

Board Report

Date

Wednesday,
15 December 2021

Venue

82 Wyndham St and
online via Zoom



Board agenda

Where:	In person at 82 Wyndham St and online via Zoom
When:	Wednesday, 15 December 2021 1.00 pm – 3.00 pm
Board members:	Paul Majurey – Chair David Kennedy – Deputy Chair John Coop – Director Steve Evans – Director Jennifer Kerr – Director Kenina Court – Director Susan Huria – Director
Liaison councillor:	Cr Efeso Collins

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 Panuku or Auckland Council. Under Section 7 of the Local Government Official Information and Meetings Act 1987, 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).*

1.	<p>Meeting open</p> <p>1.1 Procedural motion to exclude the public Put the motion that, pursuant to clause 12.3 of the Panuku Constitution, the public be excluded from the following proceedings of this meeting, so that commercially sensitive issues can be discussed in confidential session.</p> <p>1.2 Apologies</p>
2.	<p>Decision papers</p> <p>2.1 Willis Bond Stage 3</p> <p>2.2 Transport Orientated Developments Opportunities</p> <p>2.3 44 Hamer Street – Long term lease</p> <p>2.4 Potential Development Partner</p> <p>2.5 Supports 84-100 Morrin Rd, St Johns (Paul Majurey and Steve Evans declared conflict of interest)</p> <p>2.6 Financial Reporting to Auckland Council 31 December 2021</p> <p>2.7 Downtown Carpark Redevelopment (John Coop declared conflict of interest)</p>
3.	<p>Governance matters</p> <p>3.1 Director interests</p> <p>3.2 Director meeting attendance</p> <p>3.3 Minutes of 24 November 2021 board meeting</p>

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.

2.1 Willis Bond Stage 3

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*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

2.2 Transport Orientated Developments Opportunities

This paper has been redacted under the following LGOIMA reasoning:

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

Whakarāpopototanga matua | Executive summary

1. Following the November 2020 Eke Panuku decision to negotiate exclusively with SeaLink, the Executive commenced negotiations, facilitated engagement with mana whenua and assisted SeaLink with refining its design.
2. Public consultation was required as the Site is a strategic waterfront asset. Auckland Council publicly consulted on the long-term lease proposal through the 2021-31 long term plan (LTP) in February/March 2021.

[REDACTED]

[REDACTED]

[REDACTED]

6. The proposal is consistent with the Wynyard Point/Te Ara Tukutuku Plan and the nature of the marine services precinct in which it is located. The SeaLink proposal will help deliver on the vision for a smart working and connected waterfront, as described in the Waterfront Plan 2012.

Horopaki | Context

7. SeaLink is the current licensee of the Site and has been since 2019 when relocation works were completed. SeaLink is an essential service provider, connecting vehicles, goods, fuel and supplies to the Hauraki Gulf. We note that SeaLink is the only operator for sailings to Great Barrier Island and that this service is operated from the Site.
8. Following the November 2020 decision, the Executive:
 - a. Issued an essential outcomes and design guidelines document to assist SeaLink with developing its concept for the proposed office building.
 - b. Assisted SeaLink with its design for the Site and facilitated reviews from TAG. TAG was unanimous in its view that the "revised design was a highly successful response to both the operational programme for the facility and to the site and its industrial maritime context".
 - c. Facilitated engagement between mana whenua and SeaLink, and an expression of interest process to appoint a mana whenua artist to assist SeaLink with developing the design opportunities.

[REDACTED]

- e. Developed the sustainability and sustainable procurement outcomes with SeaLink. The Executive notes SeaLink's position as both developer and operator and acknowledges SeaLink's ongoing investment in its operational initiatives.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
[REDACTED]	[REDACTED]	[REDACTED]
9 December 2020	Finance and Performance Committee	<p>That the Finance and Performance Committee:</p> <p>Recommend to the Governing Body that the 10-year Budget 2021-2031 consultation document and supporting information include the following items for consultation:</p> <ul style="list-style-type: none"> i) a proposal for the transfer of ownership and a change in use for Bledisloe House through entering into a development agreement for a long-term ground lease of 125 years. ii) a proposal to divest the following heritage scheduled council-owned buildings: <ul style="list-style-type: none"> A) 2 The Strand, Takapuna B) 3 Victoria Road, Devonport iii) a proposal to provide for long-term leases on the following council-owned development sites in the city centre waterfront precinct, on which Panuku plans to partner with private developers to develop these sites: <ul style="list-style-type: none"> A) North Wharf – site 14

		<p>B) Jellicoe Street – site 19</p> <p>C) Silo 6 – site 12</p> <p>D) Wynyard Point east to west – Block A</p> <p>E) Wynyard Point north to south – Block B</p> <p>F) 44-56 Hamer Street – SeaLink ferry terminal</p> <p>G) 101 Pakenham Street West – Lysaght Building</p>
18 February 2021	Finance and Performance Committee	<p>That the Finance and Performance Committee:</p> <p>a) Agree to recommend to the Governing Body to adopt the Supporting Information for the Long-term Plan 2021-2031 (referred to as the 10-year Recovery Budget</p> <p>b) Agree to recommend to the Governing Body to adopt the Consultation Document for the Long-term Plan 2021-2031 (referred to as the 10-year Recovery Budget).</p> <p>c) agree to recommend to the Governing Body to delegate responsibility to the Chair of Finance and Performance Committee and the Group Chief Financial Officer to jointly approve any final edits required to the Consultation Document and Supporting Information in order to finalise the documents for uploading online and physical distribution.</p> <p>d) thank the Office of the Auditor General for their attendance at the meeting.</p>
25 May 2021	Finance and Performance Committee	<p>That the Finance and Performance Committee:</p> <p>a) agree to recommend to the Governing Body that the Recovery Budget, 10-year Budget 2021-2031 provides for:</p> <p>i) the transfer of ownership and a change in use for Bledisloe House through entering into a development agreement for a long-term ground lease of 125 years.</p> <p>ii) long-term leases on the following council-owned development sites in the city centre waterfront precinct, on which Panuku plans to partner with private developers to develop:</p> <p>A) North Wharf – site 14</p> <p>B) Jellicoe Street – site 19</p> <p>C) Silo 6 – site 12</p>

		<p>D) Wynyard Point – Block A and B</p> <p>E) 44-56 Hamer Street – Sealink ferry terminal</p> <p>F) 101 Pakenham Street West – Lysaght Building</p> <p>iii) the sale of the following council-owned buildings:</p> <p>A) 2 The Strand, Takapuna</p> <p>B) 3 Victoria Road, Devonport</p>
29 June 2021	Governing Body	Adopt the Recovery Budget (10-year Budget 2021-2031), as the council’s long-term plan for 2021-2031, including 21 local board agreements.

Nga whiringa me te taatai | Options and analysis

[Redacted content]

Ngā ritenga ā-pūtea | Financial and resourcing impacts

[Redacted content]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
15. The Site was the location for the red-billed gull and white-fronted tern colonies. The Council ecologist has since confirmed that the proposed construction footprint is not expected to affect the birdlife.

Tauākī whakaaweawe Māori | Māori impacts

16. Eke Panuku has facilitated engagement between mana whenua and SeaLink. Mana whenua has identified at least two opportunities within the design to reflect Māori identity.
17. Mana whenua believe the Site is a strategic gateway for passengers to access the Hauraki Gulf. The departure point could act as a gateway to welcome visitors and tell stories.
18. The Executive has facilitated an expression of interest process to appoint a mana whenua artist to work with the Sealink design team to develop the design opportunities. Mana whenua have appointed Ted Ngataki and Maaka Potini from Ngati Tamaoho as their nominated artists.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

19. Auckland Council shareholder and local board consultation was completed between December 2020 and February 2021 as part of the Auckland Council 2021-31 LTP approvals at the Finance and Performance Committee.
20. Public consultation for the long-term lease of this strategic asset was completed in March 2021 and the LTP was adopted by the Governing Body in June 2021.

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ngā koringa ā-muri | Next steps

25. The next steps are:

- a. Completion of commercial negotiation and development agreement.
- b. Further design development, Eke Panuku design review and approval of sustainability initiatives.
- c. Settlement and development monitoring.

Ngā tāpirihanga | Attachments

Attachment A - Site Plan - 44-56 Hamer Street

Attachment B - Indicative waterspace licence plan

Attachment C - Essential outcomes and design guidelines

[REDACTED]

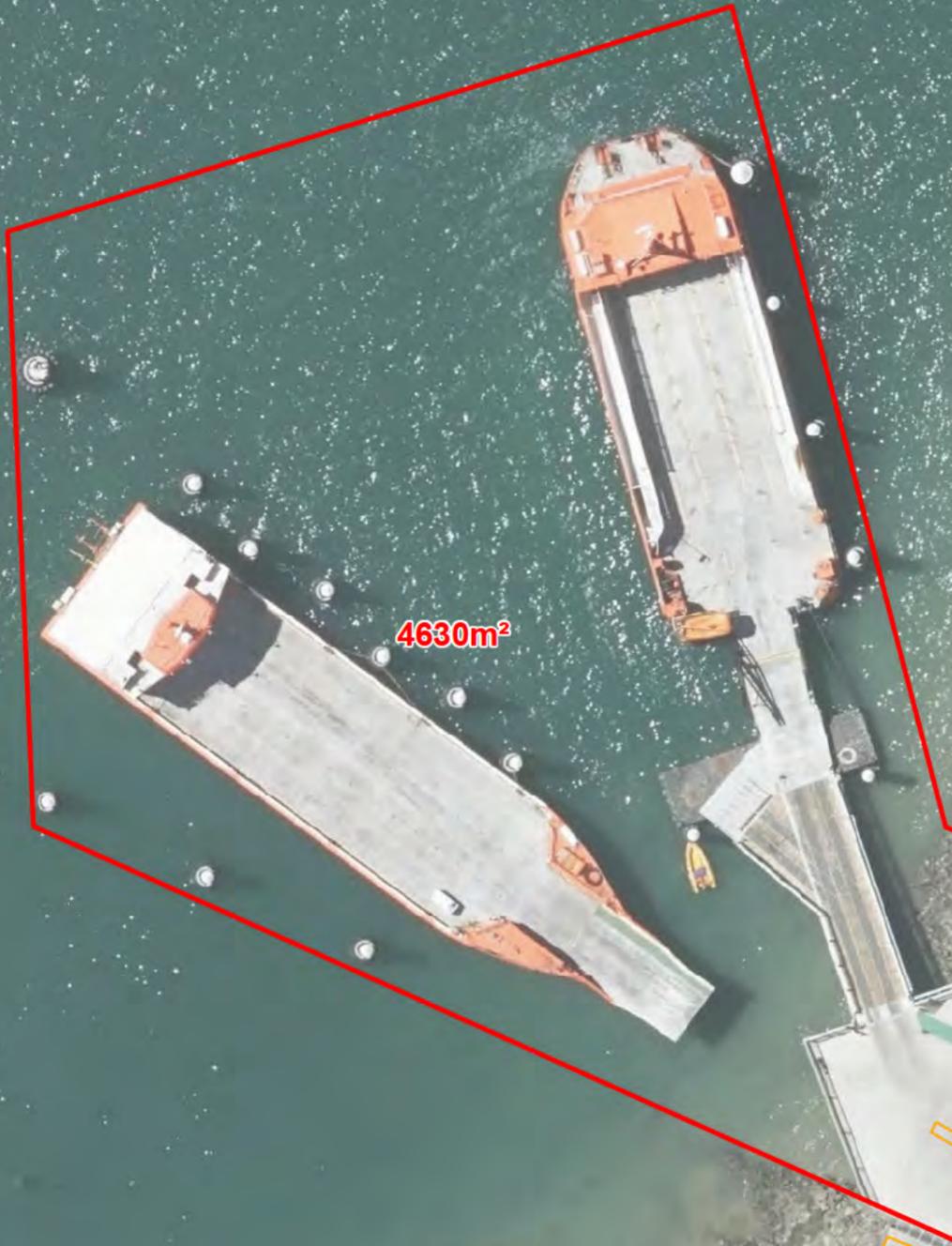
Ngā kaihaina | Signatories

Allan Young, GM Development

David Rankin, Chief Executive

Attachment 1: Site Plan – 44-56 Hamer Street





4630m²

Legend

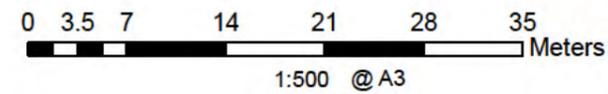
- Sealink
- Rate Assessment

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Date: Monday, 1 November 2021 5:10 39 pm
 Ref Number:
 File Name: PDA_Sealink_Basemap.mxd
 Published Name: PDA_Sealink_Waterspace_20211101.pdf

**Sealink Waterspace
(Approx)**

Orthophotography - 2021



**Panuku
Development
Auckland**

An Auckland Council Organisation

SeaLink Site

44-56 Hamer Street

Essential Outcomes and
Design Guidance

August , 2021

Rev 01

Contents

SeaLink Site - 44-56 Hamer Street Essential Outcomes and Design Guidance

—
Prepared by Eke Panuku Development Auckland

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Introduction

Purpose of this document

This document has been prepared to help shape design responses and identifies the essential outcomes that will form part of Eke Panuku's Development Agreement with SeaLink

Eke Panuku encourages innovation and due consideration should not be limited to the outcomes covered in this brief. The proposal will be considered based on design merit and can be discussed with Eke Panuku.

Background

44-56 Hamer Street is a 2,391m² site in Wynyard Quarter (Site). The site is currently home to SeaLink's city terminal as part of the resource consent negotiations for the 36th America's Cup (AC36).

SeaLink moved to this new site in 2019, when it was agreed that the space that SeaLink's terminal used before at North Wharf was needed for AC 36 infrastructure. Eke Panuku and SeaLink negotiated an agreement to relocate the SeaLink terminal from North Wharf. The Hamer Street site was identified by the parties as the preferred location.

Eke Panuku applied for the consents and coastal permits to facilitate the construction of the replacement ferry terminal at the Site in August 2018. The works progressed and were completed in October 2019. The Site was handed over to SeaLink under a licence to occupy which expires 30 November 2024. Eke Panuku

is also the consent holder for the adjacent waterspace under a Waterspace Occupation Consent.

SeaLink were unable to present a long-term lease offer prior to handover, however it issued an unsolicited bid in December 2019 followed by a development proposal in October 2020. SeaLink seeks to convert its licence to a 70-year prepaid lease. Its objective is to unlock development funding and develop a building to facilitate their operations, including offices, amenities, storage and for engineering support. It has a secondary objective of unlocking the capabilities of the adjacent waterspace.

The proposal is consistent with the Wynyard Point draft masterplan and the nature of the marine services precinct in which it is located. It is also consistent with the smart working and connected waterfront goals in the Waterfront Plan 2012 and the transport directions in the Auckland Plan 2050. Development of the Site also provides an opportunity for visual interest and activation as presently the Site is mostly hardstand and utilised for parking, storage and portable buildings.

Context Analysis

Planning Overview

The site falls within the Wynyard Sub-Precinct C, which intends to protect and support marine industry – an integral aspect of Wynyard Quarter’s authentic ‘working waterfront’ character.

Table 1 gives an overview of the planning provisions that apply to the site.

Site address	44-56 Hamer Street Auckland
Legal description	Lot 8 DP 133386, Lot 9 DP 133386, Lot 4 DP 456818
Site area	2397m ²
AUP(OP) Zoning	Business - City Centre Zone Coastal - General Coastal Marine Zone
AUP(OP) Precinct	Wynyard sub-precinct C [rcp/dp], Sub-precinct
AUP(OP) Overlays	Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay [rcp/dp] - E10, Mount Eden, Viewshafts
AUP(OP) Controls	Coastal Inundation 1 per cent AEP Plus 1m Control – 1m sea level rise Macroinvertebrate Community Index - Urban
AUP(OP) Designations	NA

IMPORTANT PLANNING STANDARDS

The proposed development will require a resource consent. The consent required will relate to the new building itself (a restricted discretionary activity under I214.4.2(A51)) and the construction of offices/maritime passengers’ operations greater than 100m² per site (a restricted discretionary activity under I214.4.1(A34)). This will require good underlying urban design and a site travel management plan for the new building.

Table 2 also summarises some additional provisions that apply to the site. Note that this is intended to give an indicative overview only and does not constitute a complete planning appraisal.

Verandahs (standard H8.6.26)	Required
Minimum frontage height (H8.6.25)	13m
Maximum building height (Precinct plan 5)	18m
Maximum floor area ratio (Precinct Plan 3)	1.5:1
Maximum Parking (standard I214.6.1)	1 space per 150m ² of office GFA 1 space per 105m ² of all other GFA

FUTURE PLAN CHANGE

Eke Panuku is currently working on a plan change for Wynyard Point. It is currently anticipated that standards relating to noise may change.

As such, noise from activities in on the subject site must comply with the following limits in Table 3 measured at 1m from the façade of any building containing current habitable spaces (as defined in the NZ Building Code) or future habitable spaces, as indicated by the “Indicative Future Development Sites” shaded areas on the Context Analysis Map on the following page.

Noise source location	Noise limit		Noise receiver location
	Day 7am-11pm	Night 11pm-7am	
Sealink site	65 dBA LAeq	60 dB LAeq(15 min) 70 dB Leq(15 min) @ 63Hz 65 dB Leq(15 min) @ 125Hz 85 dB LAFmax	Current habitable spaces AND future habitable spaces shown in Figure 1

CURRENT CONSENTS AND DEVELOPMENT

There are a number of consents that currently apply to the site. This includes LUC60325755, the land use consent associated with Sealink’s move to their current site in 2019. Before any future consent can be lodged, the responsibility for Sealink’s ongoing compliance with operational management plans associated with LUC60325755 must be transferred to Sealink rather than being held by Eke Panuku.

Furthermore, all temporary buildings associated with Sealinks current operations must be fully consented.

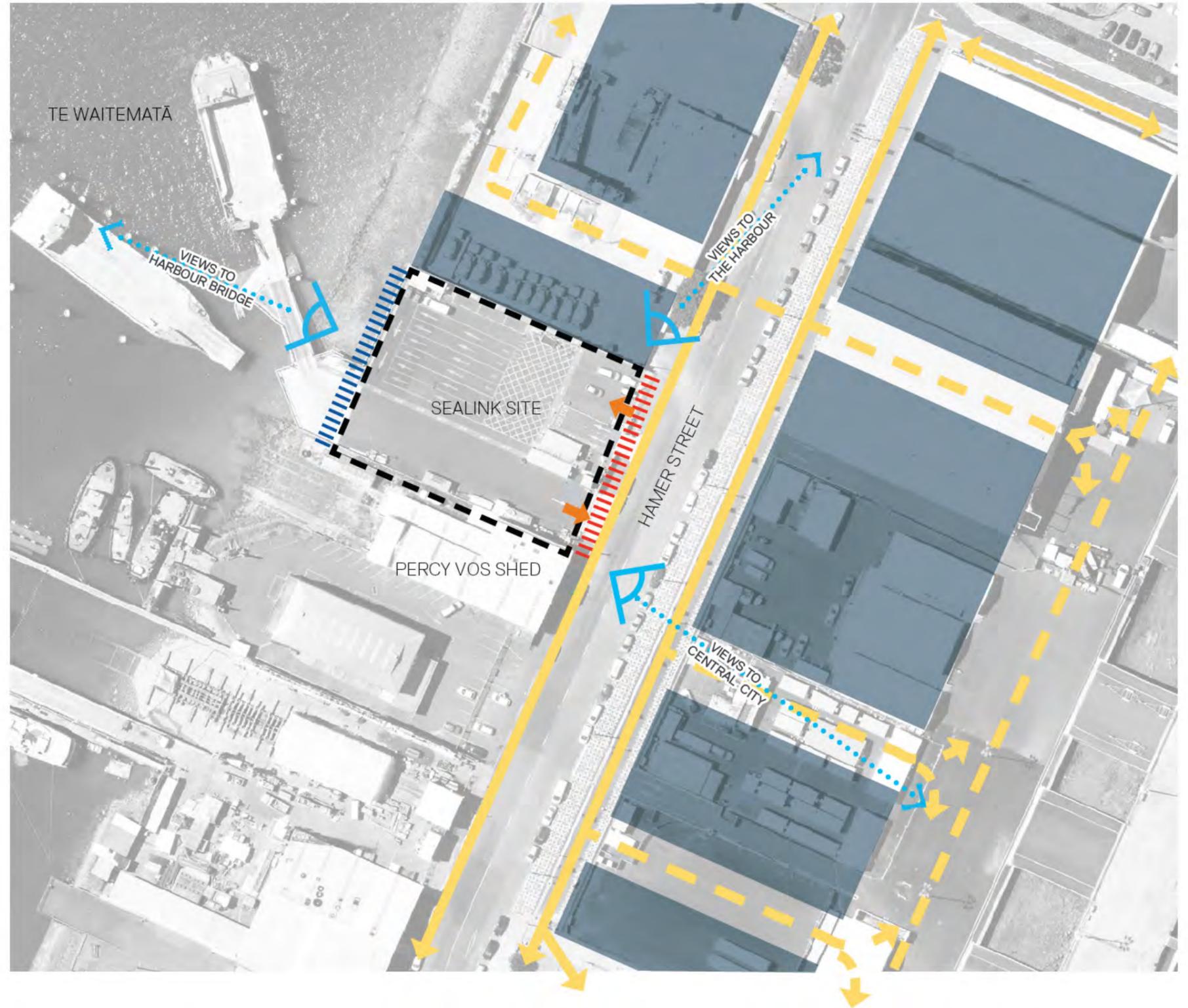
FUTURE RESOURCE CONSENT LODGMENT

The development proposal will be reviewed by Eke Panuku as part of the agreement, which will include independent design review by TAG, and a letter of support or letter with items to further review, through the process. We expect a review prior to lodging Resource Consent and prior to Lodging Building Consent.

Please refer to Design review section on page 8.

Context Analysis

Current and Future Context



Indicative Future Development Footprint

LEGEND

Opportunities

- Harbour views and city views
- Existing vehicle entry/ exit points
- Water frontage
- Street frontage
- Existing pedestrian permeability
- Future pedestrian

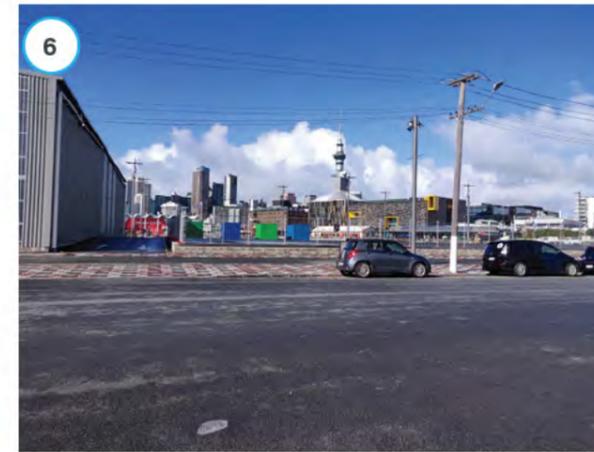
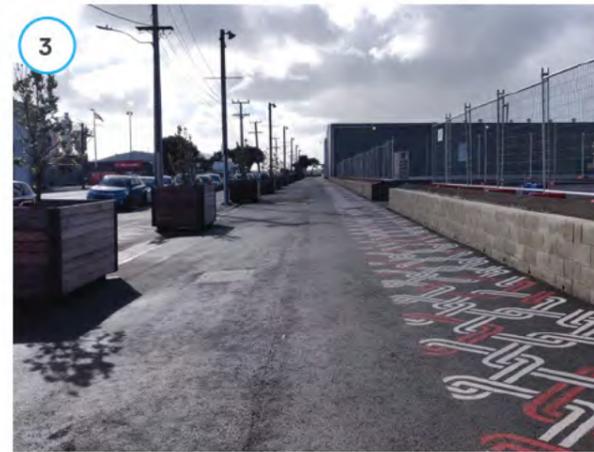
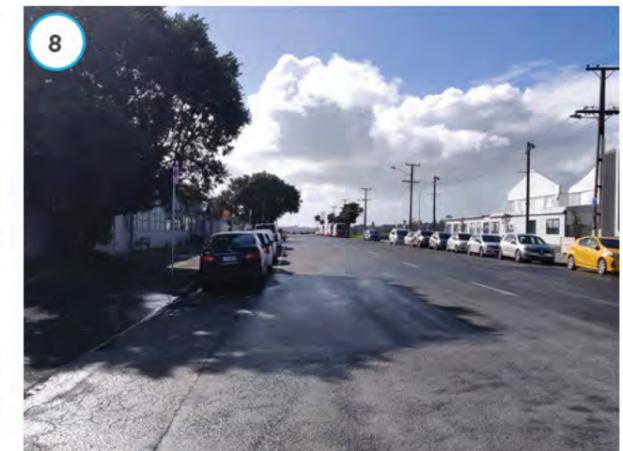
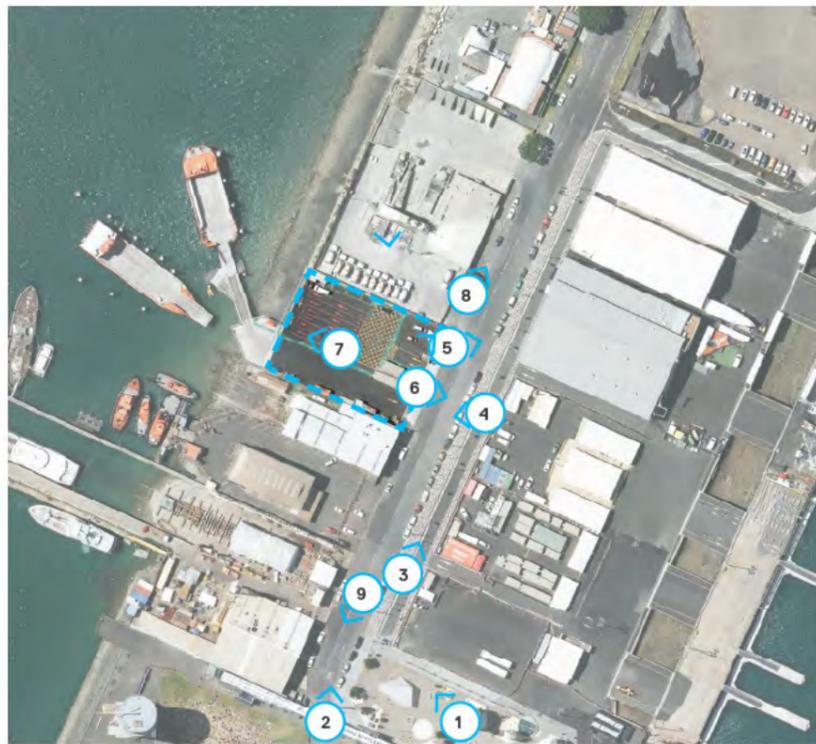


Context Analysis

Site Photos

At present the site context is characterised predominantly by the neighbouring marine industry and America's Cup bases and infrastructure.

As development of the point evolves over the coming years, this character will grow to include mixed use built form of a height greater than the current context (18M and higher), and an improved public realm and street/laneway network. This development will also increase the number and presence of workers, residents and the general public in the area.



Essential Outcomes

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

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

Other outcomes that relate to management or other specific aspects of a site may be required and provided within the Development Agreement.

The proposed must achieve the following outcomes:

1. Respect and reflect our vision and values

- a. Protect and express Māori cultural heritage and the history of this part of Te Waitematā and Tāmaki Makaurau through partnership and collaboration with mana whenua.
- b. Respond positively to the Vision and Goals of the Waterfront Auckland Plan 2012 and the 'Te Ara Tukutuku Final Draft Masterplan Document July 2021 Rev-1'.

2. Respond to existing marine industrial and heritage context

- a. Incorporate design that draws inspiration from the existing industrial and marine character.
- b. Respond to site context with respect to scale, materiality, colour and proportions. i.e. consider the street context in relation to the neighbouring Percy Vos boat shed.
- c. Interpret and translate local heritage character into the designs without replicating an historical pastiche.
- d. Ensure designs are 'of place' i.e. avoid generic design that results in typical commercial architecture.

3. Contribute to future context

- a. Consider the significant improvements coming to Wynyard Point in terms of future built form and park development compared to the present context, and contribute positively to that future context.

- b. Demonstrate frontage design for the site that contributes to the future mixed-use street character, with active building frontage facing Hamer Street
- c. Show signs of occupation/activity above ground level (if more than one level is proposed) through opening windows, doors, balconies, visibility into retail and office areas. Minimise internally focused design.
- d. Provide signage design details including any associated lighting. Signs are to relate to tenancies and activities within the site. Third party signage is not allowed. Signs to be provided on walls, not poles. Corporate branding should be limited (in both quantity and scale).

4. Safety of users and public

- a. Minimise conflicting paths between pedestrians and vehicles, especially on Hamer Street and minimise vehicle crossing widths.
- b. Have a strategy for after hours appearance and function that is legible and safe.

5. Respond to standards of sustainability

- a. Provide design that incorporates best practice sustainable design and achieves a higher performance than typical developments in Auckland;
- b. Respond to standards of sustainability (Assume Sustainable Development Framework 2013);
- c. Ensure suitably qualified sustainability professional is part of design team.

Design Guidance

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

- a. Celebrate and express connection to the water where possible through sight-lines to Te Waitemata.
- b. Acknowledge the role of sealink as "supplier to the islands" – as lifeline and conveyer of goods, fuel and supplies to the gulf. This sort of narrative that can enrich and enliven the scheme and contribute to the "working waterfront" ethos of Wynyard point.
- c. The concept of "waharoa" or gateway as expressed by mana whenua at the Sea Link governance forum meeting also aligns with this narrative.
- d. Consider the implementation of rain gardens or other green infrastructure that could contribute positively to the mauri and health of Te Waitematā.
- e. Representation of narrative concepts developed in collaboration with mana whenua should be expressed at a fundamental or architectonic level, not merely applied two dimensionally to an unrelated underlying form.

- f. Integrate any fencing sensitively into building and streetscape. Consider the potential use of soft landscaping to aid this.
- g. Depending on the scale of the proposal, consider articulating the roof plane to create variation in heights and profiles, or signify the entranceway.
- h. Articulate elevation treatments with 'push and pull' elements – a façade that steps in and out creates a richer elevation. Relief creates shadow lines that further enhance appearance.
- i. Create a finer grain of elevation treatment to meet with human scale, where appropriate. Glazing and transparency – perhaps to reveal stairs or show the comings and goings of people inside - can help articulate larger industrial scaled elevations if this is an outcome.

NOTE

- + Note: Eke Panuku uses the Auckland Design Manual as a reference document to guide design quality. <http://www.aucklanddesignmanual.co.nz/>

Design Review Process

Collaboration with Eke Panuku

Panuku seek to work collaboratively with development partners and their design teams. We suggest 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 should be provided to Eke Panuku Design Team prior to lodging resource consent and building consent for review and feedback.

Independent Panel review

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 review is used as part of the consenting process, at pre lodgement stage, instead of the Council's Auckland Urban Design Panel (AUDP).

TAG is also involved at each stage of Eke Panuku's regeneration programme from vision setting, masterplanning to reference designs.

We involve TAG at critical points of design development to assist in review as needed.

TAG's support and their recommendations to guide Eke Panuk's design team in final approval of design.

Precedent Examples

The following case studies demonstrate examples that reflect the maritime industrial heritage of Wynyard Quarter, in both an existing refurbishment and a future proposal.

While not necessarily commensurate in scale or function with the subject site, they illustrate desirable urban outcomes which are sought for this project.



Project: **Percy Vos Shed**

Architect: Matthews and Matthews Architects

Description:

The Vos Shed and Yard, located at 36 Hamer Street on Wynyard Point utilising monies for the Auckland Council Long-term Plan in order to save the building from demolition and enable a pathway forward for its restoration.

The restoration of the Percy Vos Shed demonstrates the potential for new construction to blend with heritage character and that modest application of scale and materials can still make a successful contribution to the local streetscape and ethos of the 'working waterfront'.



Project: **Orams Stage 1**

Architects: RTA Studio

Description:

The location known as Site 18 on the corner of Beaumont and Jellicoe streets will be transformed into a marine village that supports a marine refit facility. This will include refit workshops shortly and eventually include commercial buildings and a residential tower on the northern end.

Orams Stage 1 illustrates a counterpoint to the modesty of the Vos Shed, but in a way that remains true to local marine industrial character through architectural form.

2.4 Potential Development Partner

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*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

Decision paper: Supports 84-100 Morrin Rd, St Johns

Author: Pete Johnston, Development Manager & Allan Young, GM Development

November 2021

Ngā tūtohunga | Recommendations

1. That the Eke Panuku Board:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

d. Note:

[REDACTED]

[REDACTED]

- iii. The site will be developed in accordance with the Essential Outcomes and Design Guidelines for 84 -100 Morrin Road, these are summarised as follows:
- iv. Site to be developed for residential housing comprising not less than 250 dwellings of varying typologies.
- v. The development must provide a minimum of a 6 Homestar Built rating certificate for any residential component.
- vi. Passive surveillance of the reserve and internal roads.
- vii. The design will be reviewed by the Technical Advisory Group.

viii. The Essential Outcomes and Design Guidelines were approved by the Eke Panuku Board in October 2020.

ix. The limited contestable sale process and the parties in the process was approved by the Eke Panuku Board in October 2020.

Whakarāpopototanga matua | Executive summary

2. The property is part of the Eke Panuku Supports programme and comprises a 5.8Ha site of cultural significance which has been used in the past as a quarry and landfill.
3. The site was approved for sale by the Strategy and Finance Committee on 13 September 2013 (Resolution number SF/2013/102) to help offset the purchase cost of the adjoining Colin Maiden Park. The sale is subject to retention and redevelopment of Te Tauoma (Purchas Hill) as an area of public open space at a potential cost of \$3m to be funded from the sales proceeds.

[REDACTED]

10. Eke Panuku essential outcomes and design guidelines will be met. The essential outcomes require working with the typology of the site, providing passive surveillance of the reserve and internal roads, minimising the number of intersections with major roads, providing a minimum of 250 dwellings in a range of typologies. All dwellings to a minimum of 6 Homestar. The design will be reviewed through an internal Eke Panuku process and by the Technical Advisory Group.

11. Given the cultural significance of the wider site and Eke Panuku's strategic objective to work with Mana Whenua, the sale of the site is in accordance with section 4.2 of Eke Panuku's Selecting Development Partners Policy.

Horopaki | Context

12. The site was approved for sale to help offset the purchase cost of the adjoining Colin Maiden Park. Subject to retention and redevelopment of Te Tauoma (Purchas Hill) as an area of public open space at a potential cost of \$1.35m [now \$3m as noted in the Eke Panuku October 2020 Board Report] to be funded from the sales proceeds.

13. Although the key objective of the sale is to maximise sale proceeds it will also contribute towards Eke Panuku's cross cutting themes as follows:

- i. Quality Urban Design and Development – Guided by Eke Panuku's Essential Outcomes and Design Guidelines
- ii. Sustainability and Climate Change -Through the adoption of Homestar 6 as a minimum requirement and the remediation of a contaminated site.

- iii. Economic Outcomes - An increased permanent residential population with previously unusable land now generating rating revenue.
- iv. Māori outcomes - Engagement with Mana Whenua (Te Tauoma and the sale of the site).

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
13/9/2013 Strategy and Finance Committee	Resolution number SF/2013/102	Approval to sell
[REDACTED]	[REDACTED]	[REDACTED]

Nga whiringa me te taatai | Options and analysis

14. The Eke Panuku Executive has considered four options for the sale of the site:

- leaving the site 'as is' for redevelopment at a future date.
- listing the site for sale on the open market.
- dealing directly with Mana Whenua to come up with a joint proposal for redevelopment and remediation of the site and if unsuccessful follow the same process with a party selected from the open market (preferred option).
- remediating the site and selling on the open market.

15. Given the complex ground conditions, Eke Panuku's strategic objective for working with iwi and the cultural history surrounding the wider site, it was considered appropriate to initially limit the sales process to those Iwi who had provided an initial expression of interest.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

Ngā ritenga ā-pūtea | Financial and resourcing impacts

[Redacted text block]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

[Redacted text block]

Tauākī whakaaweawe Māori | Māori impacts

[Redacted text block]

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

[Redacted text block]

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

31. The location of the site within an existing suburban centre close to existing infrastructure including train and bus routes supports sustainable outcomes.
32. Eke Panuku's climate objectives are supported by the requirement for the developer to adopt Homestar, with a minimum of 6-star rating required.

Ngā koringa ā-muri | Next steps

33. The steps and timeframes proposed to progress the decision are as follows:

- [Redacted]
- [Redacted]
- [Redacted]

Ngā tāpirihanga | Attachments

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Allan Young, GM Development

David Rankin, Chief Executive

Decision paper: Financial Reporting to Auckland Council 31 December 2021

Author: Michele Harpham, Finance Manager

December 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. delegate approval of the 31 December 2021 reporting pack and representation letter to Auckland Council to the Audit and Risk Committee.

Whakarāpopototanga matua | Executive summary

1. Eke Panuku is required to deliver to Auckland Council a reporting pack with the 31 December 2021 interim financial statements by 27 January 2022, and a letter of representation and confirmation of sign-off by the Audit and Risk Committee or the Board by 15 February 2022.
2. As there is no Eke Panuku Board meeting scheduled before the deadline, executive recommend that this sign-off is delegated to the Audit and Risk Committee.

Horopaki | Context

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
11 November 2020 Eke Panuku Board meeting	Decision Paper - 31 December 2020 Results Reporting to Auckland Council	Following the conclusion of the discussions, the Panuku Board delegated approval of the 31 December 2020 reporting pack and representation letter to Auckland Council to the Chief Executive Officer (acting) and the Chief Financial Officer.

Nga whiringa me te taatai | Options and analysis

3. Auckland Council is required to release its 31 December 2021 interim financial results to the New Zealand Stock Exchange. To support the preparation of the group interim

financial statements, Eke Panuku needs to provide a financial reporting pack to Auckland Council by 27 January 2022.

4. Auckland Council engage Audit New Zealand to review the group interim financial statements. Audit New Zealand has advised that a review for the reporting pack from Eke Panuku is not required for this period.
5. Auckland Council require either the Eke Panuku Board or Audit and Risk Committee to confirm sign-off the reporting pack, and provide a representation letter, by 15 February 2022. As there is no board meeting in January, and an Audit and Risk Committee meeting is scheduled for 14 February 2022, the executive recommend that sign-off of the reporting pack and representation letter is delegated to the Audit and Risk Committee. A matching representation letter will be provided by the Chief Executive and Chief Financial Officer to the Audit and Risk Committee.

Ngā koringa ā-muri | Next steps

6. The reporting pack will be endorsed by the Chief Financial Officer and sent to Auckland Council by 27 January 2022. The reporting pack and representation letter will be approved by the Audit and Risk Committee and sent to Council by 15 February 2022.

Ngā kaihaina | Signatories

Carl Gosbee, Chief Financial Officer

David Rankin, Chief Executive

Decision paper: Downtown Car Park Expressions of Interest.

Author: Allan Young GM Development

December 2021

Ngā tūtohunga | Recommendations

[Redacted text block]

Whakarāpopototanga matua | Executive summary

[Redacted text block]

[Redacted text block]

[REDACTED]

[REDACTED]

Horopaki | Context

7. The approved divestment programme includes a three-stage process:

- Stage 1 - Market soundings with selected parties. This was completed in July 2021.
- Stage 2 - EOI process which was an open market process. This was undertaken during late October / November. It closed on 30 November 2021.

[REDACTED]

[REDACTED]

Stage 2 EOI process

8. The 'lean' EOI process was 'in market' from 29 October and closed on 30 November.

9. The EOI process was open market for which an extensive marketing campaign was run through a wide range of media, including digital media. The media channels used included print copy and digital marketing in the NZ Weekend Herald, Stuff, Australian Financial Review and LinkedIn.

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

Entity	Partners/ Named stakeholder	Comments
[Redacted]	[Redacted]	[Redacted]

[Redacted]

Nga whiringa me te taatai | Options and analysis

[Redacted]

Ngā ritenga ā-pūtea | Financial and resourcing impacts

[Redacted]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

[REDACTED]

Tauākī whakaaweawe Māori | Māori impacts

19. The redevelopment opportunity was discussed in the Eke Panuku Mana Whenua Governance hui at its March 2021 meeting. An update on the strategic outcomes for the site was provided at the June 2021 meeting with an invitation to all 19 iwi to participate in the market testing process.

[REDACTED]

21. The Executive is refining the strategic outcomes into essential outcomes. This includes developing the Te Aranga design principles and future engagement to explore the potential for cultural expression, and commercial and social procurement opportunities.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

22. Key stakeholders, including the Waitemātā Local Board, Heart of the City and ACCAB have been consulted.

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

[REDACTED]

Ngā koringa ā-muri | Next steps

[REDACTED]

[REDACTED]

[REDACTED]

Ngā kaihaina | Signatories

Allan Young, GM Development

Marian Webb, GM Assets & Delivery

David Rankin, Chief Executive

Director interests at 19 November 2021

Member	Interest	Company / Entity	Conflicts pre-identified?
Paul F. MAJUREY	Chair	Panuku Development Auckland Limited	
	Director	Arcus Property Limited	
	Director	Atkins Holm Majurey Limited	
	Chair	Hāpai Housing General Partner Limited	
	Director	Hāpai Commercial 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	Koau Property General Partner 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	
	Co-Chair	Sea Change Tai Timu Tai Pari Ministerial Advisory Committee	
	Chair	Te Pūia Tāpapa GP Limited	
	Director	Tikapa Moana Enterprises Limited	
Chair	Tūpuna Taonga o Tāmaki Makaurau Trust Limited (Tūpuna Maunga Authority)		
Chair	Whenuapai Housing GP Limited		
Director	Westhaven Marina Limited		

David I. KENNEDY	Director	Panuku Development Auckland Limited	
	Director	Cathedral Property Limited	
	Director	Grantley Holdings Limited	
	Director	Naylor Love	
	Trustee	New Zealand Housing Foundation	Possible
	Chair	Beachlands South GP Ltd	
	Chair	Kaha Ake GP Ltd	
	Member	Business Reference Group Te Arotake Future for Local Government	
	Member	Advisory board, Mayo Calder Ltd	

John COOP	Director	Panuku Development Auckland Limited	
	Managing Director and Principal	Warren and Mahoney	Possible

Jennifer KERR	Director	Panuku Development Auckland Limited	
	Board member	New Zealand Rugby	
	Board member	NZTE	
	Board member	Callaghan Innovation	
	Board member	Waipa Networks Ltd	
	Settlor, Trustee, Beneficiary	J.R. Kerr Trust	
	Masters Student	University of Waikato	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Forsyth Barr	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Craig Investment Ltd	
	Member	Port Nicholson Trust	
	Committee member	Audit and Risk – Police	

Steven EVANS	Director	Panuku Development Auckland Limited	
	Chief Executive	Fletcher Building LTD	Yes
	Member	MBIE Building Advisory Panel	Yes
	Member	Steering Group Construction Industry Accord	
	Board Member	Urban Development Institute of New Zealand	Yes
	Director	Homai General Partner Limited	

Susan HURIA	Director	Panuku Development Auckland Limited
	Trustee	Construction Health & Safety NZ (CHASNZ)
	Director	Connexis
	Chair	Gisborne Covered Production
	Chair	Leaderbrand Holdings and associated entities
	Director	Ospri and associated entities
	Director/Shareholder	Rawa Hohepa
	Director	Royal College of General Practitioners
	Business Reference Group member	Te Arotake Future for Local Government

Kenina COURT	Director	Panuku Development Auckland Limited
	Director	KW Westgate Limited
	Director	PGFT Trustees Limited
	Director	French Trustees Limited
	Director	Eight Peaks Holdings Limited
	Director	Lovelock Trustees Limited
	Director	Pasifika Enterprises Limited
	Director	Platinum Securities Limited
	Director	Stornoway Developments Limited
	Director	Huma Holdings Limited
	Director	It's Happened Trustees Limited
	Director	Rice Family Trustees Limited
	Director	Pathfinder Trustees Limited
	Director	Pathsol Limited
	Director	PSL Freedom Limited
	Director	TOH Limited
	Director	Twinlion Trustees Limited
	Director	Up Skill Teams Limited
	Director	NTA Holdings Limited
	Director	Holly Corp Trustees Limited
	Director	Market Kitchen Limited
	Director	Nathan Whanau Trustees Limited
	Director	Fale Developments Limited
	Director	CP Resettlement Trustees Limited
Director	Banking Ombudsman Scheme Limited	
Director	M&G Trustees Limited	

Director	New Gipsy Limited
Director	Pathfinder Management Partner Limited
Director	BDE Bonus Limited
Director	Silvereye Investments Limited
Director	Lujato Trustees Limited
Director	Fortitudine Trustees Limited
Director	Oceania Career Academy Limited
Director	Stak Trustees Limited

Director meeting attendance register – 2021 / 2022

	2021						2022					TOTAL
	28 Jul	25 Aug	22 Sep	27 Oct	24 Nov	15 Dec	Feb	Mar	Apr	May	June	
P.F. Majurey	✓	✓	✓	✓	✓							
J. Coop	x	✓	✓	✓	✓							
D.I. Kennedy	✓	✓	✓	x	✓							
R.I. Leggat	✓	✓	✓	✓								
J. Kerr	✓	✓	✓	✓	✓							
K. Court	✓	✓	✓	✓	✓							
S. Huria	✓	✓	✓	✓	✓							
S. Evans	x	✓	✓	✓	✓							

LOA – Leave of absence

Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in **confidential** session, via Zoom, on Wednesday 24 November 2021 commencing at 10.00am.

<p>Attending</p>		<p>Board: Paul Majurey – Chair, David Kennedy – Deputy Chair, John Coop, Susan Huria, Jennifer Kerr, Kenina Court, Steven Evans</p> <p>Executive: David Rankin – Chief Executive, Gyles Bendall – GM Design & Place, Alaina Cockerton – Head of People & Culture, Brenna Waghorn – GM Strategy & Planning, Angelika Cutler – GM Community & Stakeholder Relations, Carl Gosbee – Chief Financial Officer, Marian Webb – GM Assets & Delivery, Ian Wheeler – Chief Operating Officer, Allan Young – GM Development, Talia Hodgson – Governance Manager</p>
<p>Opening remarks</p>	<p>1 11/21</p>	<p>The meeting opened with a Karakia at 10:00am.</p>
<p>1.1 Apologies</p>	<p>2 11/21</p>	<p>There were no apologies for this meeting.</p>
<p>2. Chief Executive's report</p>	<p>3 011/21</p>	<p>David Rankin, Chief Executive, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • Resource Management Act and housing supply initiatives and potential impacts. ■ [REDACTED] • Various complexities around the City Centre were noted including safety and security, ways to encourage investment and visitation, and the importance of consultation including with the universities and key private sector players. • Acknowledgement that a number of strategies and objectives under the Master Plan have been met over the past two decades and that there are positive factors and initiatives moving forward. <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<p>3. Health and safety</p>	<p>4 11/21</p>	<p>Carl Gosbee, Chief Financial Officer, joined the meeting and introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • Mental health and wellbeing services noting that Instep has recently been brought on board to assist in this space in place of EAP, with an increase in use noted across the Council group. Full reports will be available in due course, including figures relating specifically to Eke Panuku. • Safety measures and response times if an incident occurs to a lone worker. • Corrective actions in response to internal audit. It was noted that this information is discussed within the Audit & Risk Committee but will be made available to the Board within future Health & Safety reports. <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<p>4.1 Annual Report 30 June 2021</p>	<p>5 011/21</p>	<p>Carl Gosbee, Chief Financial Officer, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • The Annual Report has been reviewed by the Audit & Risk Committee, with some amendments discussed, agreed and incorporated.

		<ul style="list-style-type: none"> The valuation issue has not yet been resolved and the calculations are still being worked through with the auditors. If the auditors support the changed valuation, this will be accepted and documented. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>Approved:</p> <ol style="list-style-type: none"> the Annual Report for the year ended 30 June 2021, subject to any significant changes required by Audit New Zealand being discussed with and approved by the Chair and the Chair of the Audit and Risk Committee. Delegation to the Audit and Risk Committee Chair and to the Eke Panuku Board Chair to approve the letter of representation to Audit NZ, subject to receiving a similar letter of representation from the Eke Panuku executive.
4.2 Sustainable procurement targets	6 11/21	<p>Brenna Waghorn, GM Strategy & Planning, introduced the report. Kristen Webster, Head of Corporate Responsibility, and Duncan Munro, Principal Advisor Corporate Responsibility joined the meeting for this item. The board discussed the following matters:</p> <ul style="list-style-type: none"> Supplier diversity statistics and proposed targets, which are aspirational but also considered realistic and achievable. Definition for Māori and Pasifika suppliers with a request to have this included in future reports for full clarity. The benefits of using supply intermediaries (e.g., Amotai and Akina) who identify and support Māori and Pasifika businesses and social enterprises, including building capability. Tuning in with what other professional organisations are doing to support employment and supplier diversity. Opportunities to break larger projects into smaller parts suitable for different businesses. Diversity and sustainable procurement will be monitored and reported on in due course. Also noted development partner selection is a topic for strategy day. Zero-waste and waste minimisation strategies, timeframes, data collection and measurement. It was noted that a zero-waste event follows four key principals. Additional information will be circulated including definitions regarding supplier diversity and direct/indirect spend. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>Approved:</p> <ol style="list-style-type: none"> Supplier diversity targets of 7.5 per cent direct spend and 15 per cent indirect spend overall, with priority location specific targets of 10 per cent direct spend and 25 per cent indirect spend for Eke Panuku neighbourhoods in south and west Auckland. A soft-strip and deconstruction methodology approach to reduce construction and demolition waste for works carried out by development partners and Eke Panuku-led works. A zero-waste target for all Eke Panuku-led events.
4.3 132 Greenlane East	7 11/21	<p>Marian Webb, GM Assets & Delivery, introduced the report. Paul Majurey left the meeting for this item given his declared conflict, and David Kennedy took the role as Chair. The board discussed the following matters:</p> <ul style="list-style-type: none"> Management of the development.

		<ul style="list-style-type: none"> • Valuation of the property – process, outcome, and alignment with market. • Acknowledgement that this is a quality development with an urban design outcome on a prominent site. • Potential outcomes if the Build to Rent model doesn't come to fruition as BTR not an essential outcome. • Suggestion to discuss, at the Strategy Day, what can be done to encourage the Build to Rent model into the future and any value implications. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Noted:</p> <ul style="list-style-type: none"> c. the site will be developed generally in accordance with the 132 Greenlane East Essential Outcomes, these are summarised as follows: <ul style="list-style-type: none"> i. The development must incorporate a quality mixed use multi storey building that contributes to the streetscape of Green Lane East and Nolan Road through attractive building form and activation on ground level. ii. Must provide active ground floor along the Green Lane East frontage. iii. The main pedestrian entry for the uses located on upper levels is to be directly from the street frontage. iv. Any car access to be provided must be off Nolan Road only with vehicular entry to be a maximum of 6m wide. v. Any carparking on site has to be sleeved from public view. vi. The development must provide a minimum of a 6 Homestar Built rating certificate for any residential component.
<p>4.4 2 Pompallier Terrace – Optimisation</p>	<p>8 11/21</p>	<p>Marian Webb, GM Assets & Delivery, introduced the report. Gavin Peebles, Head of Development, joined the meeting for this item. The board discussed the following matters:</p> <ul style="list-style-type: none"> • Traffic management during the development, noting AT's involvement in the proposal. • Work regarding design and essential outcomes and guidelines which will be undertaken in due course, noting this is a good opportunity on a high-quality site with some sensitivities.

		<ul style="list-style-type: none"> • Provision of carparks and other service provision forms part of the proposal, noting this site won't go to market if the development doesn't go ahead with Urban Collective. • Implications of title and service charges. • A paper will come back to the Board in mid-2022 to set essential outcomes. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>Approved:</p> <ol style="list-style-type: none"> a. The recommendation to the Finance and Performance Committee of the proposed redevelopment opportunity at 2 Pompallier Terrace, Ponsonby under the council's service property optimisation policy; b. The exclusive negotiation with Urban Collective through a non-contestable site sale process under section 4.2 of Eke Panuku's Selecting Development Partners Policy in accordance with independent valuation advice; <p>Noted:</p> <ol style="list-style-type: none"> c. That this proposal will enable title to be retained by council for use as an underground car park and public toilet facility, with part of the airspace being turned into a public plaza and the remaining portion a mixed-use development; d. That should the Finance and Performance Committee approve the sale of the land, a go to market strategy decision paper outlining the key essential outcomes will be presented to the Board for approval at a future meeting.
4.5 Realignment and refresh of communications information	9 11/21	<p>Angelika Cutler, GM Community & Stakeholder Relations, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • Internal engagement has been undertaken with Eke Panuku staff, including a focus group which staff found useful, fun and positive. • Concerns around removal of the word "Aucklanders" in the revised and shortened Vision Statement which may impact the connection with those Eke Panuku serves. The Board was advised that the Vision Statement will appear with specific context and information about Eke Panuku's work, rather than stand alone, and that it had been shortened to be less cumbersome and prescriptive. • Discussion around whether the word "creating" is the best word to use when "shaping" or "enabling" could be more apt. • The next step is external communication in the hope of generating better recognition of Eke Panuku. Following the conclusion of discussions, the Eke Panuku Board: <p>Approved:</p> <ol style="list-style-type: none"> a. The recommended alignment and communications materials including the update to our vision statement: Creating amazing places.
4.6 Urban Renewal Acquisitions	10 11/21	<p>Ian Wheeler, Chief Operating Officer, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • The purpose of the proposed change to delegations which is to enable more flexibility and ability to move quickly when opportunities arise that support urban renewal but are not covered within approved Programme Business Cases.

		<ul style="list-style-type: none"> • It was noted that the draft policy supports an acquisition approach with clear criteria and principles, and any purchase would be made within budget. • Agreement that the Chair and Board should be informed when any such purchase is being contemplated, in advance of the delegation being exercised, and this step should be included in the documentation. • Suggestion and agreement that a full Delegations Authority review will be undertaken. • Comfort that \$15m is an appropriate threshold at present and this can be reviewed in time. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>Approved:</p> <ol style="list-style-type: none"> a. The change to the Board Delegated Authority Policy and Standard which delegates to the Chief Executive the ability, subject to specified criteria and thresholds, to acquire certain properties for the purposes of urban renewal. In summary, changes will allow the Chief Executive to: <ol style="list-style-type: none"> i. approve the purchase of a single property, not included in the Board approved transaction strategy, on the open market for a value up to and including \$10,000,000 ii. make a conditional offer, subject to Board approval, on a single property, not included in the Board approved transaction strategy, on the open market for a value above \$10,000,000 and up to \$15,000,000 b. When exercising the above delegation, CE to advise the Board. c. The Acquisition Policy which sets out the framework for Eke Panuku to utilise when acquiring land property in support of urban renewal programmes, either by compulsory acquisition, or on the open market
<p>4.7 Eke Panuku Approach to COVID-19 Vaccinations</p>	<p>11 11/21</p>	<p>Alaina Cockerton, Head of People & Culture, and Carl Gosbee, Chief Financial Officer, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • The proposed requirement for staff, contingent workers, and visitors to be fully vaccinated has been met with strong support from staff. If approved, it would likely not be enforced until 2022. • Pros and cons of a softer approach than mandatory vaccination were explored. • Reasons why some staff opposed vaccination, noting most respondents supported it. Comments from the staff consultation are included in the report. • Practicalities around people coming back to the office prior to Christmas under the Red-Light system. • Implications regarding engagement with mana whenua and alternative ways for their continued participation in a safe and appropriate way. Further consideration will be given to this matter. • Risk assessment and criteria regarding mandatory vaccination requirements with more in-depth consideration to be given to this.

		<ul style="list-style-type: none"> • The need to remain broadly in step with the Council family and introduce the policy in a collaborative way, with the aim of avoiding a segregated or divisive environment. • The importance of having a clear, simple and understandable policy. <p>The Chair thanked the ELT for the work done on this matter.</p> <p>The Board accepted the policy as recommended.</p> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> a. Endorsed the approach to require all Eke Panuku employees, volunteers, contractors, contingent workers, and visitors to our offices be fully vaccinated against COVID-19 with effect from 1 December 2021. b. Delegated approval for the final policy to be signed off by the Board Chair and Chief Executive.
5.1 Mana Whenua outcomes update	12 11/21	<p>Angelika Cutler, GM Community & Stakeholder Relations, introduced the report. Daniel Haines, Head of Maori Outcomes, joined the meeting for this item. The board discussed the following matters:</p> <ul style="list-style-type: none"> • Improved relationships with mana whenua over the past year, with the majority supporting Eke Panuku's work. • The infrastructure and policy regarding investment grant funds available to assist mana whenua to participate in commercial opportunities is being developed. • Commercial strategies with mana whenua, deal flow, methodologies etc will be discussed at the Board Strategy Day with a focus on transparency and predictability. • Proposal that iwi groups are invited to future Board meetings with a suggestion they talk about their history as well as their aspirations. • Relationships are critical, including in an informal way. • Care is needed regarding language (paras 42-47). • Endorsement of the ongoing journey and commendation to the team for the work done. <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
5.2 Asset Management Plans, Strategy and Policy	13 11/21	<p>Marian Webb, GM Assets & Delivery, introduced the report.</p> <p>The Eke Panuku Board received the report.</p>
6.1 Director interests	14 11/21	<p>The Eke Panuku Board reviewed and received the Register of Director's Interests.</p>
6.2 Director meeting attendance	15 11/21	<p>The Eke Panuku Board noted the directors' meeting attendance.</p>
6.3 Minutes of the 27 October 2021 board meeting	16 11/21	<p>The Eke Panuku Board reviewed and confirmed the Minutes of the Board Meeting 27 October 2021, with confidential information included, as a true and accurate record of the meeting.</p>
6.4 Board action list	17 11/21	<p>The Eke Panuku Board noted the board action list.</p>
6.5 Board forward work programme	18 11/21	<p>The Eke Panuku Board noted the board forward work programme.</p>

7.1 General Business - Intern Programme	19 11/21	<p>Strategy Day:</p> <ul style="list-style-type: none"> • The Strategy session will be held in-person at the Eke Panuku offices, if possible, under the Red-Light system, with relevant measures in place. Those who prefer to join online can do so. • It was noted that Susan and Jennifer are apologies and that Allan and Marian have a workshop to attend on the same day. • There will be a short Board meeting on the day to cover priority matters. • Board members will be informed of all details and arrangements. <p>Intern Programme:</p> <ul style="list-style-type: none"> • Susan provided background about the Intern Programme, advising that Pulotu Selio Solomon, who will start in February 2022 for 18 months. Each Board member will have the opportunity to mentor him, and a schedule will be drawn up. • The Chair thanked Susan and all Board members for supporting this programme, adding that Mana Whenua will be part of the programme.
Close of board meeting	20 11/21	The meeting closed with a Karakia at 12:35pm.

Read and confirmed

_____ Chair

_____ Date