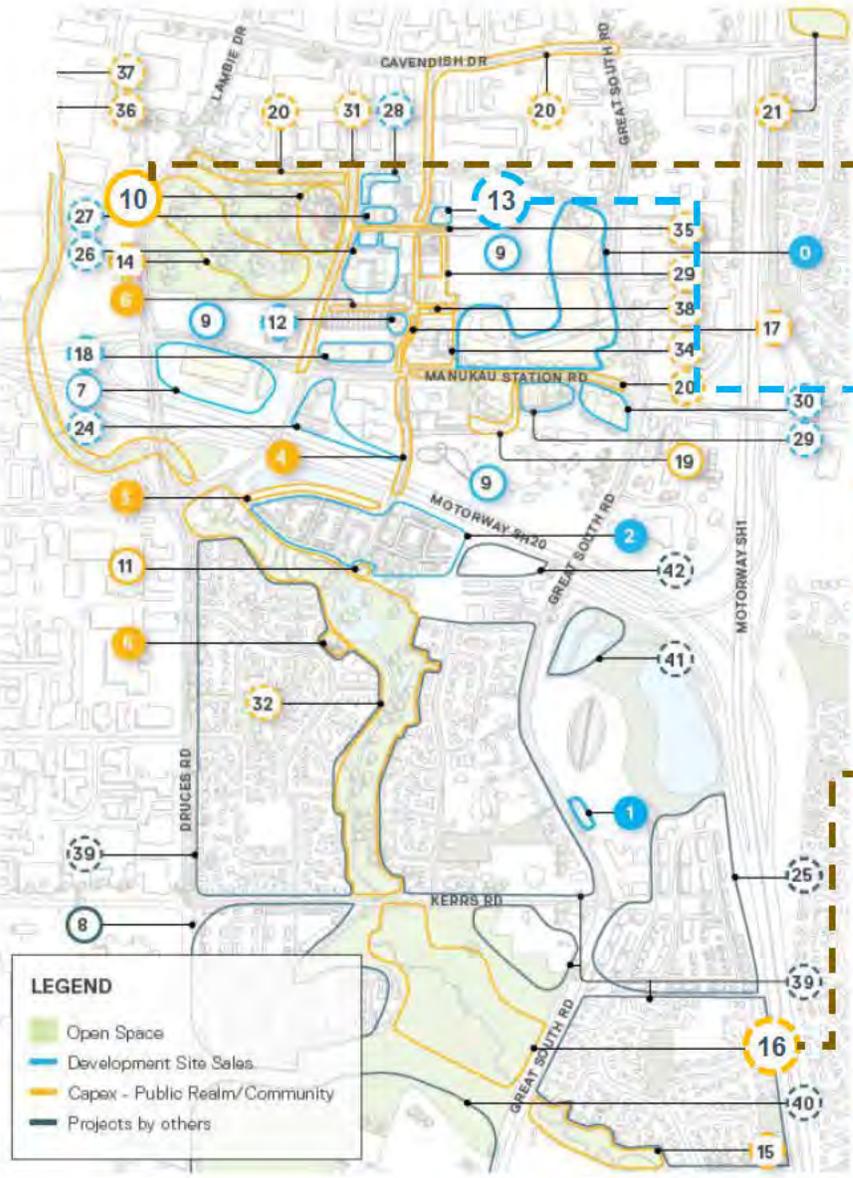
## FY24

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Rataivina Reserve Works
- 16 Puhinui Stage 2 - CMDHB Walkway Works
- 17 Osterley Way at Civic Streetscape Works
- 18 33 Manukau Station Road Site Sale

- 31 A2B Streetscape Contribution
- 32 Puhinui Stage 3 - Wiri Reserve Works
- 33 Manukau Square Works
- 34 Manukau Civic & Putney Way Contribution
- 35 Osterley + Amersham Way Works
- 36 Puhinui Stage 4- Manukau Industrial Area Works
- 37 Puhinui Stage 5 - Puhinui Park Works (Plunket Ave)
- 38 Putney Way Stage 2
- 39 Kāinga Ora Investigations
- 40 Manukau Health Park development
- 41 Healthy Waters Upgrades
- 42 Ngati Tamaho development

## Long-term projects (FY25+)

- 19 Karina Williams Way Extension Works



**Hayman Park playground works** - A destination playground located 300m from the Manukau town centre and shopping precinct. Progress on the playground has been impacted by the recent weather events and a manufacturing problem with the main tower beams. There have been time delays and there is a risk works may not be completed by the end of the financial year.

**9 Osterley way** - the conditional agreement with [redacted] being extended to allow for it to address current market value challenges.

**Airport to Botany** - the project designation (NoR) has been lodged with Auckland Council. We are working with AT and will prepare a submission to the Airport to Botany Designation.

**Puhinui walkway and cycleway** - As part of the Puhinui regeneration strategy the planned walkway and cycleway along the stream corridor allows for an active transport connection from central Manukau to the Botanic Gardens. The acquisition of the land from [redacted] to enable this project is progressing well with an expected settlement mid 2023.

**Manukau is on the Move** - A campaign to build interest and encourage investment in Manukau was launched in February 2023. The aim of the campaign is to increase awareness and interest amongst developers in Manukau as a place for investment in the current market.

# OLD PAPATOETOE

**Vision:** Assisting New Zealanders into sustainable housing choices. A popular place to live, to shop, for people to meet and enjoy themselves, and to provide the services and facilities the community needs.

## Projects completed

- 1 89 Cambridge Tee
- 2 Supermarket and carpark
- 3 Papatoetoe Mall

## FY23

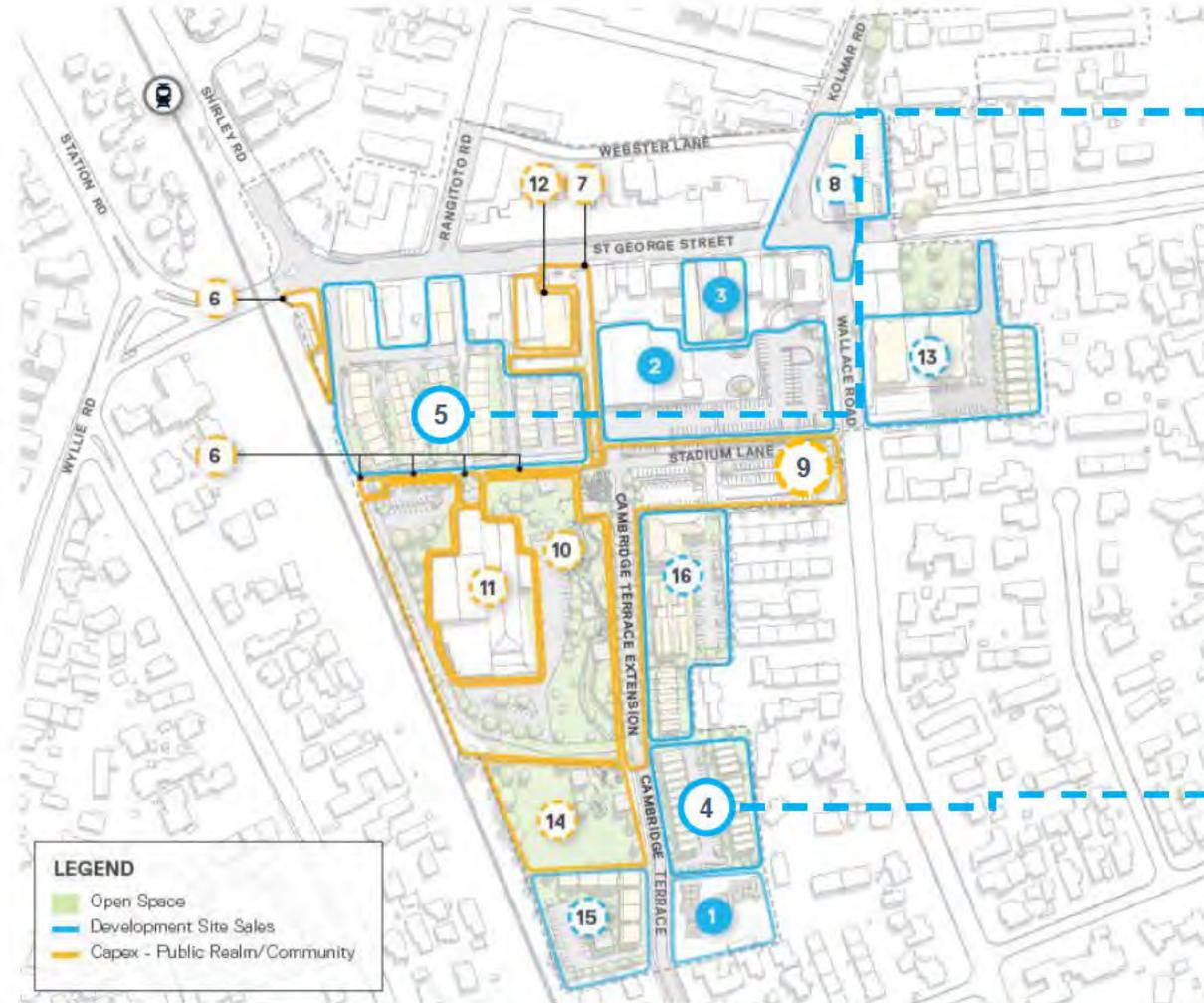
- 4 91 Cambridge Tee - The Depot
- 5 3 St George St - St George's Lanes

## FY24

- 6 St George's Lanes Integration Works
- 7 Chambers Laneway
- 8 98 St George St and 15 Kolmar Rd Site Sale + Intersection

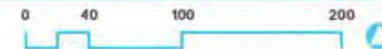
## Long-term projects (FY25+)

- 9 Cambridge Terrace Extension+carpark
- 10 Papatoetoe Stadium Reserve Works
- 11 Community Hub - Allan Brewster Leisure Centre
- 12 Town Hall & Chambers Works
- 13 Papatoetoe Library Precinct Optimisation
- 14 86 Cambridge Terrace Optimisation
- 15 86 Cambridge Terrace Optimisation (site sale)
- 16 27 St George St (netball and gardens)



**3 St George Street (St George's Lane)** – Known as Pikotoetoe, this project will enable the development of 120 new homes on two sites on St George Street, near the town centre. Following some delays, construction mobilisation is expected to start very soon.

**91 Cambridge Terrace site sale** – This ex- Papatoetoe Borough Council property was used as a works depot and available for community use, generating little or no revenue. The 4,000m<sup>2</sup> site is zoned for town house and apartment development. Planning and design of this area will catalyse and enable the St George Street redevelopment opportunities. In June 2021, we sold the property to New Zealand Housing Foundation to build 29 new affordable homes. The project is in earthworks phase and will deliver 29 new homes over the next 2 years.



# ORMISTON

**Vision:** For the various sites to provide residential development and obtain best value for Council assets. Where possible, the sites should relate to the individual local board plans for each locality.

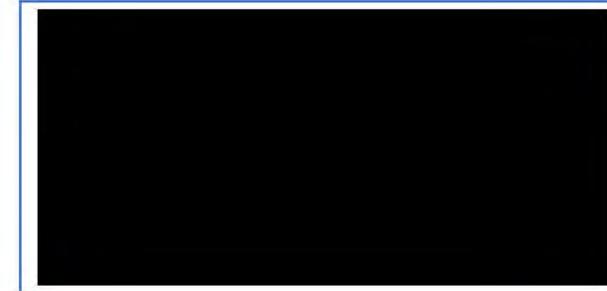
## Projects completed

- 1 Subject to disposal
- 2 Site for library/community centre

## FY23

- 3 Bellingham Road works (Auckland Transport)

Eke Panuku is seeking legal advice on termination of Development Agreement for both Ormiston town centre and 66 Flat Bush. Following receipt of that additional advice we will determine the future programme scope, timeframe and resource requirements.



# PUKEKOHE

**Vision:** Our heritage and connections are strong, the land is flourishing, Pukekohe is prosperous, and our families are happy, healthy and thriving.

## Projects completed

- 1** 82 Manukau Road
- FY23**
- 2** Small T projects (across entire programme)
- 3** Roulston Skate & Park Enhancements
- FY24**
- 4** Small Site Sales w/o Development Outcomes
- 5** Safe Walkable Streets Phase 1 + 2
- 6** 4 Tobin Street
- 7** 172, 176a, 180 Manukau Road Stage 2
- Long-term projects (FY25+)**
- 8** Market Street Capital Works
- 9** Community and Market Hall Capital Works
- 10** Devon Lane Upgrade Capital Works
- 11** Roulston Lane Upgrade
- 12** Civic Hub Enhancements
- 13** Hall Lane - Stadium Drive Footbridge
- 14** 7 Massey Avenue
- 15** Edinburgh Street Superblock + Acquisition
- 16** 24 Hall Street
- 17** 9 Hall Street
- 18** 22 Edinburgh Street
- 19** 9 Tobin Street
- 20** Kāinga Ora Development
- 21** AT Intersection Improvements
- 22** Parking Management Solutions (across entire programme)



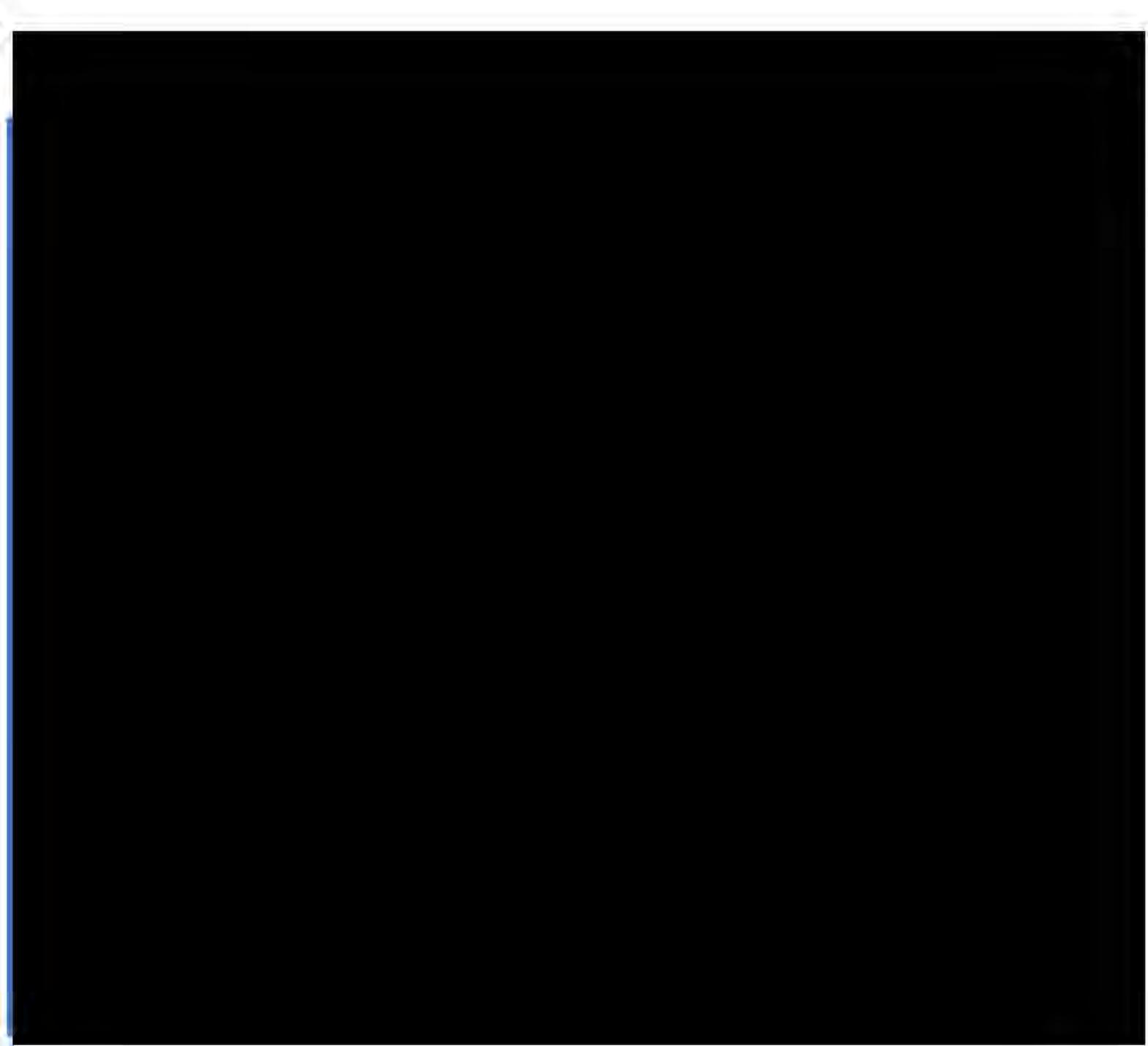
**Masterplan for Pukekohe Town Centre** - Following community engagement in August 2022, the masterplan was endorsed by the Franklin Local Board on 28 February 2023 and will be the guiding plan for the Unlock Pukekohe programme.

**Roulston Park playground upgrade** - Following the concept design approval by the Franklin Local Board earlier in the year, the project has now moved to the developed design phase.

**The market precinct** - A project to strengthen attraction to the town square as a central meeting place for food and beverage, and community activities - A concept plan has recently undergone a successful review by TAG.

**Acquisition of properties** - All acquisitions required to enable consolidation and better development outcomes of the flagship Edinburgh Superblock are now complete, following the settlement of 19 Massey Avenue in February 2023.





# SERVICE PROPERTY OPTIMISATION

**Vision:** Service Property Optimisation will facilitate, enhance and speed up housing and town centre development activities, to release latent property values, and to achieve improved community outcomes. Where service property is optimised, the sale proceeds are locally reinvested to advance eligible projects or activities on a cost-neutral basis.

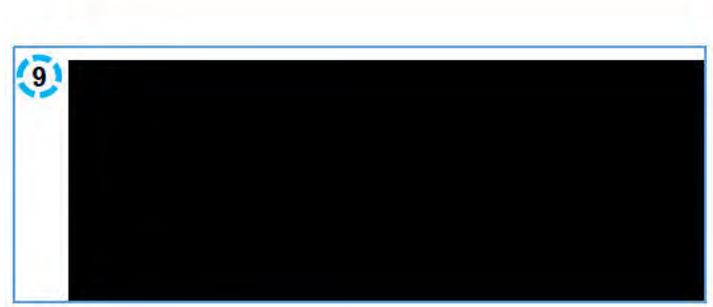
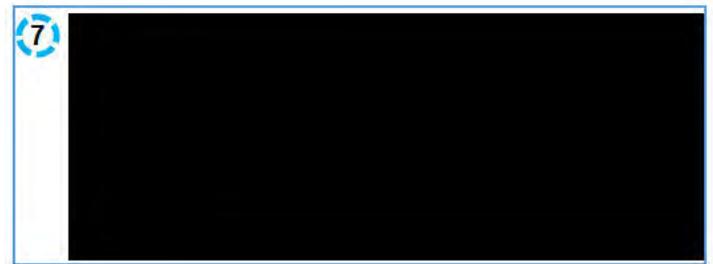
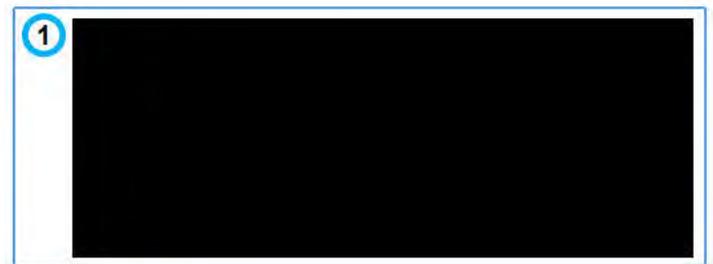
## FY23

- 1 6 Clonbern Road, Remuera
- 2 39R Pohutukawa Road, Beachlands
- 3 17W Hawke Crescent, Beachlands
- 4 19 Jervois Road, Herne Bay
- 5 3 Gibbons Road, Takapuna
- 6 Red Hill, Papakura

## Long-term projects (FY25+)

- 7 29-31 St Johns Road, Meadowbank
- 8 111R Wyllie Road, Papatoetoe
- 9 2 Pompellier Terrance, Ponsonby
- 10 22 Tahapa Crescent, Meadowbank
- 11 13 Maich Road, Manurewa
- 12 18 - 20 Hula Road, Point Chevalier
- 13 238R Great South Road, Manurewa

Service Property Optimisation - Eke Panuku, community services and local boards work together to identify and release value from underperforming service assets in order to fund local services while supporting urban regeneration. Projects must proceed on a cost neutral basis and any net proceeds are reinvested locally to advance approved projects.



# CORPORATE PROPERTY

**Vision:** A self-funding programme of works which utilises the capital receipts from the divestment of seven surplus properties that are no longer required to service Corporate Property office network and reinvest the sale proceeds to deliver a more efficient hub and spoke Corporate accommodation model.

## Projects completed

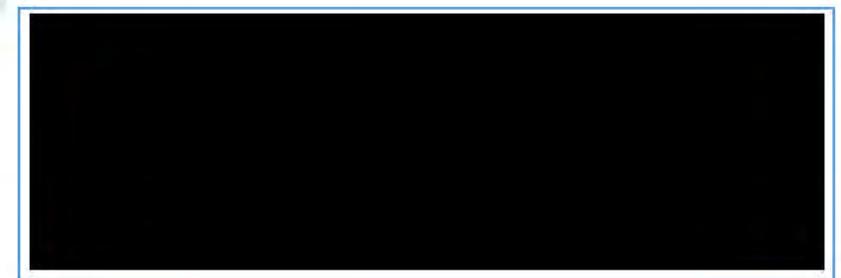
- 1 50 Centreway, Orewa - sold June 20
- 2 6 Henderson Valley Road, Henderson - sold December 20
- 3 35 Graham Street, Auckland City - sold September 19
- 4 82 Manukau Station Road, Pukekohe - sold February 21

## FY23

- 5 4-10 Mayoral Drive, Auckland City

## Long-term projects (FY25+)

- 6 35 Coles Crescent, Papakura
- 7 Kotuku House, 4 Osterley Way, Manukau



A Corporate Property Portfolio Strategy has been developed by Panuku and Auckland Council's Corporate Property team. That strategy was approved by Finance and Performance Committee in May 2018 and will contribute to a more efficient and operationally effective Corporate Property network. This is a self-funding programme of works which utilises the capital receipts from the divestment of seven properties that are no longer required for the Corporate Property office network and reinvests the sale proceeds to undertake a programme of works that delivers a more efficient hub and spoke Corporate Property model.



# HAUMARU SCOPE

**Vision:** To grow the portfolio consistent with projected social housing demand and rebalance the portfolio to areas of greatest demand. It is also to see older people in affordable homes within communities that are safe, age friendly and caring.

## Intensify / Redevelop

- 1 81a Godley Road, Green Bay
- 2 1r Crawford, Mangere Bridge
- 3 22 -24 Marne Road, Papakura
- 4 7 Coronation Road, Mangere Bridge
- 5 18 Inverell Avenue, Wiri
- 6 25 Kolmer Road, Papatoetoe
- 7 100 West Coast Road, Glen Eden

## Develop

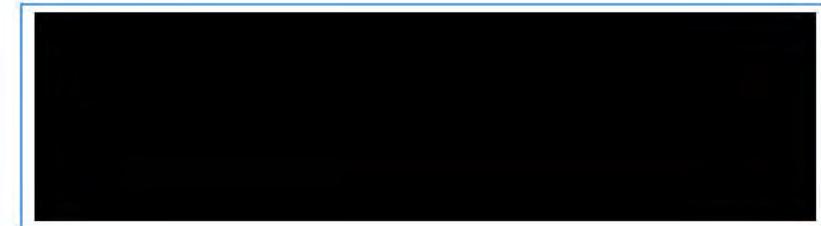
- 8 31 Greenslade Crescent, Northcote

## Repurpose

- 9 33 Vauxhall Road, Devonport
- 10 14 Marne Road, Papakura
- 11 36 Taharoto Road, Takapuna
- 12 72 Dominion Street, Takapuna
- 13 33a Alma Road, Milford

Complete the 5-year review of Haumarū arrangements, including the development pipeline and delivery model.

Haumarū Housing - facilitating social housing and the long-term redevelopment of the network of homes for older people, raising the quality and increasing the number of properties in the portfolio



# SUPPORTS SCOPE

**Vision:** To provide residential development and obtain best value for Council assets.

## FY23

- 1 Civic Administration Building
- 2 187 Flat Bush School Road, Flat Bush
- 3 Central Post Office Station Plaza Over Site Development
- 4 84-100 Morrin Road, St. John's
- 5 34 Moore Street, Howick
- 6 65 Hadington Drive, Flat Bush
- 7 36 Coles Crescent, Papakura
- 8 26-32 O'Shannessey Street, Papakura
- 9 Pump station 6, Launch Road, Hobsonville
- 10 Bledisloe House
- 11 Hobsonville Airfields stage 3 - lots 5b, 6a, 6b & 6c

## FY24

- 12 10 Ambrico Place, New Lynn
- 13 16 Fencible Drive, Howick
- 14 84a Morrin Road, St. John's
- 15 132 Greenlane East, Greenlane

## Long-term projects (FY25+)

- 16 Hobsonville Airfields Stage 2 - Avanda
- 17 41 McCrae Way, New Lynn (site D)
- 18 Downtown carpark, city centre
- 19 78 Merton Road, St. John's
- 20 198 Dominion Road, Mount Eden



**LEGEND**

- Development Site Sales

**11**

[Redacted]

**84A Morrin Road, St. John's** -The property will be advertised for sale on the open market during late March / April 2023. Bayley's real estate has been selected as the agency to take the site to the open market via a deadline private treaty closing 2 May 2023.

**9**

[Redacted]

[Redacted]

**20**

[Redacted]

**18**

[Redacted]

# REGIONAL RENEWALS PROGRAMME

**Vision:** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.

## Projects completed

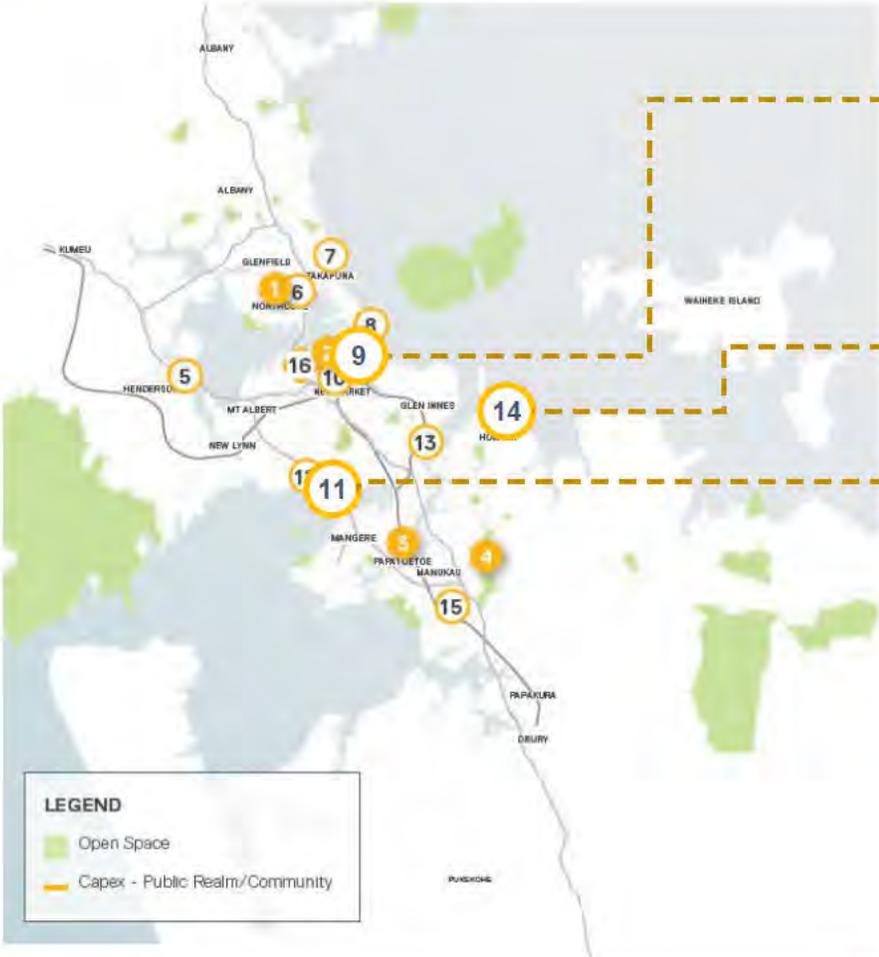
- 1 Northcote Renewals
- 2 City Centre renewals 1:
  - 321 Queen Street - Canopy & HVAC upgrades
  - Install roof anchors 23-29 Princes St
- 3 10 Lansdown Ave Papatoetoe
- 4 Beauford House - Totara Park, Manukau

## FY23

- 5 60 Glenmall Place, Glen Eden - Remedial works
- 6 Northcote Renewals:
  - Northcote Town Centre – Roof Renewals
  - 1/38 College Road, Northcote - Refurbishment Works
- 7 Takapuna Renewals:
  - 30 Hurstmere Road, Takapuna - Roof Replacement
  - Takapuna Holiday Park
- 8 3 Victoria Rd, Devonport - Seismic upgrades
- 9 City Centre renewals 2:
  - Queen Street seismic upgrades
  - 27 Princes Street Seismic Strengthening and Refurbishment
  - 21 Princes Street, Auckland City - Roof Replacement
  - 23 Princes Street – Interior Paint Works / Window Refurbs
- 10 Wintergarden Pavilion - Café
- 11 Onehunga Renewals:
  - Onehunga Wharf Renewals
  - Onehunga Wharf – Replace Access Ladders and Utilities Upgrades
  - Onehunga Wharf Renewals - Next Steps (post-IBC)
- 12 CCTV Rationalization and Upgrade - Onehunga
- 13 31 Cleary Road, Panmure - Roof Replacement
- 14 73R Selwyn Road, Howick (Shamrock Cottage) Renewals
- 15 Manurewa Renewals:
  - 7 Hill Road, Manurewa - External Refurbs
  - 7 Hill Road, Manurewa - HVAC / Internal fit-out

## FY24

- 16 21 Princes Street, Auckland City - Seismic Strengthening & Refurbishment



27 Princes Street, Auckland City – refurbishment and seismic strengthening of the property. Practical completion has been delayed due to a minor variation request. However, we are still on schedule to complete the works by 30 June 2023.

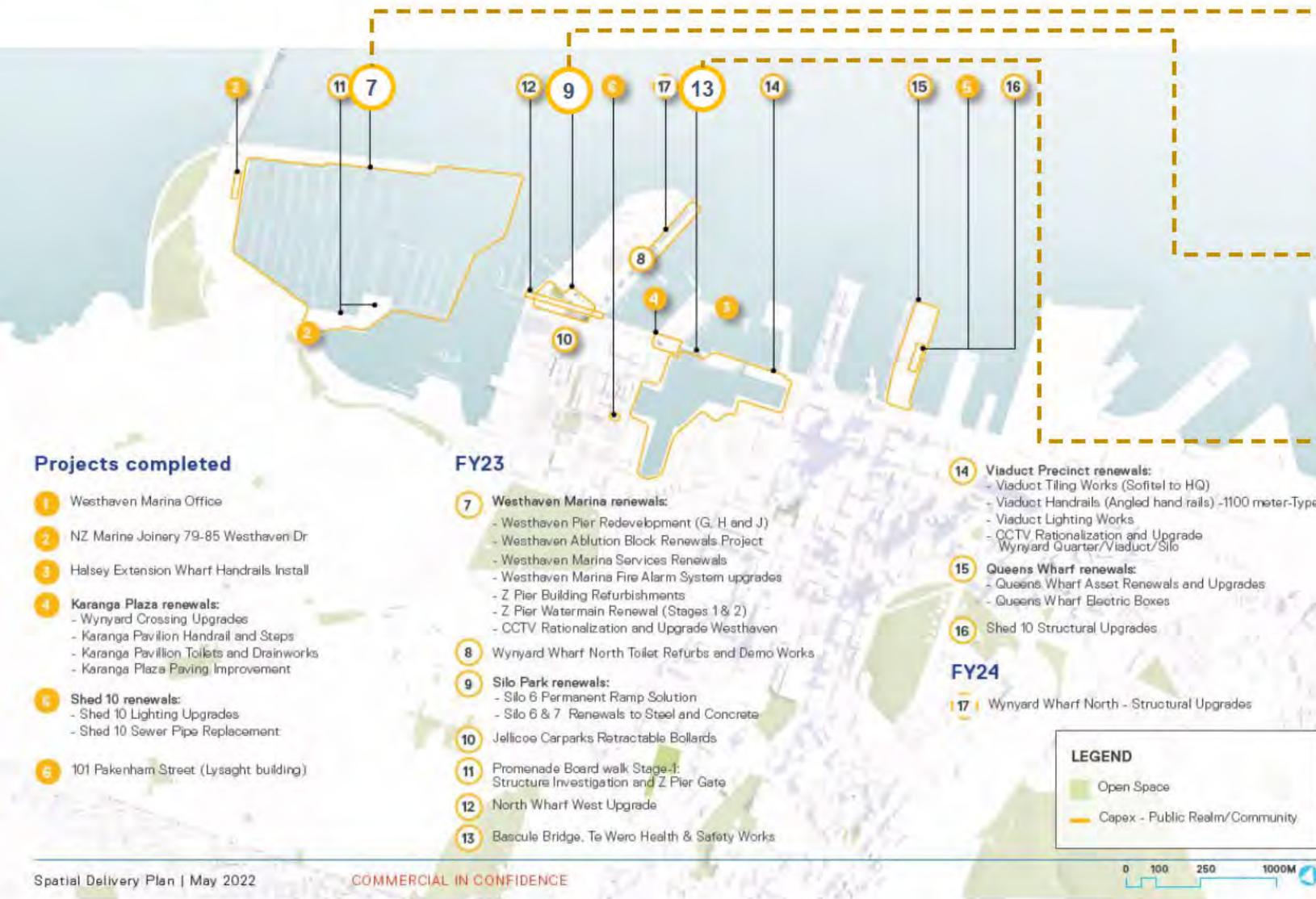
73r Selwyn Road, Howick (Shamrock Cottage) - Asbestos has now been removed from the building.

Onehunga Wharf – Shed C & D priority works - Construction is expected to commence in April 2023.



# WATERFRONT RENEWALS PROGRAMME

**Vision:** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.



## Projects completed

- 1 Westhaven Marina Office
- 2 NZ Marine Joinery 79-85 Westhaven Dr
- 3 Halsey Extension Wharf Handrails Install
- 4 **Karanga Plaza renewals:**
  - Wynyard Crossing Upgrades
  - Karanga Pavilion Handrail and Steps
  - Karanga Pavilion Toilets and Drainworks
  - Karanga Plaza Paving Improvement
- 5 **Shed 10 renewals:**
  - Shed 10 Lighting Upgrades
  - Shed 10 Sewer Pipe Replacement
- 6 101 Pakenham Street (Lysaght building)

## FY23

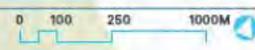
- 7 **Westhaven Marina renewals:**
  - Westhaven Pier Redevelopment (G, H and J)
  - Westhaven Ablution Block Renewals Project
  - Westhaven Marina Services Renewals
  - Westhaven Marina Fire Alarm System upgrades
  - Z Pier Building Refurbishments
  - Z Pier Watermain Renewal (Stages 1 & 2)
  - CCTV Rationalization and Upgrade Westhaven
- 8 Wynyard Wharf North Toilet Refurbs and Demo Works
- 9 **Silo Park renewals:**
  - Silo 6 Permanent Ramp Solution
  - Silo 6 & 7 Renewals to Steel and Concrete
- 10 Jellicoe Carparks Retractable Bollards
- 11 Promenade Board walk Stage-I: Structure Investigation and Z Pier Gate
- 12 North Wharf West Upgrade
- 13 Bascule Bridge, Te Wero Health & Safety Works

## FY24

- 14 **Viaduct Precinct renewals:**
  - Viaduct Tiling Works (Softel to HQ)
  - Viaduct Handrails (Angled hand rails) -1100 meter-Type-1
  - Viaduct Lighting Works
  - CCTV Rationalization and Upgrade Wynyard Quarter/Viaduct/Silo
- 15 **Queens Wharf renewals:**
  - Queens Wharf Asset Renewals and Upgrades
  - Queens Wharf Electric Boxes
- 16 Shed 10 Structural Upgrades
- 17 Wynyard Wharf North - Structural Upgrades

**LEGEND**

- Open Space
- Capex - Public Realm/Community



**Westhaven Marina**

**Fire Alarm System upgrades:** Construction commencement is planned for April 2023.

**CCTV Systems Rationalization and Upgrade** - A number of plate recognition (NPR) cameras have been installed in Wynyard Quarter.

**Silo-6 and 7 renewals** - Silo 6 sustained some damage from the recent weather events. Emergency repair works started on 14 March 2023 and will take approximately one month to complete. Planned refurbishment works will start once the emergency works are complete. All works are expected to be completed by the end of August 2023.

**Bascule bridge, Te Wero (deck renewals and H&S works)** - Communication and engagement is currently taking place and works are expected to start in May 2023.

# Information paper: ELT Health and Safety report April 2023

Document author: Paul Brown, Head of Health, Safety and Wellbeing

May 2023

## Whakarāpopototanga matua | Executive summary

1. This month's Health and Safety report contains combined data from March and April.
2. A total of 21 workplace health and safety events were reported into Noggin, Eke Panuku's health and safety reporting system, during March and April. The events involved employees or contractors where Eke Panuku has influence and control.
3. The 21 workplace events reported into Noggin included 15 contractor events. This included four contractor minor injuries, three reports of members of the public walking onto a restricted contractor site, three reports of damage to property or equipment, one incident involving mobile plant and three other minor incidents.
4. Two reports of minor injuries to Eke Panuku employees were reported in March. This included pain and discomfort reported by a Westhaven customer service employee and an employee falling from a chair in a meeting room at the Wyndham Street offices. No injuries to Eke Panuku employees were reported during April.
5. There were no high-risk events reported, one medium risk event and 20 low risk events reported in March.
6. The medium-risk event occurred when a digger, used to lift precast wall modules, tipped onto one track. The arm of the digger came to rest upon several modules, preventing it from tipping over.
7. Three events involving members of the public, outside the influence and control of Eke Panuku were also reported during April. Security contractors and Māori Wardens also raised 200 safety observations during March and April, all of which involved members of the public outside Eke Panuku's influence or control.

## Matapaki | Discussion

### Head of Health, Safety and Wellbeing Manager actions

8. Health and safety committee procedure

The Health and safety committee procedure was developed and presented to the Health and safety committee in March. The procedure details Eke Panuku's means of engagement and consultation with employees through Eke Panuku H&S Representatives, committee members, employees and management. The procedure

defines committee protocols, including schedules, agenda's, election process and frequency of meetings. The procedure also includes roles, responsibilities and coverage of the committee members.

The new procedure will enable a refresh of the health and safety committee and as such, Eke Panuku's health, safety and wellbeing team will be initiating recruitment of new committee members to ensure that we have full and appropriate representation across the organisation. ELT members will be contacted in the first instance for suggestions of suitable candidates where gaps exist.

The committee procedure also requires ELT representation in the committee meetings and representation is rotated through the schedule. The frequency of the committee meetings are monthly and, the health, safety and wellbeing team will organise scheduling ELT representation with the relevant executive assistants.

#### 9. ELT health and safety training

The current safety training provided to the ELT is up for renewal. The training has previously been delivered by Site Safe and is a one size fits all approach, largely construction focussed and not specifically tailored to senior managers. The health, safety and wellbeing team are looking at an alternative to the Site Safe training that is more relevant to the role of an executive and that looks at health and safety leadership. The training will include understanding duties, core risk management concepts, leading health and safety and recognising safety culture.

## Health and safety key performance indicators

10. Health and safety key performance indicators (KPIs), featuring both Lead and Lag measures, are represented in table (Figure 1) and chart (Figure 2) format.

	Measure	Performance March	Performance April	Critical or High Risks	Previous Month (Feb)
Lead	Safety Concerns	1	0	0	0
	Near Misses	0	3	0	0
LAG	Lost Time Injuries	0	0	0	0
	Medical Treatment Injuries	0	0	0	0
	Other Incidents	11	9	1 (Mobile plant - March)	7
	Total Recordable Injury Frequency Rate	0.5	0.5	N/A	0.5
	<b>Total Incidents</b>	<b>11</b>	<b>9</b>	<b>1</b>	<b>7</b>
	<b>Total events</b>	<b>12</b>	<b>12</b>	<b>1</b>	<b>7</b>

Figure 1: Health and Safety Key Performance Indicator Table

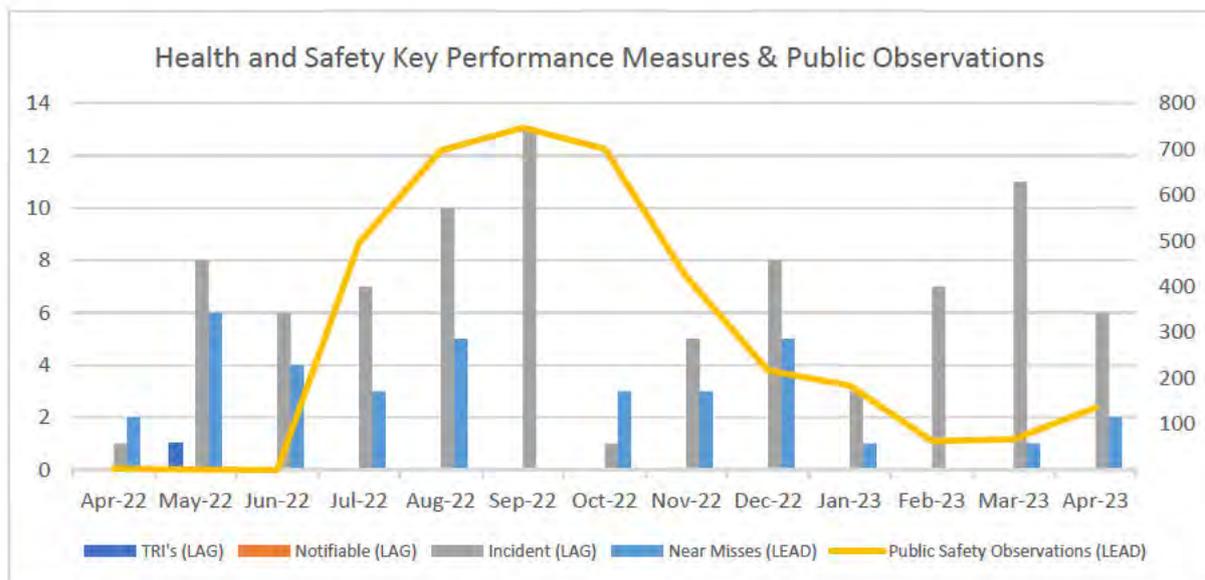


Figure 2: 12 Month rolling H&S performance measures. TRI - Total Recordable Injuries includes lost time injuries and medical treatment injuries. Notifiable refers to incidents and injuries reportable to the health and safety regulator

## 11. Workplace incident themes and trends

There were 21 workplace safety events were reported during March and April. Fifteen of the 21 events occurred on construction sites. These included one medium risk incident and 14 low risk events. The contractor events included four minor injuries to contractors, three reports of damage to materials or property, three members of the public walking on to site and three other low risk incidents. Three low risk near miss observations were reported in April. The remaining two low risk incidents related to reports of early pain and discomfort reported at Westhaven and Wyndham Street, involving Eke Panuku employees.

There were no high-risk safety events and one medium risk event reported during March. All events reported during April were low risk.

- Medium Risk event – Mobile plant tipped whilst lifting a precast module.
- Clifton Court, Panmure, 13 March

A 1.7 tonne digger was being used on site to lift precast modules. The modules were lifted using slings, however the weight of the modules caused the digger to tip onto to one track. The arm of the digger rested upon the remaining panels, preventing the digger from tipping over onto its side.

The operator of the digger was wearing a seatbelt at the time of the incident and no one else was in the vicinity of the digger. No one was injured during the incident.

### Investigation

- The digger used to lift the modules was a different digger to the one usually used.
- The operator using the digger, lifted the modules whilst the person who usually carries out this task was on a break.
- The operator was competent to operate the digger used, however was not experienced in lifting the modules
- Initially rated as low risk by Downers, Eke Panuku have requested that the contractor investigates this incident.



- Low Risk Events
  - There were three occasions where members of the public walked into public restricted areas on the Clifton Court project.

- One reported observation where damage to a precast wall module was identified on the Clifton Court project.
- One contractor minor finger injury reported on the Clifton Court project.
- Three minor injuries reported on the Anzac Street, Takapuna project which included a grazed arm and grazed hands.
- One reported incident where a utility vehicle brushed by a pallet on the Anzac Street, Takapuna project. No damage or injury occurred.
- One report where a contractor identified no ducting on an electrical cable.
- Report of water damage to a carpet after contractor was washing concrete.
- One report of a site broken into and items stolen.
- One report of a heavy vehicle breaking a manhole cover after driving over it.
- A gate on the Anzac Street, Takapuna site swung outwards during windy conditions. The gates were secured with additional hooks and added to the regular inspections.
- Ergonomic assessments carried out at Westhaven customer services following reports of pain and discomfort of an Eke Panuku employee.
- An Eke Panuku employee fell backwards off a meeting room chair at Wyndham Street offices. The incident resulted in slight pain to the shoulder. The chair was removed from the offices and tagged as damaged.
- Three proactive near misses reported, including near misses with pedestrians and e-scooters on the Wynyard bridge, speeding berth holder vehicles and lone risk hazards identified at Silo 6.

12. Public health, safety and wellbeing events

	Measure	Performance March	Performance April	Previous Month (Feb)
Public Realm	Māori Warden Observations	0	28	10
	Security Observations	67	133	52
	Public Injuries	0	0	0
	Public Incidents or observations	0	3	1

Figure 3: Public realm incident and observation table. Data provided for information purposes and are not key performance indicators as Eke Panuku has very little influence or control over the outcome of these events

Three public incidents were reported into Noggin, Eke Panuku’s reporting system, during April and no public incidents reported during March. These included one reported fight, one report of members of the public accessing restricted areas and climbing over a fence and one report of aggression after someone was challenged dancing on a car.

During March and April, 200 observations were raised by security guards and Māori Wardens. All the observations occurred in the public realm and were outside the direct influence or control of Eke Panuku. All issues were also reported through to other agents, responsible for dealing with the identified issues, such as NZ Police and emergency services, Auckland Transport and parking enforcement.

Observations reported increased during April, with alcohol related observations accounting for 43% of the observations raised followed by behavioural issues, accounting for 20.5% of all observations.

Whilst Māori Wardens continued to patrol the waterfront during March, no reports were provided for the period. The Māori Wardens resumed reporting towards the end of April.

The security guards patrolled the waterfront seven days per week. The Māori wardens patrolled the waterfronts on Friday and Saturday nights

The top three most common observations are highlighted below:

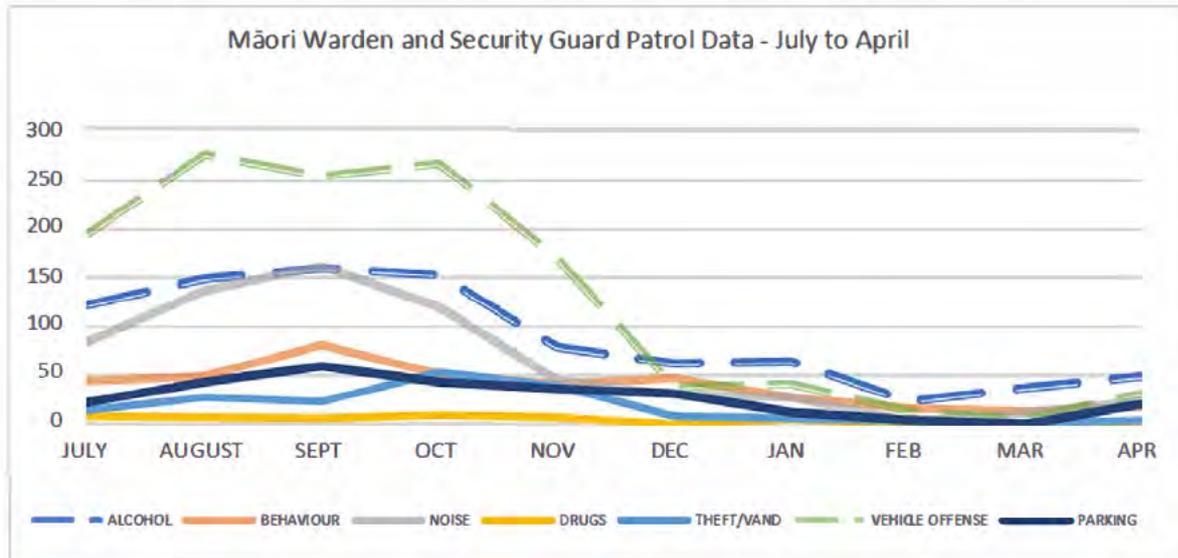


Figure 4: Combined public observation data by category.

Waterfront Patrol March & April – top three issues raised		
Rank	Issue	No. of observations
1	Alcohol	86
2	Behaviour	41
3	Vehicle	37

Figure 5: Top three issues raised through Waterfront Patrols

## Ngā tāpirihanga | Attachments

No attachments

## 6.1 Eke Panuku Grants and Donations

This paper has been redacted under the following LGOIMA reasoning:

*s7(2)(c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information—*

*(i)*

*would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or*

*(ii)*

*would be likely otherwise to damage the public interest; or*

## 6.2 Strategic Investment Opportunity Northcote

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h);  
and*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

### 6.3 Takapuna Service Property Optimisation

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h);  
and*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

#### 6.4 Downtown Car park redevelopment

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*

# Decision paper: Pukekohe - 174-182 Manukau Rd - Go to Market Strategy

Author: Grant Massey, Development Manager

May 2023

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

1. Approve the sale of 174-182 Manukau Road, contained in records of titles 599297, 599299, 918842 through an open market process to achieve urban renewal as a public work under the Public Works Act 1981 (PWA).
2. Delegate authority to the Chief Executive to execute the required documentation to sell the property based on the following key terms:

[REDACTED]

- ii. the development of the property being in general alignment with the Essential Outcomes and Design Guidance
- iii. in line with Eke Panuku policy, a 5 Greenstar rating for any commercial building over 1000 sqm.

## Whakarāpopototanga matua | Executive summary

3. 174 - 182 Manukau Road is a prominent 4,091 sqm corner site to the south of the Pukekohe Town Centre. The property has been identified for development in the Unlock Pukekohe High Level Project Plan (HLPP).
4. The property is zoned Light Industrial, however its position adjacent to a large new Countdown supermarket provides a developer with the opportunity to capitalise on a commercial showroom development. Eke Panuku has defined that any development will require strong architectural expression to the corner to provide a transition from the industrial uses on the other side of the road.
5. Residential use has been discounted as it is non-compliant in this zone.
6. Simpson Grierson confirmed that the predetermined Urban Renewal Definition and Assessment Criteria (Attachment A) satisfies the criteria for urban renewal as a public work under the PWA. The Essential Outcomes and Design Guidance have been created to align with the urban renewal objectives. (Attachment B).
7. The Urban Renewal Assessment Criteria for the Pukekohe HLPP area are:

- a. Appropriate building height and form;
  - b. Supports established block structure and urban grain;
  - c. Optimises surface car parking;
  - d. Improves/ strengthens public connections;
  - e. Delivers active building frontages; and
  - f. Supports a thriving, mixed-use town centre.
8. The Essential Outcomes and Design Guidance specifically emphasise high quality design, active and articulated frontages, mana whenua engagement and environmental outcomes that will be required in any development.



11. Developer selection will be in accordance clause 6.2 of our Selecting Development Partners Policy with a weighting of 15% allocated to Māori outcomes.

## Horopaki | Context

12. The Unlock Pukekohe HLPP identified a number of sites for development including 174-182 Manukau Road. The site is an extremely prominent property on the corner of Manukau and Svendsen Roads. Manukau Road is the corridor to the south with Svendsen Road being the planned, but unfunded, eastern connection to the Southern Motorway. The site is adjacent to a large Countdown supermarket.
13. The site is zoned Light Industrial which limits the uses available for development. The zoning however allows for vehicle showrooms which we expect will dominate the interest in the property. Lying between two bulk retail centres this section of Pukekohe which is seeing an emergence of this type of use. A quality new vehicle showroom would provide a very acceptable transitional use for the site.
14. We expect demand from major vehicle brands to compete for the site due to the site's prominence. Quality international brands will support a competitive sale and the value being maintained for the site. Large companies are also aligned with our design, environmental and cultural goals.



16. In preparation for the market sale, Eke Panuku has prepared, Essential Outcomes and Design Guidance to ensure the development meets or exceeds the determined Urban Renewal Assessment Criteria.
17. Four specific essential outcomes that relate to implementation of the Unlock Pukekohe HLPP have been identified. These are active and articulated frontages, quality design, sustainability, and mana whenua outcomes. This will ensure key goals within the HLPP are met including, encouraging growth, attracting new business and critical services, and enhancing the local and community identity.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
4 June 2019 Planning Committee	Unlock Pukekohe High Level Project Plan	Approved - Planning Committee approval of the plan. Resolution number PLA/2019/49
18 June 2019 Finance & Performance Committee	Unlock Pukekohe High Level Project Plan	Approved - Finance & Performance Committee approval of the plan. Resolution number FIN/2019/61

## Nga whiringa me te taatai | Options and analysis

The recommended option is to sell the property under a development agreement aligned with the outcomes in the Unlock Pukekohe HLPP.

[REDACTED]

## Kua whakaarohia nga whiringa | Options considered

19. Other options considered:

- Leave the site as it is and do not sell. This option will not provide growth or create quality transitional development between the industrial and bulk retail area.
- Sell the site without essential outcomes. This option will not meet the Urban Renewal Assessment Criteria and has been discounted.

## Ngā ritenga ā-pūtea | Financial and resourcing impacts



## Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

21. There is risk that the property will not result in a successful sale. Indications are that the sites prominence will create strong interest, however the overall recessionary view may see purchasers shy from our requirements to immediately develop the property.
22. If an acceptable sale outcome can't be achieved as part of this Go to Market process in the current market we will defer the sale to a later date.

## Tauākī whakaaweawe Māori | Māori impacts

23. Mana Whenua have received regular updates on the Unlock Pukekohe Programme, including this site, as part of the whole programme updates. They have also been made aware of the pending opportunity.
24. The Essential Outcomes and Design Guidance requires purchasers to engage with the mana whenua and discuss incorporating elements of design or landscaping into the development.
25. In accordance with section 6.2 of our Selection of development partners policy assessment criteria for offers will include a 15% weighting for Māori Outcomes, of which 9% shall be awarded for a mana whenua partnership, 3% for Māori social procurement and 3% for expressing Māori identity.

## Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

26. The Franklin Local Board has been regularly briefed on the approach to this site and has endorsed the properties divestment.
27. The Franklin Local Board will be updated on progress as required.

## Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

28. Positive sustainability outcomes will be sought for the development. If the building component is over 1000m2 a minimum 5 Star Green Star rating will be required for the site.

## Ngā koringa ā-muri | Next steps



May 2023

## **Ngā tāpirihanga | Attachments**

Attachment A - Unlock Pukekohe Urban Renewal Definition and Assessment Criteria

Attachment B - 172,182 Manukau Road and 1 Svendsen Road, Pukekohe Essential Outcomes and Design Guidance

## **Ngā kaihaina | Signatories**

Allan Young, GM Development

Ian Wheeler, Chief Operating Officer

David Rankin, Chief Executive

Richard Davison, Priority Location Director

**DRAFT**

**Unlock**

# *Pukekohe*

**Defining Urban Renewal  
in Pukekohe**

October 2022

eke  
panuku

Attachment A



**Eke Panuku  
Development  
Auckland**





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## Unlock Pukekohe

### Defining Urban Renewal In Pukekohe

Prepared by Eke Panuku Development Auckland

## Document Revision Status

—

Rev A

October 2022

## Document Control

—

### Prepared by

Michael Nettleship - Principal Urban Designer

### Reviewed and Approved by

Maria Walker - Team Leader Urban Design and Masterplanning

Andrew Elcoat - Portfolio Specialist

Tom Belgrave - Development Manager

Duncan Ecob - Head of Design

Richard Davison - Priority Location Director

## Contact

—

Richard Davison - Priority Location Director

Eke Panuku Development Auckland

82 Wyndham St,

Auckland CBD,

Auckland 1010 New Zealand

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**DEFINING URBAN RENEWAL IN PUKEKOHE 3**

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## DEFINING URBAN RENEWAL IN PUKEKOHE

This document aims to define Urban Renewal in the context of Eke Panuku's Urban Regeneration Plans for Unlock Pukekohe.

Please note that defining "Urban Renewal" in Pukekohe and on a specific site is different to the Essential Outcomes and Design Guidelines prepared for a development agreement.

Urban Renewal Criteria are directly informed by the statutory definition of urban renewal and link directly back to the High Level Project Plan. Essential Outcomes will include elements to achieve the defined urban renewal criteria but are more specific to a proposal and may include other details based on development negotiation.

### URBAN REGENERATION

The Urban Regeneration area is outlined in the Unlock Pukekohe High Level Project Plan (HLPP) as the area that Eke panuku has a mandate for improvement.



### URBAN RENEWAL

For defining urban renewal on a site specific scale. "Urban renewal means the conservation, repair, or redevelopment of any land, or of any building on any land, within any urban part of the district (or the encouragement thereof), the standard of which should in the opinion of the council be improved; and includes the improvement, reconstruction, extension, development, and redevelopment of the utility services, roading, the landscape, and community and social facilities and services within that part."

### ESSENTIAL OUTCOMES

For preparing the essential outcomes and design guidance in a development agreement. Essential Outcomes must achieve the Urban Renewal definition and further define design & development controls.

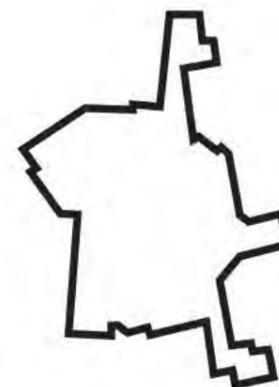
## HOW TO USE THIS DOCUMENT

This document provides 4 levels of information that align with each of the sections in this document. While some of the names, language and property addresses seem similar it is worth noting the differences and different spatial scales.

The document includes:

1. The overarching Vision and Goals for the Urban Regeneration area as defined in the HLPP
2. Definition of the Urban Renewal Criteria and how they relate to the overarching HLPP Vision and Goals
3. How Urban Renewal Criteria should be assessed for individual precincts, and sites.

### URBAN REGENERATION AREA



Unlock Pukekohe

### URBAN RENEWAL CRITERIA



Unlock Pukekohe

### URBAN RENEWAL PRECINCT



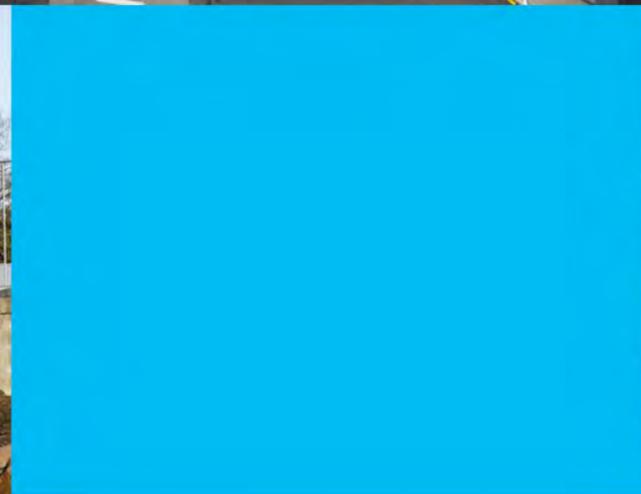
1. Edinburgh Street Superblock
2. Eastern Gateway
3. Station Precinct
4. Town Centre North Precinct
5. Civic Centre Precinct
6. Light Industrial Precinct

### URBAN RENEWAL SITE ASSESSMENT



Applies to individual sites within the precinct, i.e. 1 Roulston Street

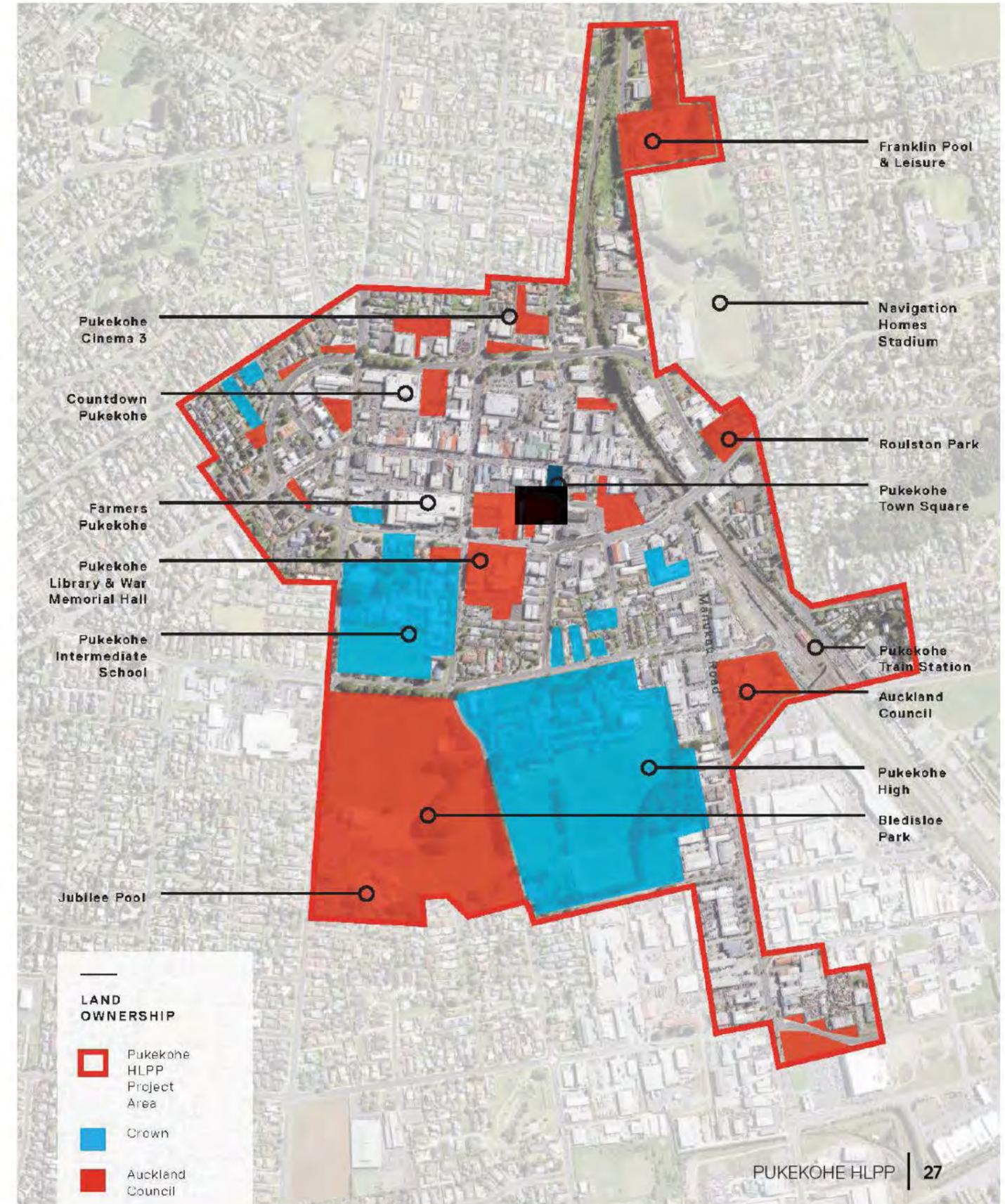
# *1. Vision and Goals for Unlock Pukekohe*



## 1.1 DESCRIBING THE REGENERATION AREA

Kia Puāwai a Pukekohe project area and properties shows key council assets in red. Many could potentially be made better use of or redeveloped. They include smaller open spaces, car parks, commercial and industrial properties, and vacant land outside the project area.

There are also several Crown-owned properties – shown in blue. They include two schools, some state housing and a police station. These properties may present opportunities for future collaboration with Crown agencies.



## 1.2 VISION FOR PUKEKOHE

**The vision for Kia Puāwai/Unlock Pukekohe was developed in partnership with the Franklin Local Board, and through iterative kōrero and hui with some mana whenua and our Auckland Council whānau, and Auckland Transport.**

**Currently the vision is being refined with the aspirations, narrative and guidance of mana whenua.**

At present, the vision is that:

**Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.**

“Pukekohe is growing up, with city smarts while celebrating our country hearts.”

The vision focuses on the Pukekohe town centre, an already bustling centre that services a large catchment extending into southern Tāmaki Makaurau and northern Waikato. This area is experiencing unprecedented growth, and it is vital that the town centre continues to be enhanced so that it can capitalise on the opportunities that growth provides.

Pukekohe’s population is forecast to grow to over 50,000 people by 2040. Parts of the community are aging, and the town centre will need to respond to and accommodate these changes in the future, including through providing the facilities and services required for an aging population.

Given the forecast growth, it is important that the town centre retains its identity. This identity is shaped by the town’s rural setting, strong historical and cultural association of mana whenua, the subsequent multi-cultural communities, and the strong local business network.

At present, a high proportion of residents are forced to travel outside Pukekohe for employment, healthcare services and learning. This is only likely to increase as the area grows.



*Artists impression of the heart of the Pukekohe town centre, the Town Square hosting the farmer’s market. Framed by a new community Market Hall on the southern edge with new, high quality buildings behind. These could contain a vibrant mix of uses including a new dining precinct, retail, commercial and residential.*

# 1.3 GOALS AND KEY MOVES FOR UNLOCK PUKEKOHE

Goals Key moves

Encourage new growth in town centre



**Redevelop** flagship sites that promotes Pukekohe's distinct offering and increased access to employment, education and healthcare opportunities for local people.

Improve access for all



**Enliven** the lanes



**Improve pedestrian and cyclist connections** between essential facilities and the town centre.

Attract new businesses & services



**Upgrade** play facilities

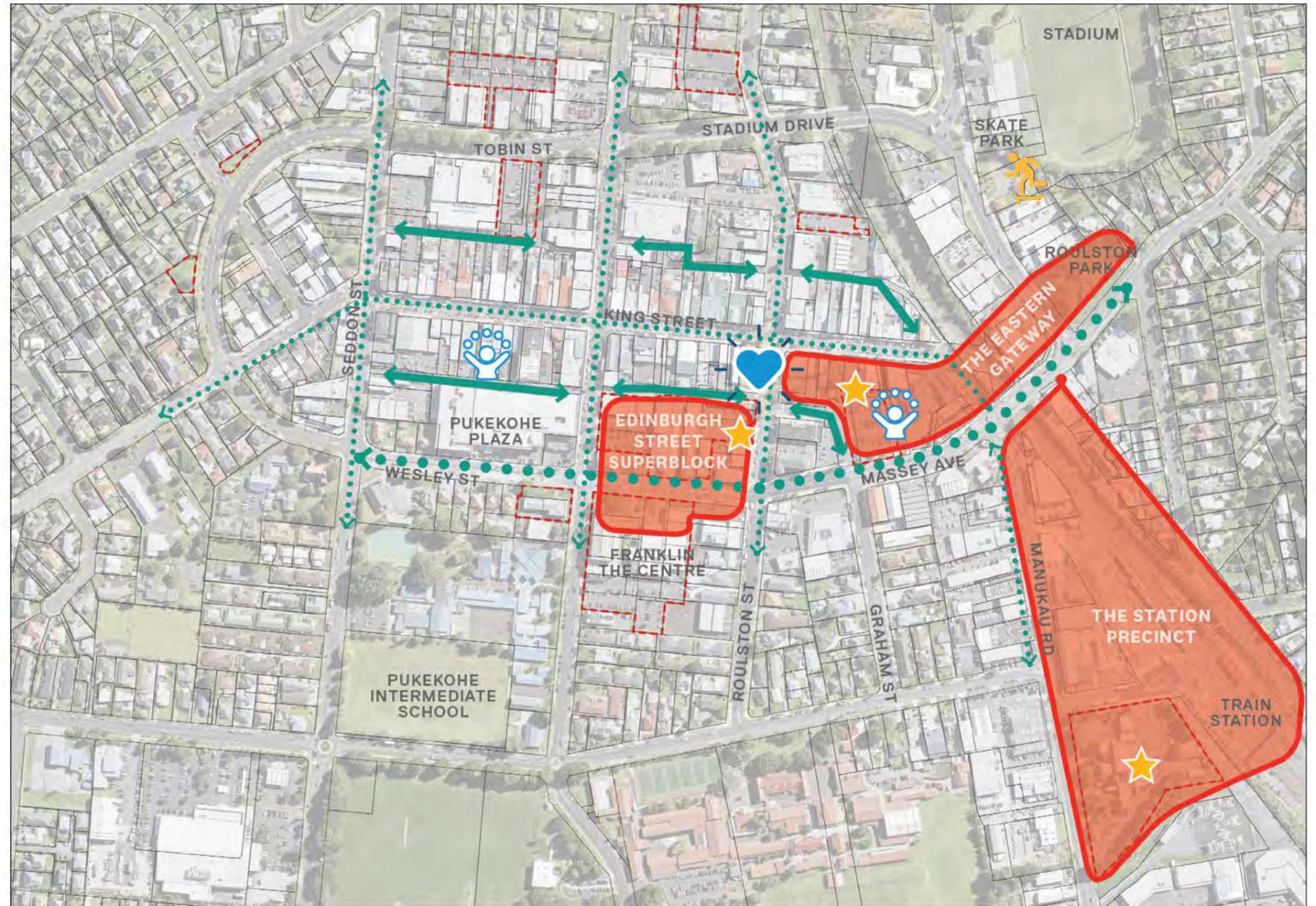
Enhance local community identity



**Relocate, grow and enhance** the Farmer's Market, Roulston Street and King Street



**Placemaking** trials



Eke Panuku strategic levers



Commercial strategy

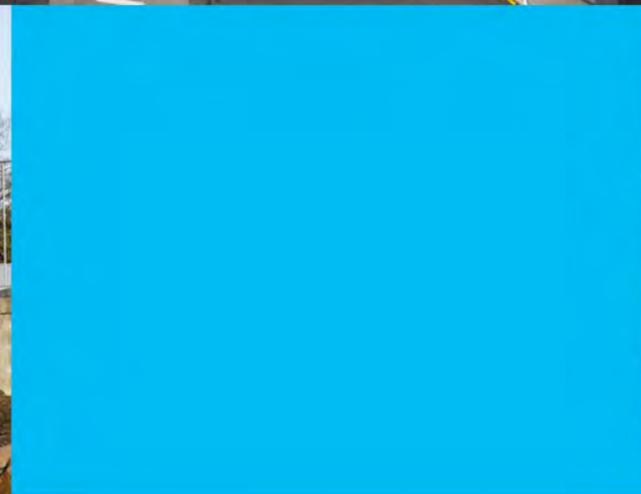


Public good investment



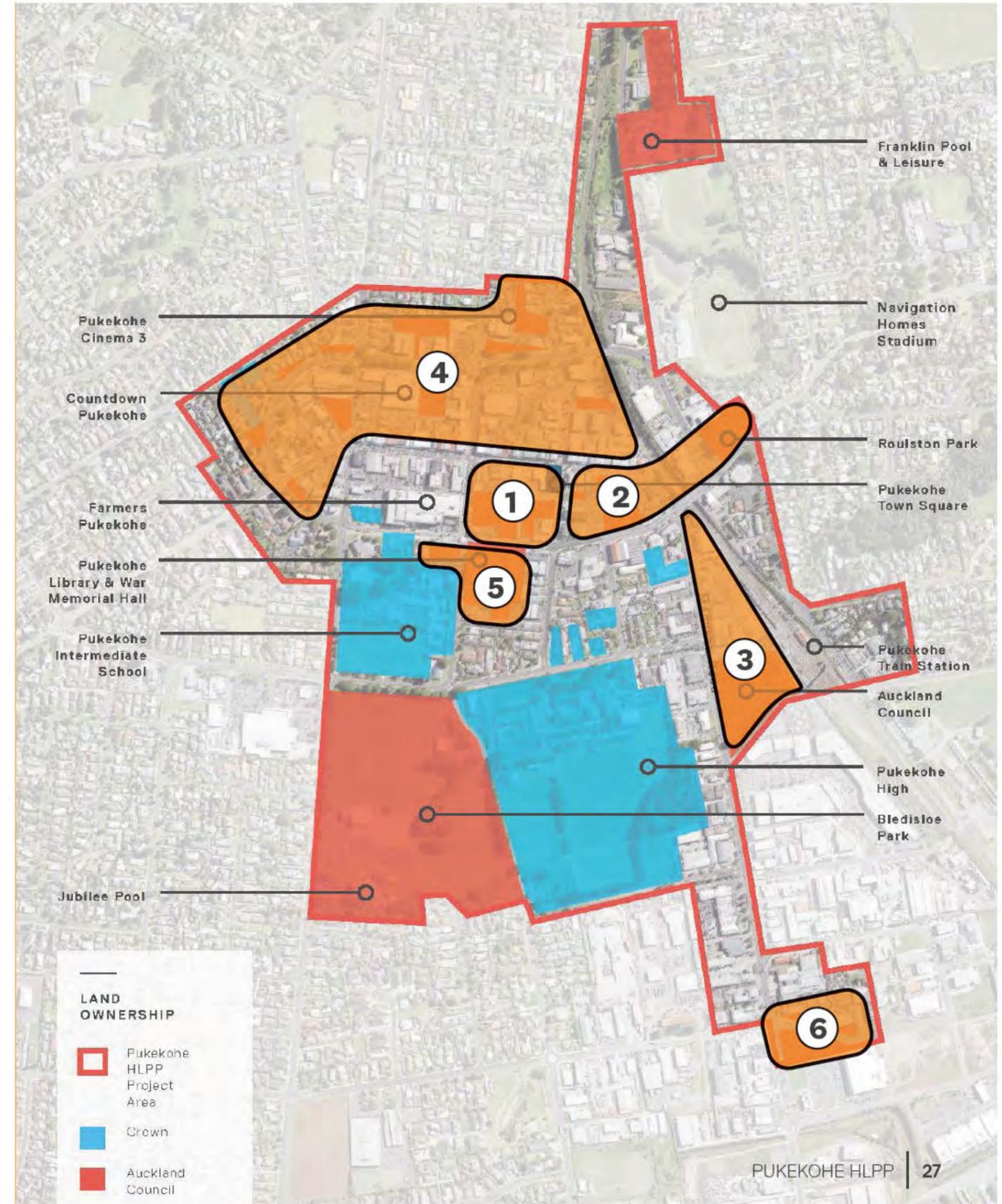
Placemaking

## *2. Establishing Urban Renewal Criteria*



## 2.1 URBAN RENEWAL PRECINCTS

1. Edinburgh Street Superblock
2. Eastern Gateway
3. Station Precinct
4. Town Centre North Precinct
5. Civic Centre Precinct
6. Light Industrial Precinct



## 2.2 CRITERIA FOR URBAN RENEWAL IN PUKEKOHE

The following Urban Renewal Criteria outline the key outcomes that need to be met in order for a site redevelopment to be considered of an adequate standard to be contributing to the Urban Regeneration improvement vision for Pukekohe. They have been formulated in reference to the statutory definition of 'urban renewal' and guided by the Goals and Principles of the Pukekohe High Level Project Plan 2019.

Urban Renewal definition:

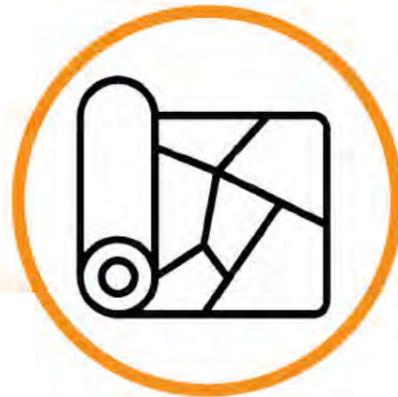
“Urban renewal means the **conservation, repair, or redevelopment** of any land the standard of which should in the opinion of the council be improved”



**Criteria 1. Provide appropriate building height and form** that support the aspirations for growth and intensification in Pukekohe



**Criteria 4. Improve walking connections** by repairing existing footpath or creating new visual and physical connections as spaces for public life, rest and walking



**Criteria 2. Conserve the established block structure and urban grain** while restoring heritage and character buildings that reflect Pukekohe's built history



**Criteria 5. Deliver active building frontages** that will support safe and active urban spaces



**Criteria 3. Optimise surface car parking** by improving efficiency and consolidating multiple surface parking areas to avoid negative visual impacts and dominance of inactive car yards



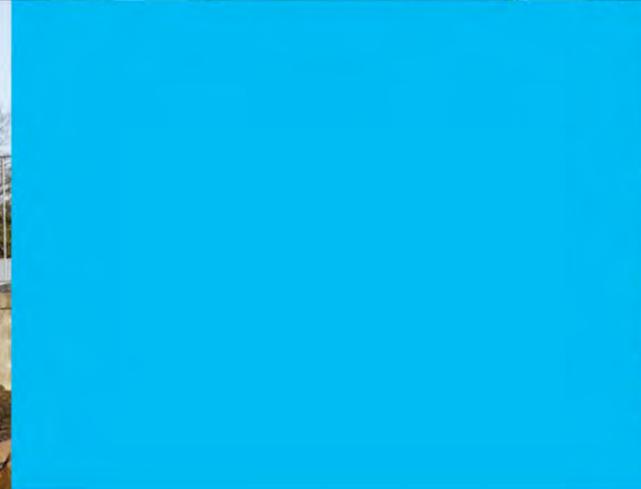
**Criteria 6. Support a thriving, mixed-use town centre** by delivering the ability to live, work and play in the local area

## 2.3 URBAN RENEWAL ASSESSMENT CRITERIA DELIVERING ON THE UNLOCK PUKEKOHE HLPP

Each criteria of these criteria were peer tested and developed by Eke Panuku's project team to act as a bridge between the principles and goals of the HLPP and the definition of Urban Renewal in s644A of the LGA 1974 - which requires more detailed criteria to deliver on the HLPP intent

PROPOSED CRITERIA	DELIVERS ON HLPP DEVELOPMENT PRINCIPLES	DELIVERS ON HLPP GOALS	DELIVERS ON HLPP KEY MOVES
<b>1. Provide appropriate building height and form</b>	<p>"Grow up – attract higher density development in the town centre" (Page 38)</p> <p>"Improve employment opportunities, serve the growing population" (Page 38)</p>	"Goal 1 - Encourage growth in the town centre" (Page 38)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p>
<b>2. Conserve the established block structure and urban grain</b>	"Promote Pukekohe's distinctive attributes and position the town centre for success" (Page 38)	"Goal 1 - Encourage growth in the town centre" (Page 38)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p>
<b>3. Optimise surface car parking</b>	"Planning that has historically given priority to vehicles over pedestrians. This has led to ample provision for parking, but limited provision for sustainable transport options into the centre" (Page 39)	"Goal 2 - Improve access for all" (Page 39)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p>
<b>4. Improve walking connections</b>	<p>"Make walking and cycling in the town centre more attractive" (Page 39)</p> <p>"Establishing new walking and cycling routes across open spaces and council sites. Working with developers to provide more connections through development sites" (Page 39)</p>	"Goal 2 - Improve access for all" (Page 39)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p> <p>Public Realm Key Move 2 - Improve Pedestrian and Cyclist Connections</p>
<b>5. Deliver active building frontages</b>	"Enhancing the vibrancy, accessibility, safety and character of the area" (Page 39)	"Goal 2 - Improve access for all" (Page 39)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p>
<b>6. Support a thriving, mixed-use town centre</b>	<p>"Enhance the town centre by using public spaces for entertainment, events and activities" (Page 39)</p> <p>"Celebrate local identity in projects" (Page 41)</p>	"Goal 4 - Enhance local community identity" (Page 41)	<p>Development Key Move 1 - Edinburgh Street Superblock</p> <p>Development Key Move 2 -Eastern Gateway</p> <p>Development Key Move 3 -The Station Precinct</p> <p>Public Realm Key Move 1 - Enliven the Lanes</p>

***3. Defining how these Urban Renewal Criteria are applied to sites in Pukekohe***



### 3.1 PROPERTIES WITHIN THE PROJECT AREA BOUNDARY

Location	Precinct	No. of sites	Land area (m2)	Zone	Potential uses
Edinburgh super block – 1 & 3 Roulston St; 29, 29a & 33 Edinburgh St; 17 & 21 Massey Ave	Edinburgh Street Superblock	7	6750	Town Centre	Mixed use
7 Massey Ave	Eastern Gateway	1	5191	Town Centre	Mixed use
4 Tobin St	Town Centre North Precinct	3	1460	Town Centre	Mixed use
9 Tobin St	Town Centre North Precinct	1	3687	Town Centre	Mixed use
9 Hall St	Town Centre North Precinct	1	889	Town Centre	Mixed use
24 Hall St	Town Centre North Precinct	1	3148	Town Centre	Mixed use
27 Tobin St	Town Centre North Precinct	1	363	Mixed Use	Residential
Land adjacent to 35 Tobin St	Town Centre North Precinct	1	615	Mixed Use	Residential
42 Seddon St	Town Centre North Precinct	1	300	Mixed Use	Residential
22 Edinburgh St	Civic Centre Precinct	1	1012	Mixed Use	Mixed use
82 Manukau Rd	Station Precinct	1	13090	Mixed Use	Mixed use
174, 176, 180, 182 Manukau Rd	Light Industrial Precinct	4	5894	Business – Light Industry	Commercial / Industrial
172 Manukau Rd	Light Industrial Precinct	1	512	Business – Light Industry	Commercial / Industrial

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE EDINBURGH ST SUPERBLOCK PRECINCT



### Edinburgh Street Superblock Precinct:

- 1 Roulston St
- 3 Roulston St
- 29 Edinburgh St
- 29a Edinburgh St
- 33 Edinburgh St
- 17 Massey Ave
- 21 Massey Ave
- 19 Massey Avenue

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height to support increased development within Pukekohe while being sensitive to the existing buildings?	A development with some buildings up to 6 storeys and responds to context	Exceeds
		A range of buildings 2 storeys and above over the sites that respond to context	Meets
		Buildings of a low scale / density only or building height that do not respond to context	Does not meet
Criteria 2. Supports established block structure and urban grain	Does the proposal provide good potential for infill development to cater for owner-occupied buildings and small businesses? Is fine-grain development introduced to Massey Ave, Edinburgh Street, Devon Lane and Roulston Street?	High amount of fine-grain development in tenancies, architecture and laneways	Exceeds
		Some infill or fine-grain development provided either through laneways or building articulation	Meets
		No infill or fine-grain development provided	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised, underground, sleeved, located within a building, or at centre rear of the site?	No carparking or basement carparking	Exceeds
		Carparking is integrated and sleeved by buildings and not visible from street	Meets
		Surface parking is visible from street	Does not meet
Criteria 4. Improves through-site walking connections	Can a pedestrian walk comfortably, directly and with priority from Franklin: The Centre through the site towards King Street? The quality of the connection should be convenient, safe and to a high standard.	Multiple connections provided	Exceeds
		North-south mid-block connection provided	Meets
		No mid-block connections achieved	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	No more than 25% frontage used for servicing or blank walls over 1.7m high	Exceeds
		At least 60% continuous active frontages excluding areas for servicing and vehicle entrances	Meets
		Inactive frontages	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre and help activate the town square?	Four or more uses provided in a variety of buildings	Exceeds
		At least three uses provided in a variety of buildings	Meets
		Only single use buildings provided	Does not meet

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE EASTERN GATEWAY PRECINCT



### Eastern Gateway Precinct:

- 7 Massey Ave

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height to support increased development within Pukekohe while being sensitive to the existing buildings?	A range of buildings with at least 1 building at maximum height while responding to context	Exceeds
		A range of building heights with some built form over 3 storeys while responding to context	Meets
		Buildings of a low scale / density only or buildings that do not respond to context	Does not meet
Criteria 2. Supports established block structure and urban grain	Is fine-grain development introduced to Massey Ave and Roulston Lane?	High amount of fine-grain development in tenancies, architecture and laneways	Exceeds
		Architectural fine-grain development provided at street and upper levels	Meets
		No fine-grain development provided	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised, underground, sleeved, located within a building, or at centre rear of the site?	No or basement only carparking provided	Exceeds
		Carparking is integrated and sleeved by other uses and not visible from street	Meets
		Surface parking is not integrated and visible from street	Does not meet
Criteria 4. Improves / strengthens public connections	Does the development promote walking within the town centre and repair existing footpaths and connections to surrounding sites	Improvements to pedestrian experience including canopies, lighting and footpath	Exceeds
		Some improvements to pedestrian experience with canopies on key frontages	Meets
		Does not improve the pedestrian experience	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	No more than 25% frontage used for servicing or blank walls over 1.7m high	Exceeds
		At least 60% continuous active frontages excluding areas for servicing and vehicle entrances	Meets
		Inactive frontages	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre?	Three or more uses provided	Exceeds
		At least two uses provided	Meets
		Only single use provided	Does not meet

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE STATION PRECINCT



### The Station Precinct:

- 82 Manukau Road

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height to support increased development within Pukekohe while being sensitive to the existing buildings?	A range of buildings with at least 1 building at maximum height while responding to context	Exceeds
		A range of buildings at least 2 storeys on the site while responding to context	Meets
		Buildings of a low scale / density only or buildings that do not respond to context	Does not meet
Criteria 2. Supports established block structure and urban grain	Is fine-grain development introduced to Manukau Road and Custom Street?	High amount of fine-grain development in tenancies, architecture and laneways	Exceeds
		Architectural fine-grain development	Meets
		Big box with very limited articulation provided	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised, underground, sleeved, located within a building, or at centre rear of the site?	No or basement only carparking provided with no on-grade carparking visible	Exceeds
		Carparking is well integrated, and screened by landscaping	Meets
		Surface parking is visible from the street with no landscape or screening mitigation	Does not meet
Criteria 4. Improves / strengthens public connections	Does the development promote walking within the town centre and repair existing footpaths and connections to surrounding sites	Improvements to pedestrian experience including canopies, lighting and footpath	Exceeds
		Clearly defined pedestrian connection to the main entry from the street	Meets
		Access to the building through the carpark and not clearly defined when walking from the street	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	At least 60% continuous active frontages	Exceeds
		At least 30% continuous active frontages excluding areas for servicing and vehicle entrances	Meets
		Inactive frontages	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre?	Two or more appropriate uses for location within the town centre	Exceeds
		Appropriate use for location within the town centre	Meets
		Inappropriate use for location within the town centre	Does not meet

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE TOWN CENTRE NORTH PRECINCT

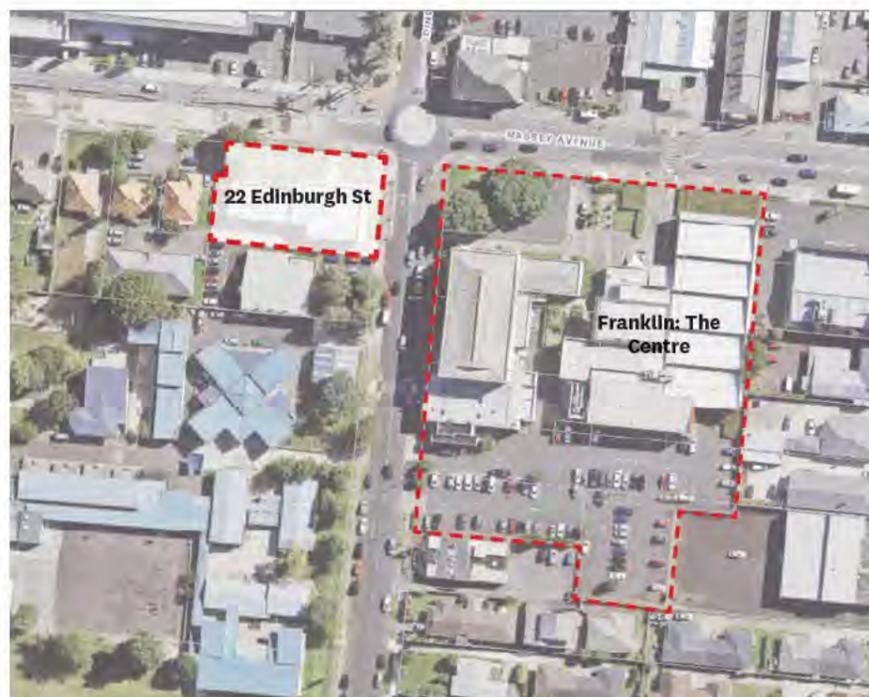


### Town Centre North Precinct:

- 4 Tobin St
- 9 Tobin St
- 9 Hall St
- 24 Hall St
- 27 Tobin St
- Land adjacent to 35 Tobin St
- 42 Seddon St

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height to support increased development within Pukekohe while being sensitive to the existing buildings?	Buildings at maximum height while responding to context	Exceeds
		At least 2 storeys on the site while responding to context	Meets
		Buildings of a low scale / density only or buildings that do not respond to context	Does not meet
Criteria 2. Supports established block structure and urban grain	Is fine-grain development introduced to Hall Street and Tobin Street?	High amount of fine-grain development in tenancies, architecture and laneways	Exceeds
		Articulation and/or Architectural fine-grain development provided at street level	Meets
		No articulation or fine-grain development provided	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised, underground, sleeved, located within a building, or at centre rear of the site?	No or basement only carparking provided	Exceeds
		Carparking is integrated and sleeved by buildings and not visible from street	Meets
		Surface parking is not integrated and visible from street	Does not meet
Criteria 4. Improves / strengthens public connections	Does the development promote walking within the town centre and repair existing footpaths and connections to surrounding sites	Improvements to pedestrian experience including canopies, lighting and footpath	Exceeds
		Some improvements to pedestrian experience with canopies on key frontages	Meets
		Does not improve the pedestrian experience	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	At least 75% continuous active frontages	Exceeds
		At least 60% continuous active frontages excluding areas for servicing and vehicle entrances	Meets
		Inactive frontages	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre?	Two or more appropriate uses for location within the town centre	Exceeds
		Appropriate use for location within the town centre	Meets
		Inappropriate use for location within the town centre	Does not meet

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE CIVIC CENTRE PRECINCT



### Civic Centre Precinct:

- 22 Edinburgh Street

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height to support increased development within Pukekohe while being sensitive to the existing buildings?	Existing character building retained and restored on site	Exceeds
		Existing character building retained on site	Meets
		Existing character building removed from site	Does not meet
Criteria 2. Supports established block structure and urban grain	Is fine-grain development introduced to key street frontages?	Architectural fine-grain treatment is retained and restored	Exceeds
		Architectural fine-grain treatment is retained	Meets
		The fine-grain architectural treatments are removed	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised and located at the rear of the site?	Existing on-site carparking is removed	Exceeds
		No additional carparking is provided	Meets
		Additional surface carparking is proposed and is visible from the street	Does not meet
Criteria 4. Improves through-site walking connections	Does the development promote walking within the town centre and repair existing footpaths and connections to surrounding sites	Improvements to pedestrian experience including lighting, landscaping and footpath upgrades	Exceeds
		Improvements to pedestrian experience including lighting	Meets
		Does not improve the pedestrian experience	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	Curtains, blinds and permanent obstructions to windows are removed	Exceeds
		Curtains, blinds and permanent obstructions to windows are reduced	Meets
		Continuous and permanent obstructions to existing windows	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre?	Two or more appropriate uses for location within the town centre	Exceeds
		Appropriate use for location within the town centre	Meets
		Inappropriate use for location within the town centre	Does not meet

## 3.2 URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR THE LIGHT INDUSTRIAL PRECINCT



### Light Industrial Precinct:

- 172 Manukau Rd
- 4 Svendsen Rd
- 2 Svendsen Rd
- 174, 176, 180, 182 Manukau Rd

Criteria for Renewal	Specific Outcomes Defined	Assessment Application	
Criteria 1. Appropriate building height and form	Does the proposal maximise the allowed building height (on 174, 176, 180, 182 Manukau Rd) to support increased development within Pukekohe while being appropriate to the site context?	A range of buildings with at least 1 building at maximum height while responding to context	Exceeds
		A range of buildings with at least one building 6m high	Meets
		No buildings on the site	Does not meet
Criteria 2. Supports established block structure and urban grain	Is fine-grain development introduced to Manukau Road?	High amount of fine-grain development in tenancies, architecture and laneways	Exceeds
		Architectural articulation provided	Meets
		No fine-grain development provided	Does not meet
Criteria 3. Optimises surface car parking	Is the amount of surface parking minimised, underground, sleeved, located within a building, or at centre rear of the site?	Carparking is integrated and sleeved by buildings	Exceeds
		Carparking is integrated and screened by landscape and other elements to reduce visual dominance on the street	Meets
		Surface parking is not integrated and entirely visible from street	Does not meet
Criteria 4. Improves through-site walking connections	Does the development promote walking within the town centre and repair existing footpaths and connections to surrounding sites	Improvements to pedestrian experience including canopies, lighting and footpaths	Exceeds
		Defined pedestrian link from a public street to the building or service on the site	Meets
		Does not improve or provide pedestrian links	Does not meet
Criteria 5. Delivers active building frontages	Are a variety of active frontages provided that will help make the streets livelier and more attractive?	Continuous active frontages	Exceeds
		At least 30% active frontage on the building	Meets
		Inactive frontages	Does not meet
Criteria 6. Supports a thriving, mixed-use town centre	Does the development provide a good opportunity for commercial, residential and retail activities to support the town centre?	Two or more appropriate uses for location within the town centre	Exceeds
		Appropriate use for location within the town centre	Meets
		Inappropriate use for location within the town centre	Does not meet

174, 182 Manukau Road  
and 1 Svendsen Road

# *Pukekohe*

**Essential Outcomes and  
Design Guidance**

March 2023 | Revision B





**174, 182 Manukau Road and 1 Svendsen Road**  
**Essential Outcomes and Design Guidance**

Prepared by Eke Panuku Development Auckland

**Document Control**

**Prepared by:**

Michael Nettleship | Principal Urban Designer

**Reviewed and Approved by:**

Maria Walker | Team Leader Urban Design and Masterplanning

**Contact**

Eke Panuku Development Auckland

82 Wyndham St,

Auckland CBD,

Auckland 1010 New Zealand

09 336 8820

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A 09/11/2022

# INTRODUCTION AND PURPOSE

This document has been prepared to help shape design responses and to identify the key requirements for the site that would help in achieving Eke Panuku's vision for the area.

This document includes five key sections that should be taken into account when designing in this location:

- + Eke Panuku and Council's vision for the site
- + Eke Panuku review process
- + site characteristics
- + essential outcomes
- + design guidance + precedents

This material will form part of Eke Panuku's Development Agreement with the selected development partner.

## THE OPPORTUNITY

The site is located at 174, 176, 180, 182 Manukau Road, adjacent to Countdown, and it is currently a grassed site with no buildings on it. It is a project within Unlock Pukekohe Programme.

The site is located 1.5km south-east from the main town centre and is located within the light industrial zone of Pukekohe.

The recent developments in the area show that there is a large appetite for a redevelopment in this area, and this site can add additional value to boosting the economy through additional work place or other services near the centre.

The site is mostly suitable for a mixed-use/ light industrial/ commercial use with high quality architectural expression adding visual interest to the Manukau Road.



174, 176, 180, 182 Manukau Road outlined in red

# THE EKE PANUKU DESIGN REVIEW PROCESS

As Tāmaki Makaurau / Auckland's urban regeneration agency, we have a bold ambition to create amazing places and thriving town centres through high-quality developments, place-based programmes, and in-depth partnerships.

We do this by working collaboratively with a variety of external organisations and experts, as well as our communities – after all, when we work closely with others, we achieve better outcomes than we would alone.

A huge part of our mahi is working closely with development partners to ensure the best results for each town centre and community. All of our developments must meet our high standards around quality and sustainability, as well as adhering to our social, environmental, cultural and economic values.

Upon selecting the right development partner for a project, we provide them with a set of rules and parameters, including creating buildings that benefit neighbourhoods and guaranteeing all homes are healthy, energy-efficient and better for the environment.

## COLLABORATING WITH EKE PANUKU

- + We seek a collaborative process around design to enable a productive and open dialogue on site outcomes from inception through the resource consent stage and beyond.
- + A complete design package is to be provided to Eke Panuku Design Team at concept stage, and prior to lodging resource consent and building consent for review and feedback.
- + Eke Panuku's Design Team will prepare a document stating our views, recommendations and assessment in relation to the Essential Outcomes and Design Guidance document. As part of our review process the proposal may need to be presented to the Technical Advisory Group (TAG) as outlined below. Final approvals are provided by Eke Panuku.

## THE TECHNICAL ADVISORY GROUP (TAG)

- + The Technical Advisory Group (TAG) is Eke Panuku's independent design review panel made up of industry professionals working within the disciplines of Architecture, Urban Design and Landscape Architecture.
- + TAG is involved at each stage of Eke Panuku's regeneration programme from masterplanning, reference designs, concept through to resource consent stages.
- + If Council staff considers an independent review necessary for this development, TAG will be used instead of the AUDP. Council's planner and urban design specialist will contribute their comments to the TAG documentation package and be involved in the discussion on the day.
- + Eke Panuku will contact Council to determine if the TAG review is deemed necessary at Resource Consent stage.
- + As part of Eke Panuku's approval process we will refer to TAG as a guidance and rationale for approval.
- + If at a later stage a proposal involves a fundamental design change, Eke Panuku may require additional panel review to ensure high quality outcomes.



Auckland Council / Eke Panuku Alliancing Framework: Project Life Cycles and TAG review

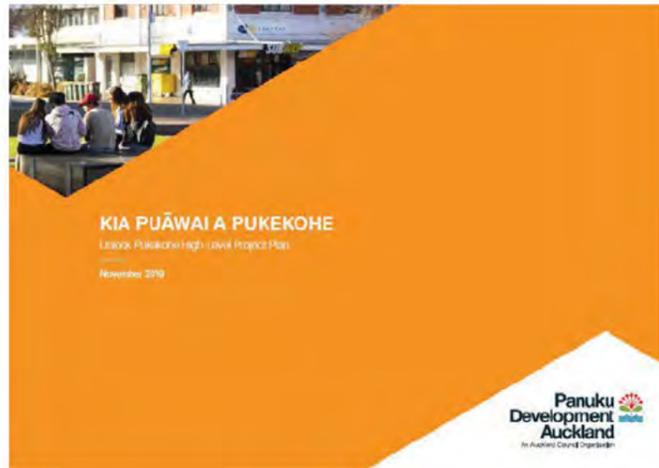


\* UDU involved through monthly meetings with Panuku. UDU to attend TAG sessions as observers and provide informal feedback as appropriate outside of the review session.  
 \*\* Council and Panuku prepare a TAG coversheet and take part in the review session

# STRATEGIC CONTEXT

Kia Puāwai a Pukekohe (Unlock Pukekohe High Level Project Plan) is a strategic planning document developed by Eke Panuku Development Auckland on behalf of Auckland Council.

The key focus of the plan is to deliver urban prosperity so that the town centre is competitive, safe, walkable and vibrant, with better access to employment, education and healthcare.



## HIGH LEVEL PROJECT PLAN

- This document give Eke Panuku the mandate to operate as a regeneration agency in Pukekohe and seek outcomes from our development partners.
- Approved by the Franklin Local Board, the Auckland Council Planning Committee and Panuku Board in May and June 2019

The plan outlines that we should:



**Encourage new growth**  
by enhancing and place-shaping the town centre. We will use the properties in our portfolio to spark this regeneration.



**Improve access for all**  
by creating a connected, safe, walkable and vibrant town centre.



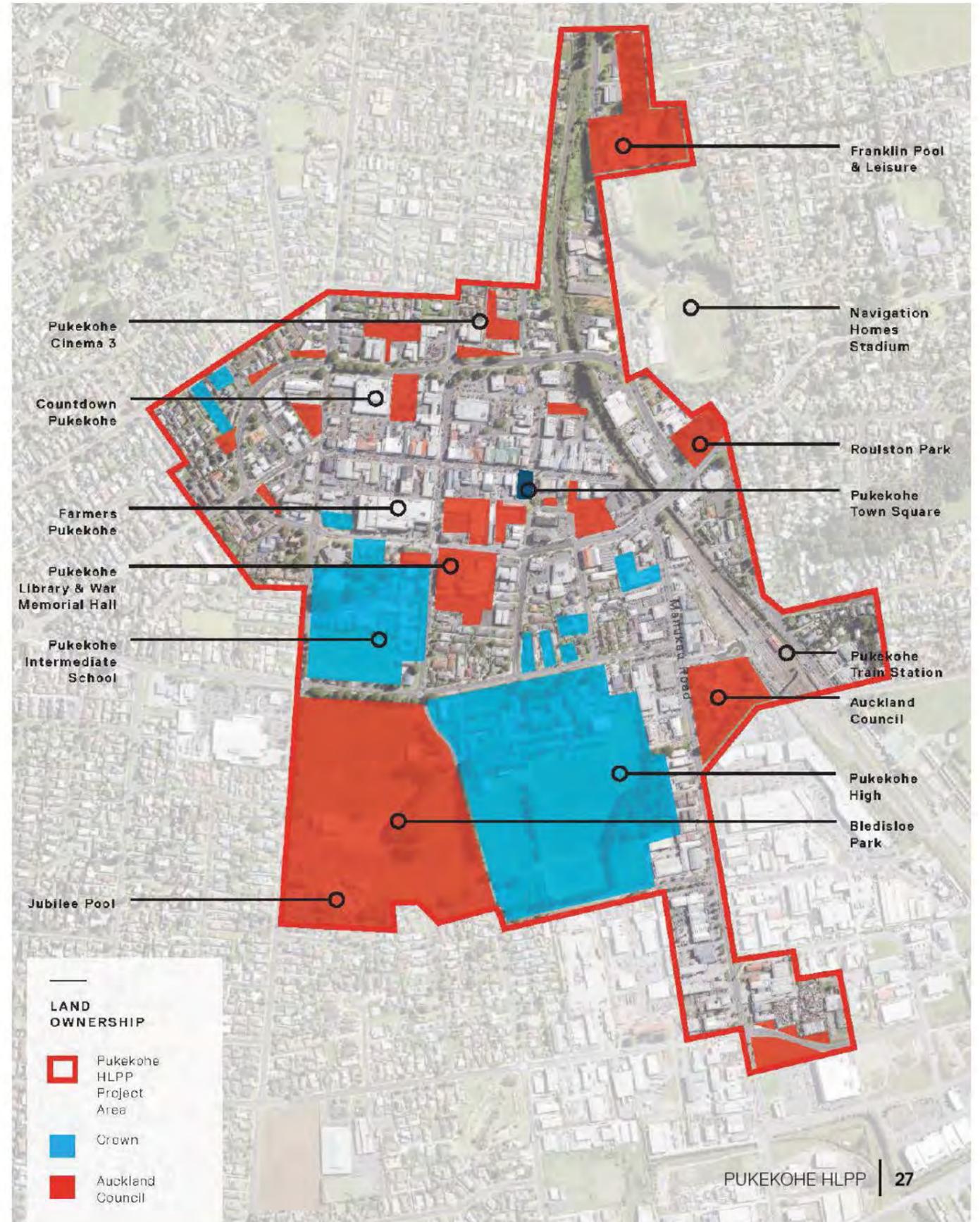
**Attract new businesses and services**  
to create a thriving local economy that offers better access to employment, education and healthcare for local people.



**Enhance local community identity**  
by making sure Pukekohe's diverse communities will be celebrated and reflected in the town centre.

The full document can be found at:

<https://www.panuku.co.nz/pukekohe>.



# THE VISION

The vision for Kia Puāwai/Unlock Pukekohe was developed in partnership with the Franklin Local Board, and through iterative kōrero and hui with some mana whenua and our Auckland Council whānau, and Auckland Transport.

Currently the vision is being refined with the aspirations, narrative and guidance of mana whenua.

At present, the vision is that:

Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.

**“Pukekohe is growing up, with city smarts while celebrating our country hearts.”**

The vision focuses on the Pukekohe town centre, an already bustling centre that services a large catchment extending into southern Tāmaki Makaurau and northern Waikato. This area is experiencing unprecedented growth, and it is vital that the town centre continues to be enhanced so that it can capitalise on the opportunities that growth provides.

Pukekohe’s population is forecast to grow to 50,000 people by 2040. Parts of the community are aging, and the town centre will need to respond to and accommodate these changes in the future, including through providing the facilities and services required for an aging population.

Given the forecast growth, it is important that the town centre retains its identity. This identity is shaped by the town’s rural setting, strong historical and cultural association of mana whenua, the subsequent multi-cultural communities, and the strong local business network.

At present, a high proportion of residents are forced to travel outside Pukekohe for employment, healthcare services and learning. This is only likely to increase as the area grows.

## GOAL 1 – ENCOURAGE NEW GROWTH IN THE TOWN CENTRE

by enhancing and place-shaping the town centre. We will use the properties in our portfolio to spark this regeneration.



## GOAL 2 – IMPROVE ACCESS FOR ALL

by creating a connected, safe, walkable and vibrant town centre.



## GOAL 3 – ATTRACT NEW BUSINESSES AND SERVICES

to create a thriving local economy that offers better access to employment, education and healthcare for local people



## GOAL 4 – ENHANCE LOCAL COMMUNITY IDENTITY

by making sure Pukekohe’s diverse communities are celebrated and reflected in the town centre.



# SITE DESCRIPTION

<b>Site address:</b>	174, 182 Manukau Road, 1 Svendsen Road
<b>Site area:</b>	4,091 sqm
<b>AUP Zoning:</b>	Business - Light Industry Zone
<b>AUP Precinct:</b>	-
<b>AUP Overlays:</b>	<p>Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Kaawa Aquifer</p> <p>Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Central Volcanic</p> <p>Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Franklin Volcanic Aquifer</p>
<b>AUP Controls:</b>	<p>Controls: Macroinvertebrate Community Index - Rural</p> <p>Controls: Macroinvertebrate Community Index - Urban</p>
<b>AUP Designations:</b>	-
<b>Other Features:</b>	



 INDICATIVE BOUNDARY

## KEY PLANNING PROVISIONS

- + Buildings must not exceed 20m in height.
- + Front yard - 2m minimum depth.
- + No rear or side yard setback requirements.
- + Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.
- + It is important any proposed activities are compatible with light industry activities and does not compromise the efficiency and functionality of the zone for light industry activities.
- + Overland Flow Path
- + Flood Plains

# OPPORTUNITIES AND CONSTRAINTS

The Site is located on the corner of Manukau Road and Svendsen Road. It is within the light industrial hub of Pukekohe, surrounded by big box retail, automotive and commercial activities.

The site is located in a desirable position adjacent to the Countdown supermarket. It occupies a key corner and is highly visible from Manukau Road heading to and from the Pukekohe town centre.

The site is currently grassed and vacant and it is currently used for informal carparking.

The site is set back from the road by berms that range from about 5m to 10m in depth and there are two existing street trees in the berm on the western boundary.

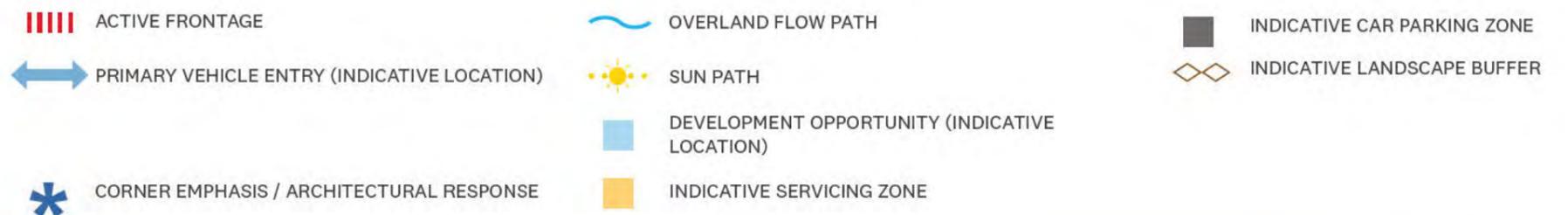
The site has a great opportunity to deliver a new mixed-use/ light industrial/ commercial building with an active frontage to Manukau and Svenden Roads. There are opportunities to improve the attractiveness of the streets by improved planting / landscaping, integrating and screening any surface carparking and providing direct pedestrian pathways from any new building to the existing footpaths.

## CONSTRAINTS:

- + Vehicle access points
- + Irregular shape of site
- + Overland flow paths

## OPPORTUNITIES:

- + Corner frontage
- + Highly visible site
- + Multiple access point opportunities
- + All day sun
- + Two street frontages
- + Walking distance to Train Station and Town Centre



# ESSENTIAL OUTCOMES

The following design outcomes must be achieved in the proposal. These Essential Outcomes should be read in conjunction with the Design Guidance and Design Review Process sections.

These outcomes and guidelines do not encompass detailed aspects that are otherwise covered through planning consent requirements.

## 1. High quality design

- a. Proposal must demonstrate high quality architectural design that includes articulation of the building and use of high quality materials.
- b. Proposal must include built form at least 6m high that addresses the key Manukau Road and Svendsen Road corner.
- c. Building must include a strong architectural expression on the corner of Manukau Road and Svendsen Road.
- d. Proposal must include at least one active use at the ground floor such as a showroom, retail space, food and beverage outlet or another activity that is welcoming to the public and appropriate for the site.

## 2. Active and articulated frontages

- a. The development proposal must engage positively with Manukau Road and Svendsen Road. The development must target at least 30% active and glazed frontages must be provided.
- b. The development must be brought forward to the Manukau Road street edge to engage with the street and minimise setbacks.
- c. Servicing must be consolidated along the Svendsen Road frontage as discretely and compactly as possible.

## 3. High quality public realm interface

- a. Defined pedestrian link from Manukau Road to the building must be included.
- b. Any secondary pedestrian entrances from Svendsen Road must also include a defined pedestrian link from the street.

## 4. Parking and Access

- a. The width of vehicle crossings must be minimised to avoid negative impacts on pedestrian movement on footpaths.
- b. Carparking must be integrated with the building, or screened by landscape and other elements to reduce visual dominance on the street frontages.
- c. If surface carparking is proposed it must be softened by landscaping including specimen trees dispersed within the carpark. The proposal must demonstrate that tree canopy cover can be grown across at least 30% of any surface carparking area and can be achieved within 15 years through documentation of species, anticipated growth and location.

## 5. Mana whenua outcomes

- a. Mana whenua aspire to see themselves reflected in the urban landscape of their ahi kā (homeland). To ensure this happens, the development partner must engage with the 19 iwi and hapū (collectively known as mana whenua) to express their values, principles, and aspirations within the development. If needed, Eke Panuku can support the developer to engage with mana whenua.
- b. Development partners must acknowledge and celebrate the rich cultural narratives of mana whenua in the area through the development either in the public realm/landscape or built form, or both.

## 6. Environmentally sustainable

- a. The development must achieve a minimum Five Green Star rating (if GFA is greater than 1,000m<sup>2</sup>).
- b. Green Star and Homestar ratings must conform with the Eke Panuku curated pathway of credits. These have been developed to facilitate the integration of both rating systems and to align with Eke Panuku ambition for building sustainability and performance. (Eke Panuku NZGBC Green Star Mandatory Credits appended.)
- c. A document that outlines the sustainability initiatives and measures that will be undertaken for the new development must be provided.

# DESIGN GUIDANCE

This Design Guidance section further explains and potential ways to achieve the preceding Essential Outcomes, and offers additional guidance which would enhance and enrich a proposal.

## a. Architectural response

- i. Ensure that buildings employ and express a coherent architectural concept.
- ii. Ensure that expression of architectural details is consistent with the underlying concept for the building and the materials used are, in some way, functional.
- iii. Design building exteriors to possess sufficient complexity, order and interest in near views, as well as in distant views.
- iv. Design the exterior of buildings to contribute to the perception that the building is inhabited and active through its treatment of openings. Passive surveillance or 'eyes on the street', helps keep places safe and secure around the clock.
- v. Overall design should show good consideration of scale and proportion, colour and use of materials with an emphasis on longevity and ease of maintenance.
- vi. Consider use of planting and green walls as façade elements.

## b. Environmental response

- i. Design buildings to moderate the environment by as much as possible using passive or low-energy efficiency measures, and use this as an opportunity for architectural expression.
- ii. Ensure service plants, air conditioning units and machinery are designed to be screened or concealed from view from the public realm, and minimise noise emissions.
- iii. Integrate rooftop plant, including PV panels into the design of the roof rather than allowing it to appear as an applied afterthought.
- iv. Architecture should consider size of surrounding

trees at full maturity and respond with openings and windows accordingly.

- v. Utilisation of roof areas for roof top gardens would be highly supported.

## c. Active edges

- i. Ensure activities at ground level engage with public space and are inviting to the public.
- ii. Ensure public entrances to the buildings have a legible connection with the street. Other ways of activating the ground floor could also include retail units and office spaces.
- iii. Large signage or graphics obscuring glazing at street level is strongly discouraged as it distracts from the true activation which is considered when activity inside the building can be visible from the outside.
- iv. Provision of opening windows and doors helps achieve a sense of occupation and adds vitality (and passive surveillance) to public spaces.
- v. Accommodate inwardly focused activities and servicing in locations that do not compromise the desired vibrant character of public space.
- vi. Demonstrate best practice universal design in the building to allow access for all people of all ages and abilities.

## d. Materiality

- i. Consider opportunities to showcase sustainable New Zealand building products and systems e.g. laminated timber products and use locally sourced materials,
- ii. Demonstrate support for environmentally friendly materials, equipment and environmental labelling schemes e.g. ECNZ, FSC, Energy Star, MEPS.
- iii. Utilise glass types that will aid transparency and where appropriate the openness between public and private realms.
- iv. Utilise New Zealand sourced materials where possible to reduce carbon footprint.
- v. Utilise materials for their qualities of low maintenance and robustness.

## e. Lighting: Design after dark

- i. To create additional sense of safety outside of business hours, we encourage the internal lights of the ground level uses to be partially on during the night.
- ii. Integrate the lighting design for signage into the lighting design for the building.

## f. Canopies

- i. Canopies should be provided at key entry points. Canopies along the entire length of the street should be considered.

## g. Signage

- i. Ensure that signs are designed to a high standard and complement the architectural composition qualities, materials, details, and colours of the buildings to which they relate.
- ii. Provide signs that are illuminated (visible at night) and contribute to the after dark atmosphere.
- iii. Limit corporate branding to a scale appropriate to be read within the precinct, and not any further away.
- iv. Ensure signs relate to tenancies or activities within buildings.
- v. Provide signs (including street signs) on building walls, not on poles.
- vi. Do not provide any billboards or third-party signage.

## h. Servicing

- i. Provide service access points in locations that do not compromise active building edges.
- ii. House all rubbish and rubbish containers so that they are not visible from public spaces.

## i. Public realm design

- i. Materials should be of a robust, durable quality.
- ii. Ensure the materials used in private areas that directly adjoin the street or other public spaces, complement those used in the public realm.

Eke Panuku uses the Auckland Design Manual as a reference document to guide design quality. Visit <http://www.aucklanddesignmanual.co.nz> for further guidance.

## j. Mana whenua approach

- i. In order to appropriately represent Mana Whenua in the proposal, the development partner should appoint a design team who has the expertise to engage with mana whenua on Māori design outcomes. Mana Whenua can provide advice on who is considered appropriate to develop narrative representation, and Eke Panuku can assist to facilitate an EOI process to appoint a mana whenua artist to support the project. The developer should consider how these can be integrated into the proposal.

## PRECEDENTS

The following precedents are examples of different mix-use, commercial and light industrial designs, each illustrating a different facade treatment that provide sufficient interest in the urban scale, and responses to the site conditions of Pukekohe.

Each image is an example of the expected standard of design and construction, and each reflects some quality relevant to the development opportunity: be it scale, use, response to context and environment, architectural treatment, sustainable design or historical and cultural expression.



**Commercial building, Gisborne**  
Commercial building with strong built edge and activation of the street



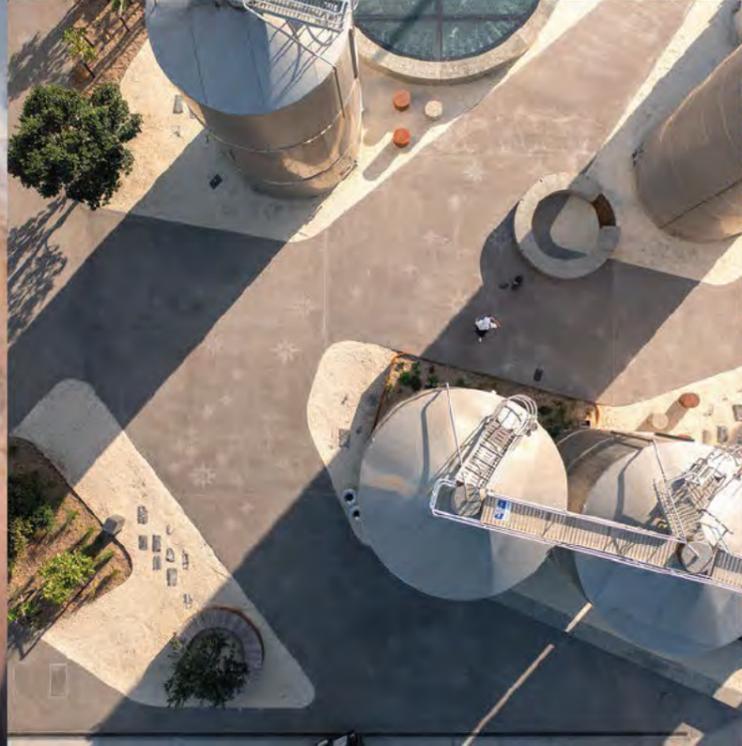
**Fuji Xerox, Manukau**  
Logistics office and warehouse. Carparking is integrated and screened by landscaping to reduce visual dominance on the street.



**Landing Drive, Auckland**  
Logistics office and warehouse. Car parking is screened by landscaping and large areas of glazing help to activate the street frontage.



**Giltrap, Audi Car Showroom, Auckland**  
Car showroom with highly glazed frontage to the street.



### 7.3 Own Your Own Home

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*

# Information paper: Risk Management

Document author: David Middleton, Risk Manager

April 2023

## Whakarāpopototanga matua | Executive summary

1. The ELT reviewed the risk register at a workshop on 04 April 2023. Key risks discussed were:
  - a. The property market remains slow, taking longer to secure development partners and purchasers.
  - b. The potential for unbudgeted new work coming from external environment issues, council or government policy to impact Eke Panuku resources and current priorities.
  - c. Staff are experiencing stress due to workloads, proposed organisation changes, cost of living and personal finance concerns.
  - d. Eke Panuku's ability to attract and retain talent has been affected by the proposed organisation changes, offset by the cooling off of the construction market and for the resulting easing of the employment market.
  - e. The frequency of extreme weather events is noted as a new risk to highlight the extent of the impacts across Auckland Council.
2. The quarterly risk register is an attachment to this report.

## Matapaki | Discussion

3. The property market continues to slow in a weakening economic market. It remains challenging, with increased costs for developers, reduced funding availability, increased interest rates and a drop in sales and pre-sales. Disposal transactions are also more difficult and slowing as a result. There seems little prospect of improvement over this year. As a result, the likelihood rating of this risk has increased and it remains Eke Panuku's top risk. The key mitigations are the implementation of realistic planning through the programme and project business cases, and timing of the programmes and projects to suit the market.
4. The pressure of unbudgeted work from our external environment including changes in Auckland Council and government policies, which will impact staff workloads and stretch our currently constrained resources.

5. Eke Panuku's mitigations in attracting and retaining talent are showing benefits. The construction market is cooling, with the market starting to change resulting in an easing of the employment market.
6. The proposed organisational changes as a result of the budget savings are adding further pressure on staff. Support is in place, especially to assist staff in both their professional and personal circumstances following the confirmation of the proposed changes.
7. The magnitude of the impacts to the Council family following the Auckland Anniversary storms and Cyclone Gabrielle are noted by the inclusion of a new risk relating to the increased frequency of extreme storms.

## **Ngā tāpirihanga | Attachments**



# Information paper: Housing market overview Quarter One, 2023

Document author: Allan Young, GM Development

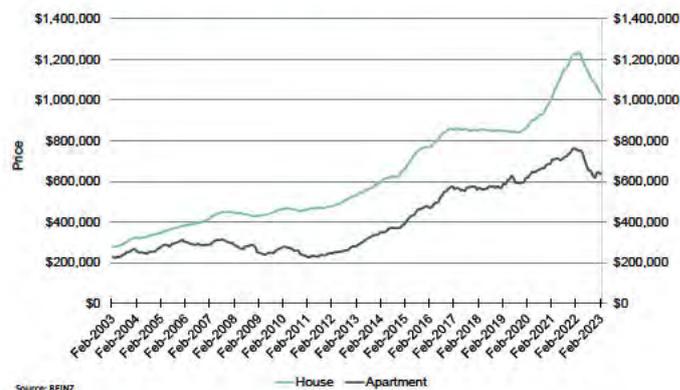
May 2023

## General Overview

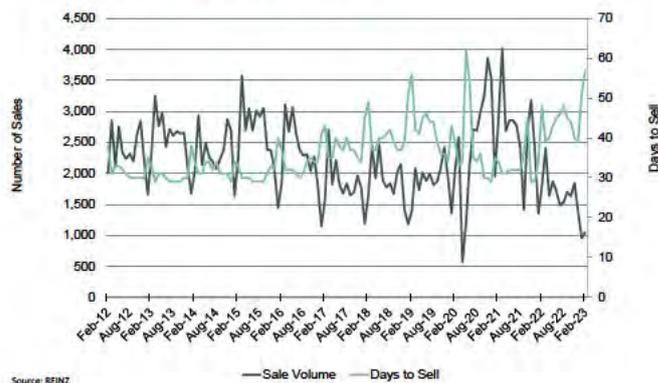
The February 2023 house median (6 month moving average) was \$1.03m, for Auckland down by 16.9% from its 2021 cyclical high. Not averaging shows February median prices of \$1.009 million, 22.4% below the November 2021 peak. The Auckland February 2023 apartment median 6 month moving average was down by 16.8% from its 2021 cyclical high. Not averaging shows February prices of \$568,000, 29.0% below the 2021 peak.

Adverse market conditions are also evident in days to sell data. After averaging 33 days in 2021, days to sell increased to 51-57 days in the past couple of months. A similar adverse turn is also evident in sales volumes. Sales volumes were running at historic highs, exceeding 4,000 dwellings in late 2020/early 2021, setting the stage for the significant price growth but have fallen below 1,000 in recent months, consistent with those in previous periods of price falls. Lower sales volumes don't represent a lack of stock on the market. Both February and March 2023 had inventory of over 10,000 dwellings.

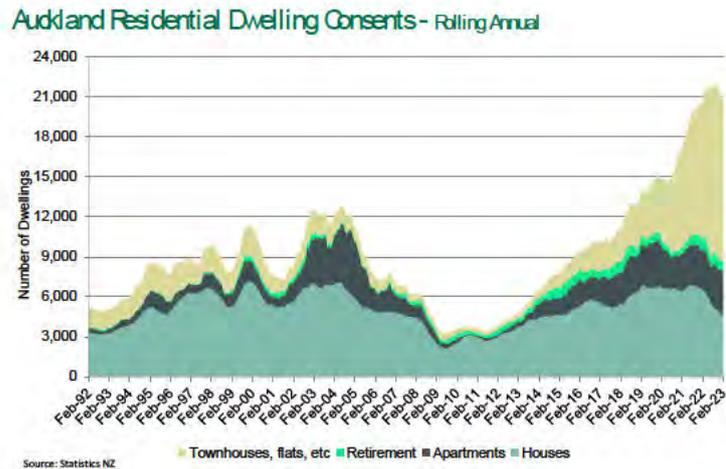
Auckland House vs Apartment Medians



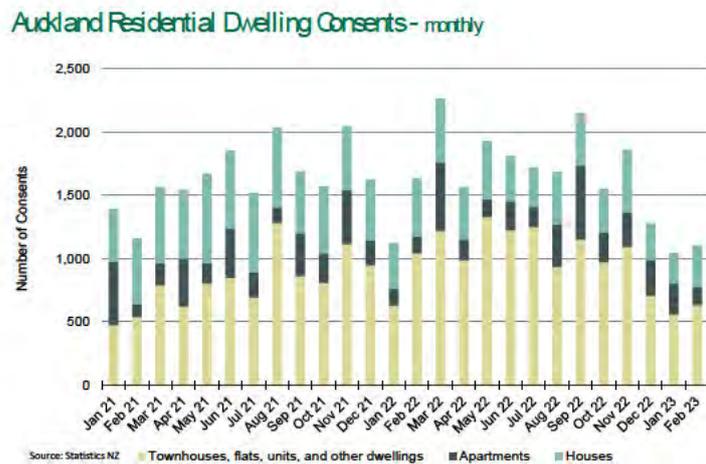
Auckland Dwelling Sales and Days to Sell



The 21,985 dwellings that were consented in Auckland for the year ended September 2022 represents an all time high for Auckland. On a per capita basis there were 13 new dwellings consented per 1,000 people in the city, up from 10.6 per 1,000 in 2021 and 8.6 in 2020. Moderating housing transaction market conditions have started to impact consent volumes, especially for terraces. The annual total to February 2023 is 5% below the peak that occurred six months prior.



In 2020 townhouses became the dominant dwelling typology consented and this trend intensified into 2021 and 2022. In the year to February they represent 58% of all dwellings consented in the Region; with apartments at 16% and stand alone houses at 22%.



The upward trend in fixed mortgage rates appears to have reversed over the past couple of months. The RBNZ indicator of standard terms offered for 2 year fixed rate mortgages declined from 7.08% to 7.00% since December while the 5 year rate declined from 7.32% to 7.05%. This follows 3%-3.5% of rate rises from December 2020.

Floating mortgage rates have somewhat stabilised over the past couple of months, going from 7.81% in December to 7.84% in February 2023. Floating rates are the highest rates on offer.

Mortgage Interest Rates



The apartment development pipeline is shrinking as project completions exceed new commencements. Since August 2022 there have been 17 launches, 51 completions, with 14 projects also being abandoned.

The current pipeline comprises 7,070 units in 131 buildings planned for completion by 2025.

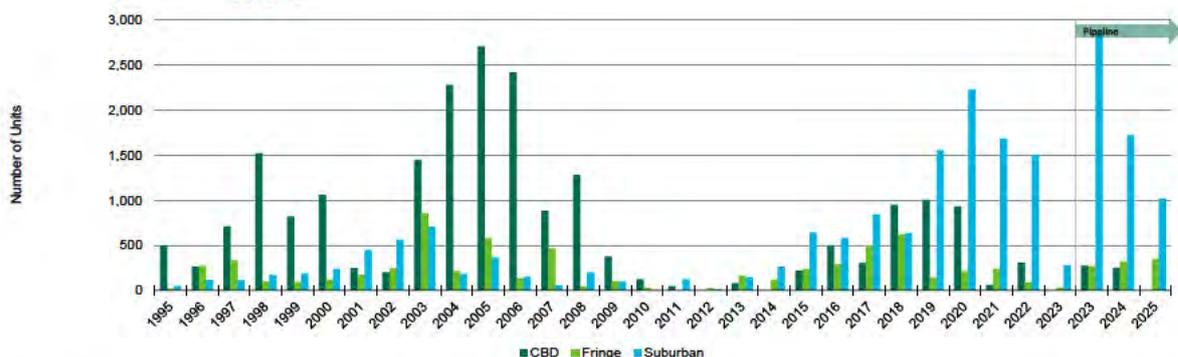
- CBD Pipeline            3 projects, 527 units
- Fringe Pipeline        18 projects, 933 units
- Suburban Pipeline    110 projects, 5,610 units

Breakdown of the pipeline by development stage:

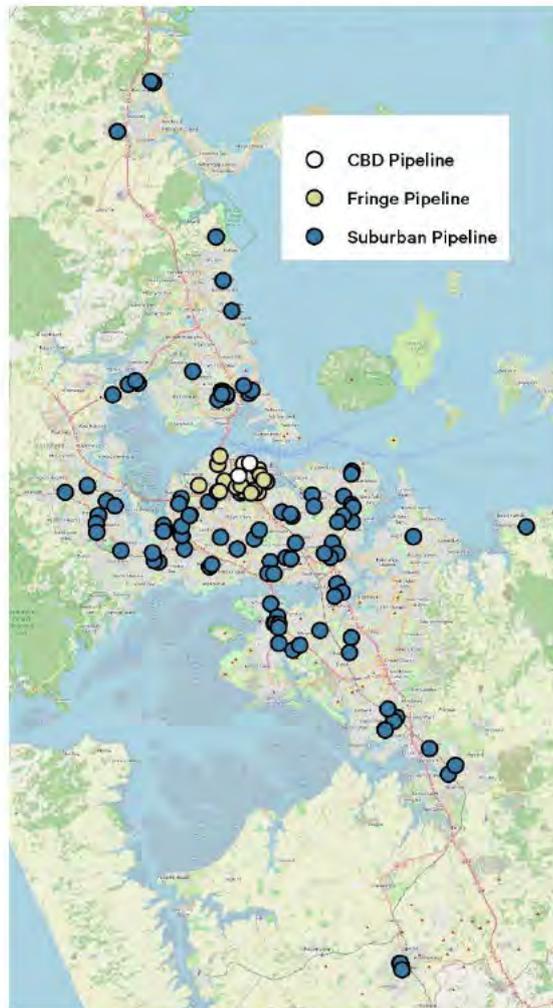
- Under construction    100 projects, 5,111 units
- Building consent        15 projects, 941 units
- Marketing                16 projects, 1,018 units

Although new launches are down from an activity perspective the market looks buoyant with the volume of projects under construction resulting in a significant pipeline of product being completed in 2023 in the suburban market.

Auckland Apartment Supply by Location

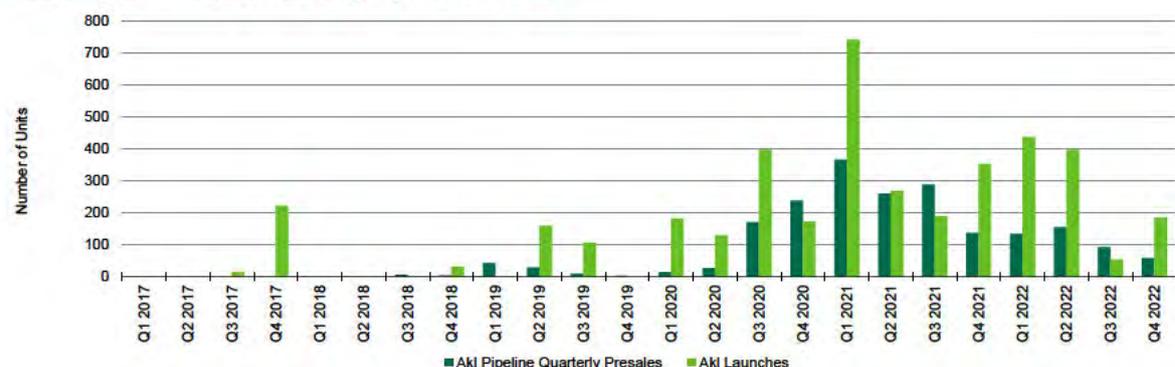


Locationally, apartment development activity is widespread across the Auckland urban area although with some concentration on the Isthmus, especially for more recent launches where new build pricing remains competitive.



While new apartment launches are slowing the total number of apartments for sale are greater than the pre sales achieved. In the first two quarters of last year, apartment off the plan pre sales were 155 and 160 units respectively. This sale volume was comparable to that observed during the slow market of the 2018-2019 period and about 60% down from the 400+ average quarterly sales between Q3 2020 and Q3 2021. In the second half of 2022 sale activity slowed further, moderating to 93 in Q3 2022 and 57 in Q4 2022.

#### Quarterly Launches and Quarterly Pipeline Presales



The cumulative hikes in the OCR have had a material impact on commercial real estate markets in the past year. A significant gap emerged during 2022 on pricing expectations between vendors and purchasers with debt cost and availability being the two key influences on buy side demand. In the current environment, investors are tending toward value add opportunities, which can still offer a positive carry. Overall, we expect sales volumes to increase through 2023 as some owners feel the impact of increasing debt costs and well capitalised buyers position to buy at lower price points.

While return requirements and the risks around realising these differ from sector to sector, we are still seeing upward yield pressure on all sectors. This reinforces, of all influences, the dominant impact interest rates have on pricing. The industrial sector remained the most favourably viewed asset class, but our assessment shows above average easing in Prime industrial yields (+46 bps) in the last three months of 2022. This is likely because Prime industrial yields were the lowest of all sectors in late 2021 and therefore developed the largest negative carry when interest rates unravelled.

On an annual basis during 2022 for Prime property CBRE adjusted industrial market yields up by 113 bps, office up by 99 bps and retail centres up by 54 bps. In the first quarter of 2023 industrial appears to have found a floor in pricing but office and retail are still seeing upward pressure on yields.

## Summary

1. With sales value and volumes down, listings up and ever-increasing interest rates, the general trend is for a continued weakness in the residential sector.
2. Most developers need to generate presales so that construction funding can be secured. Currently this is difficult and is leading to reduced demand and value for development sites.

[REDACTED]

[REDACTED]

- Source CBRE.

#### 7.4 Onehunga Wharf Update

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h);  
and*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

## 11.0 Port Precinct Future Redevelopment

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*

<p><b>Out of cycle decision: Supports programme; Onehunga</b></p>	<p># 04/22</p>	<p>The Eke Panuku Board made an out-of-cycle decision between the April and May board meetings. The resolution is recorded here for completeness.</p> <p>The Eke Panuku Board approved a decision to:</p> <ul style="list-style-type: none"><li data-bbox="655 360 1378 674">i. </li><li data-bbox="655 696 1378 831">ii. Delegate authority to the Chief Executive to execute sale and purchase documentation on terms and conditions generally in accordance with those outlined in this paper.</li></ul>
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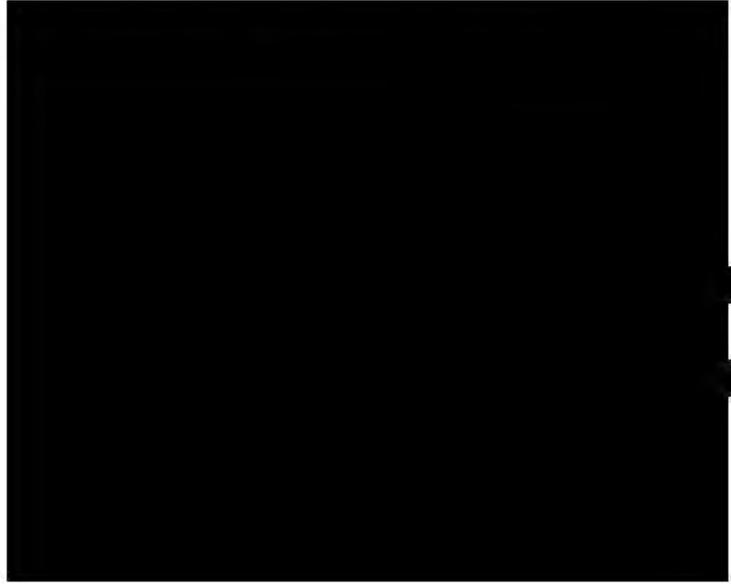
**Out of cycle  
decision:  
Supports  
programme;  
Optimisation  
Opportunity  
Remuera**

# 04/22

John Coop was not included in this decision due to a declared conflict of interest.

The Eke Panuku Board made an out-of-cycle decision between the April And May board meetings. The resolution is recorded here for completeness.

The Eke Panuku Board approved a decision to:



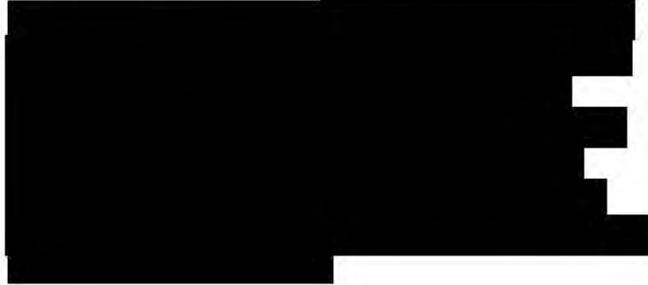
<p><b>Out of cycle decision: Supports programme; Pukekohe</b></p>	<p># 04/22</p>	<p>The Eke Panuku Board made an out-of-cycle decision between the April and May board meetings. The resolution is recorded here for completeness.</p> <p>The Eke Panuku Board approved a decision to:</p> <ol style="list-style-type: none"><li>1. Approve the sale of 9 Hall St, Pukekohe, being Section1, SO plan 489697 containing 889 sqm through an open market process to achieve urban renewal as a public work under the Public Works Act 1981 (PWA).</li><li>2. Delegate authority to the Chief Executive to execute the required documentation to sell the property based on the following key terms:  </li><li>ii. the development of the property being in general alignment with the Essential Outcomes and Design Guidelines</li><li>iii. In line with Eke Panuku policy, a 5 Greenstar rating for any commercial component over 1000 sqm or a 6 Homestar Built rating certificate for any residential component.</li></ol>
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**Out of cycle  
decision: Draft  
Annual Budget  
FY24**

The Eke Panuku Board made an out-of-cycle decision between the April and May board meetings. The resolution is recorded here for completeness.

The Eke Panuku Board approved a decision to:

i.



<p><b>Out of cycle decision: Supports programme; Eastern Busway</b></p>	<p># 04/22</p>	<p>John Coop was not included in this decision due to a declared conflict of interest.</p> <p>The Eke Panuku Board made an out-of-cycle decision between the March and April board meetings. The resolution is recorded here for completeness.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
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## Director interests at 24 May 2023

Member	Interest	Company / Entity	Conflicts pre-identified?
Paul F. MAJUREY	Chair	Eke Panuku Development Auckland Limited	
	Member	Auckland Light Rail Mana Whenua Sponsors Group	
	Director	Atkins Holm Majurey Limited	
	Director	Hāpai Commercial General Partner Limited	
	Chair	Hāpai Housing General Partner Limited	
	Chair	Hauraki Collective (12 iwi collective)	
	Tangata Whenua Representative	Hauraki Gulf Forum	
	Director	Homai General Partner Limited	
	Chair	Impact Enterprise Partnership GP Limited	
	Director	Manawa GP Limited	
	Chair	Marutūāhu Collective (5 iwi collective)	Possible
	Chair	Marutūāhu Rōpū General Partner Limited	
	Director	MO5 Properties Limited	
	Director	MRLP Group Limited	
	Chair	Ngāti Maru Limited	Possible
	Director	Pare Hauraki Asset Holdings Limited	
	Chair	Puhinui Park GP Limited	
	Chair	Te Pūia Tāpapa GP Limited	
	Chair	Tūpuna Taonga o Tāmaki Makaurau Trust Limited (Tūpuna Maunga Authority)	
	Director	Westhaven Marina Limited	
Chair	Whenuapai Housing GP Limited		
Director	Whenua Haumi Roroa o Tamaki Makaurau General Partner Limited		

Member	Interest	Company / Entity	Conflicts pre-identified?
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<b>David I. KENNEDY</b>	Director	Eke Panuku Development Auckland Limited	
	Chair	Beachlands South GP Ltd (JV between NZ Super Fund and Russell Property Group)	
	Member	Business Reference Group Te Arotake Future for Local Government	
	Director	Cathedral Property Limited	
	Director	Grantley Holdings Limited	
	Chair	Kaha Ake GP Ltd (JV between NZ Super Fund and Classic Developments)	
	Director	Naylor Love	
	Trustee	New Zealand Housing Foundation	Possible
	Chief Executive	Te Kaha Project Delivery Ltd	
	Director	Westhaven Marina Ltd	

<b>John COOP</b>	Director	Eke Panuku Development Auckland Limited	
	Managing Director and Principal	Warren and Mahoney	Possible

<b>Jennifer KERR</b>	Director	Eke Panuku Development Auckland Limited	
	Committee member	Audit and Risk – Police	
	Deputy Chair	Callaghan Innovation	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Craig Investment Ltd	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Forsyth Barr	
	Settlor, Trustee, Beneficiary	J.R. Kerr Trust	
	Chair	NZTE	
	Member	Port Nicholson Trust	
	Member, Advisory Board	University of Waikato Management School	
	Board member	Waipa Networks Ltd	
	Chair	WorkSafe New Zealand	

Member	Interest	Company / Entity	Conflicts pre-identified?
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<b>Steven EVANS</b>	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Chief Executive	Fletcher Building LTD	Yes
	Director	Homai General Partner Limited	
	Director	Okahukura GP Limited	
	Member	Steering Group Construction Industry Accord	
	Director	Tauoma FRL Limited Partnership	
	Board Member	Urban Development Institute of New Zealand	Yes

<b>Susan HURIA</b>	Director	Eke Panuku Development Auckland Limited	
	Director	Accessible Properties NZ Ltd	
	Chair	Leaderbrand Holdings and associated entities	
	Director	Ospri and associated entities	
	Director/Shareholder	Rawa Hohepa	
	Director	Royal College of General Practitioners	
	Director/Shareholder	Susan Huria Associates (2003) Limited	

<b>Kenina COURT</b>	Director	Eke Panuku Development Auckland Limited	
	Shareholder	Arrakis Limited	
	Director	Banking Ombudsman Scheme Limited	
	Director	BDE Bonus Limited	
	Director	Business in the Community (2013) Limited	
	Director	Business Mentors New Zealand Limited	
	Director	CP Resettlement Trustees Limited	
	Director	Eight Peaks Holdings Limited	
	Director	Fale Developments Limited	
	Director	Fortitudine Trustees Limited	
	Director	Greer Family Trustees Limited	
	Director	Holly Corp Trustees Limited	
	Director	Huma Holdings Limited	

Member	Interest	Company / Entity	Conflicts pre-identified?
Kenina COURT (cont'd)	Director	IBS.	
	Shareholder	IBS Corporation Limited	
	Director	It's Happened Trustees Limited	
	Director	KW Westgate Limited	
	Director	Lovelock Trustees Limited	
	Director	Lujato Trustees Limited	
	Director	M&G Trustees Limited	
	Director	Market Kitchen Limited	
	Director	Nathan Whanau Trustees Limited	
	Director	New Gipsy Limited	
	Director	NTA Holdings Limited	
	Director	Oceania Career Academy Limited	
	Director	Pathfinder Management Partner Limited	
	Director	Pathfinder Trustees Limited	
	Director	Pathsol Limited	
	Director	PGFT Trustees Limited	
	Director	Platinum Securities Limited	
	Director	PSL Freedom Limited	
	Director	Rice Family Trustees Limited	
	Director	Silvereye Investments Limited	
	Director	Slice Limited	
Director	Stak Trustees Limited		
Director	Twinlion Trustees Limited		
Director	Up Skill Teams Limited		

## Director Meeting Attendance Register – 2022 / 2023

	2022					
	27 Jul	24 Aug	28 Sep	26 Oct	23 Nov	16 Dec
P. Majurey	✓	C A N C E L L E D	✓	✓	×	✓
D. Kennedy	✓		×	✓	✓	✓
J. Coop	✓		✓	✓	✓	×
K. Court	✓		✓	✓	✓	×
S. Evans	×		✓	×	✓	✓
S. Huria	✓		✓	✓	✓	✓
J. Kerr	✓		✓	✓	✓	✓

	2023									
	22 Feb	22 Mar	26 Apr	24 May	28 Jun	26 Jul	27 Sept	25 Oct	22 Nov	13 Dec
P. Majurey	✓	✓	✓							
D. Kennedy	✓	✓	✓							
J. Coop	✓	✓	✓							
K. Court	✓	✓	✓							
S. Evans	✓	✓	✓							
S. Huria	✓	✓	✓							
J. Kerr	✓	✓	✓							
S. Solomon	✓	✓	✓							

Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in partly **confidential** session, in person at 82 Wyndham Street, Auckland and online via Teams, on Wednesday 22 March 2023 commencing at 2.30pm.

<b>Attending</b>		<p><b>Board:</b> Paul Majurey – Chair, David Kennedy – Deputy Chair, John Coop, Kenina Court, Steve Evans, Susan Huria, Jennifer Kerr</p> <p><b>Executive:</b> David Rankin – Chief Executive (until 3.15pm) Gyles Bendall – GM Design &amp; Place, Alaina Cockerton – Head of People &amp; Culture, Angelika Cutler – GM Community &amp; Stakeholder Relations, Carl Gosbee – Chief Financial Officer, Marian Webb – GM Assets &amp; Delivery, Ian Wheeler – Chief Operating Officer, Allan Young – GM Development, Kathy Crewther – Governance Manager</p> <p><b>In Attendance:</b> Selio Solomon (Board Intern) - apology Ana Belanovic Melinda Greshoff (Minute Taker)</p>
<b>Opening remarks</b>		The Chair welcomed everyone to the Board meeting, Karakia
<b>1. Meeting Opening</b>		The Board meeting opened at 2.30pm.
<b>1.1 Public deputation</b>	1 03/23	None
<b>1.1 Procedural motion to exclude the public</b>	3 03/23	Pursuant to clause 12.3 of the Eke Panuku Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed.
<b>1.2 Apologies</b>	4 03/23	
<b>2.0. Chief Executive's report</b>  <b>Part 1</b>	5 03/23	<p>David Rankin, Chief Executive, introduced the report and commented on some issues in it. The Board discussed the workshop held with the Council and KPMG regarding Urban Regeneration. Main feedback given verbally, and formal written feedback was signed off by Paul Majurey.</p> <p>The Eke Panuku Board received the report.</p>
<b>Part 2 of CE Report - Avondale Central</b>		<p>Avondale Central</p> <p>The Chair left the meeting for this item due to a declared conflict of interest. The Chief Executive was also absent for this item due to a diary clash. The Deputy Chair chaired the Board.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

		<ul style="list-style-type: none"><li>• [REDACTED]</li><li>■ [REDACTED]</li><li>■ [REDACTED]</li></ul> <p>Board members then made the following comments:</p> <ul style="list-style-type: none"><li>• [REDACTED]</li><li>■ [REDACTED]</li></ul>
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		<ul style="list-style-type: none"> <li>█ [REDACTED]</li> <li>█ [REDACTED]</li> <li>█ [REDACTED]</li> </ul> <p>David Kennedy outlined the following steps which will be undertaken:</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<p><b>Part 3 of CE Report – additional items</b></p>		<p>Mr Majurey resumed the Chair.</p> <p>Group Shared Services update:</p> <ul style="list-style-type: none"> <li>• Various Auckland Council Group office spaces are being marketed as there is an overall surplus and need to consolidate. This exercise includes our leased office space. Once the market testing is complete a way forward will be determined. Cost pressures on the council group have increased.</li> </ul> <p>City Centre</p> <ul style="list-style-type: none"> <li>• John Coop sought an update on the city centre work.</li> <li>• A detailed update will come to the Board in May.</li> <li>• He asked whether there is a way for the action plan to be presented and discussed and whether the private sector in the central city has been consulted with.</li> </ul> <p>Ian Wheeler reported that a range of targeted stakeholder discussions are underway with business, universities, and communities in March / April. The action plan will reflect that the next 1-3 years is already largely committed primarily around CRL and Midtown. It will identify priority actions for the next 4 - 10 years in the context of the City Centre Master Plan.</p>

<p><b>3.1 Health and safety update (public session)</b></p>	<p>6 03/23</p>	<p>Carl Gosbee, Chief Financial Officer, introduced the Health &amp; Safety Report for February 2023. Paul Brown, Head of Health, Safety &amp; Wellbeing, joined the meeting for this item.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• There are two notable incidents related to the cyclone event.</li> <li>• In light of the extreme weather events, it was suggested that arborists might be contracted to assess risk with trees on public land.</li> <li>• Clarification was sought on what happened to the information collected by security and Māori wardens. The Board was assured that information is circulated to police and Auckland Transport.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<p><b>4.1 Draft Statement of Intent (public session)</b></p>	<p>7 03/23</p>	<p>Kingsha Changwai, Manager Business Planning &amp; Reporting, introduced the report.</p> <p>The Board discussed the following:</p> <ul style="list-style-type: none"> <li>• The Draft Statement of Intent (SOI) is due back to the council at the end of the month.</li> <li>• The key change is Eke Panuku's response to the letter of expectation of the shareholder. <ul style="list-style-type: none"> <li>• Page 13: In light of the recent hui, there is risk of misconception that the re Māori initiatives outcome target being reduced and the reduced number of programmes and projects will affect the Māori outcomes. The Māori Outcomes team has not been reduced. We will inform Mana Whenua that the number of initiatives in the SOI has been reduced as a result of reduced number of projects due to the annual plan budget reductions by the council. The Māori Outcomes team has not been reduced. We will also include commentary in the SOI on reducing target number of Māori Initiatives. in Māori outcomes or at least record including reasons for reduction.</li> <li>• Suggested that our central role in enabling property development not really emphasised enough. The Chief Executive agreed and indicated it would be corrected.</li> <li>• The Chief Executive commented that Eke Panuku will continue to think about climate impact in regeneration projects and plans and respond appropriately. The Chief Executive noted projects like the Te Ara Awataha Project at Northcote that addresses flooding risk. The CE noted that the council responds on major infrastructure investment and has made provision in the FY24 Annual Plan change.</li> <li>• Construction sector concerns around the issue of business failures to be included in the SOI.</li> <li>• A question was raised about the policy to meet with other CCO boards. The Executive Leadership Team has decided we do need to resume the sessions with local boards; the first meeting with Waitemata then Henderson. CCO boards not prioritised for the moment.</li> <li>• Kingsha Changwai commented that the council's response to the KPMG report on the review of Eke Panuku Performance measures will help determine our final SOI Performance Measures and Targets. This will also determine Performance Measures for the long-term plan. This will come back to the Board in the final SOI in July May.</li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>• [REDACTED]</li> </ul>
<b>5.1 Eke Panuku public information and communications framework. (public session)</b>	11 02/23	<p>Angelika Cutler, GM Community &amp; Stakeholder relations, introduced the report.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• The website is being refreshed and new social media channels are being considered along with more use of current ones.</li> <li>• To help cost effectiveness, we work closely with the council team with shared suppliers. The communication guidelines align with council.</li> <li>• Market research is undertaken to see if the strategy is working. Key stakeholders are being interviewed and community research undertaken. Resources limit us to our neighbourhoods so regional research is limited.</li> <li>• There has been a major effort over the last 18 months to relaunch the website to make it an easier and more useful public engagement tool. Improvements are being made to the way of accessing the location material and improving its currency.</li> <li>• The relaunch of website is on track for May. It is a culmination of a lot of work and shifts the language and content. It would be good to get feedback after its launch to see if it is effective. The ability to update and refresh at pace is important.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board accepted the report.</p>
<b>5.2 Mana whenua outcomes 6 monthly report and appendix (public session)</b>	12 02/23	<p>Daniel Haines Head of Māori Outcomes introduced the report.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• A successful hui was held with the Mana Whenua Rangatira earlier in the day.</li> <li>• Daniel Haines updated the board on the recent High Court primacy issue.</li> <li>• There are two major projects to note: the Waitemata Second Crossing and Auckland Light Rail. They include mana whenua.</li> <li>• The team is organising a separate meeting with Ngāti Whatua as part of the discussion around future Port land development. The other mana whenua is participating as part of our forum.</li> <li>• The lack of uptake on the Iwi group fund is understandable given limitations. It is not suitable for larger development projects. They are small amounts of money, but this is what was recommended and will have to be re-visited as per agreed approach.</li> </ul> <p>The Chair thanked Daniel Haines and Angelika Cutler and their team for the significant amount of effort they have made in developing relationships with mana whenua.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>6.1 Director interests</b>	13 03/23	<p>The Eke Panuku Board reviewed and received the Register of Directors' Interests.</p>

<b>6.2 Director meeting attendance</b>	14 03/23	The Eke Panuku Board noted the Directors' meeting attendance.
<b>6.3 Minutes of the 22 February 2023 board meeting</b>	15 03/23	The Eke Panuku Board reviewed and confirmed the Minutes of the Board Meeting 22 February 2023, with confidential information included, as a true and accurate record of the meeting.
<b>6.4 Board action list</b>	16 03/23	The Eke Panuku Board noted the Board action list.
<b>6.5 Board forward work programme</b>	17 03/23	The Eke Panuku Board noted the Board forward work programme.
<b>7.0 General Business</b>	18 03/23	There were no items of general business.
<b>Close of Board meeting</b>	19 03/23	The meeting closed with a karakia at 4.03pm

**Confirmed as a true and accurate record:**

\_\_\_\_\_ **Chair**

\_\_\_\_\_ **Date**

There were no items of general business at the time of publishing.