

Board Report

Public

Date

Wednesday,
26 May 2021

Venue

Bill McKinlay Sports
Park, 3 Ireland Road



Board agenda

Where: Bill McKinlay Sports Park, 3 Ireland Road
When: Wednesday, 26 May 2021 | 10.00 am – 4.45 pm
Board members: Paul Majurey – Chair
 John Coop – Director
 David Kennedy – Director
 Richard Leggat – 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 Public deputation</p> <p>1.2 Procedural motion to exclude the public</p> <p>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>1.3 Apologies</p>
2.	Chief Executive's report
3.	Health and Safety
4.	<p>Decision papers</p> <p>4.1 Performance standards for future commercial development</p> <p>4.2 Supports programme; 16 Fencible Drive Howick – go to market</p> <p>4.3 Supports programme; 27-31 Greenslade Crescent Northcote – go to market</p> <p>4.4 Internal audit plan FY21</p> <p>4.5 External audit 30 June 2021</p> <p>4.6 Transform Onehunga additional property disposal - 24 Upper Municipal Place, Onehunga</p> <p>4.7 Pile Berth Licensing</p> <p>4.8 Meadowbank Community Centre</p> <p>4.9 Transform Manukau Public Realm Funding Opportunity - Manurewa Netball Complex</p>
5.	<p>Information papers</p> <p>5.1 Group Procurement Policy</p> <p>5.2 Risk Management Update</p>

6. Governance matters

6.1 Director interests

6.2 Director meeting attendance

6.3 Minutes of 24 March 2021 board meeting

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.

Eke Panuku Development Auckland (Eke Panuku)

Eke Panuku partners with the development sector, iwi and central government to facilitate redevelopment of selected areas across Auckland to promote quality-built environments and residential and commercial growth. Eke Panuku will actively review the council group property portfolio for sites that are surplus to service requirements, require renewal or are underutilised and make land available for redevelopment. Eke Panuku will continue to redevelop the city waterfront area and manage non-service properties on behalf of the Auckland Council Group. Eke Panuku's subsidiary is Westhaven Marina Limited.

Our name

'Eke Panuku' means 'to move forward' and that's exactly what we're helping Auckland to do.

Our vision

Shaping spaces for Aucklanders to love

Our mission

The mission of Eke Panuku is to rejuvenate urban Auckland, from small projects that refresh a site or building, to major transformations of town centres or neighbourhoods. Eke Panuku improves the uses of land and buildings that Auckland Council owns, attracts private investment and together we unlock their potential to create spaces Aucklanders love.

Our purpose

The purpose of Eke Panuku Development Auckland (Eke Panuku) is to contribute to the implementation of the Auckland Plan and encourage economic development by facilitating urban redevelopment that optimises and integrates good public transport outcomes, efficient and sustainable infrastructure and quality public services and amenities.

Eke Panuku will manage council's non-service property portfolio and provide strategic advice on council's other property portfolios. It will recycle or redevelop sub-optimal or underutilised council assets and aim to achieve an overall balance of commercial and strategic outcomes.

What we do

Eke Panuku Development Auckland helps to redevelop parts of our city, we're working to improve the quality of urban living across Auckland.

To do this it's important to understand the communities in which we work. We manage around \$2 billion of land and buildings that Auckland Council owns, which we continuously review to find smart ways to generate income for the region, grow the portfolio or release land or properties that can be better used by others.



Opening

Whakataka te hau ki te uru
Whakataka te hau ki te tonga
Kia mākinakina ki uta
Kia mātaratara ki tai
E hī ake ana te atakura He tio
He huka
He hau hū
Tīhei mauri ora!

*Cease o winds from the west
Cease o winds from the south
Bring calm breezes over the land
Bring calm breezes over the sea
And let the red-tipped dawn come
With a touch of frost
A sharpened air
And promise of a glorious day*

Apologies have been received from Director David Kennedy.

Information paper: Chief Executive's report

Document author: David Rankin, Chief Executive

May 2021

Whakarāpopototanga matua | Executive summary

1. 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.
2. Issues that are top of mind or emerging at the May meeting include:
 - The organisation is now in the advanced stages of finalising draft business plans for the year as a basis for, amongst other things, the board's sign off of a corporate business plan at its June meeting
 - As the board is aware, we have been putting significant effort into continuing to improve our capacity to reliably deliver our agreed regeneration programme, as well as such things as the renewals programme for the portfolio. One of the keys to better delivery is the quality of the business planning done in advance.
 - This year we have significantly revamped the format of the plans, templates etc which the organisation is using for the business planning and associated budgeting process. While it will not be perfect, we are looking to achieve a further significant increase in the quality and transparency of the work planning and our resource planning and role clarity. In the process, we are giving ourselves the base from which to significantly improve the usefulness of ongoing monthly reporting of both programme and progress and use of resources.
3. Wins and learnings this month include:
 - At least at the moment and foreseeably, to a surprising extent, it is clear that the labour market, particularly for skilled staff, is very active and strong. Competition for capable candidates for the vacancies we have gone to the market with has been strong. Retention of key talent has accordingly been the subject of more discussion recently. We are making a real effort to improve the timeliness of decision making in the recruitment process.
 - It is becoming increasingly clearer that there is much stronger interest from a bigger range of market players in the build to rent product than we have seen previously.

- I am also aware that the NZ Property Council has been in dialogue with government ministers and officials on the overall legislative framework applying to institutional build to rent product.

From the perspective of New Zealand renters looking for a better range of choices for rental homes, and from the perspective of our urban regeneration objectives, this strong interest can only be good. It obviously reflects some deeper shift that is now making this product more viable than it has been in the past.

Lessons learnt

- While the Waka Kotahi innovating streets, programme is a positive one, it nevertheless provides us with another example of the complexities and impacts of a number of new projects being added at relatively short notice to our annual programme.
- We have been participating in council group lessons learnt exercise on AC36 to help inform a potential AC37 in Auckland.

Matapaki | Discussion

Changes to board processes

4. In discussion with the Chairs, it is suggested that the Eke Panuku Board no longer have a Priority Location Committee nor a People and Culture Committee. Opportunities to “deep dive” into the urban regeneration programmes should really involve all the board given its importance, and will be provided in workshops that follow, or precede the board meetings, as and when appropriate. Detailed presentation and discussion of key issues and options will continue to be valuable for the teams, executive and board, alike.
5. As all board directors have an interest in our people strategy and culture, it is suggested that these are better addressed at the board meetings by the full board. Effectively, this was happening anyway.
6. The annual health and safety workshop and risk workshop will be scheduled immediately after board meetings once the new directors have arrived.
7. The annual board strategy day will be held on the scheduled day of the board meeting in September. This is timed to be at the beginning of the planning cycle for the next year. A report to the board in July will canvas topics for the strategy day. A “half day” with the Governing Body will also be scheduled on 16 November(pm). This arises from the recommendation of the CCO review panel which included that governing body spends half a day each year visiting each CCO to better understand its business and culture and to informally build relationships with staff, executive and board.

Ongoing implementation of the CCO review

8. The intent is to improve accountability to the community and the council. Implementation is focused on developing more collaboration, trust and genuine

change in behaviour to deliver the improvements. The primary output of the recommendation to reset how CCOs and local boards engage with one another will be a new combined, engagement plan across the four CCOs for each local board. An economic development action plan to coordinate activity across the council group in support of the economic recovery of Tāmaki Makaurau has been drafted. Group CCO CEs forum will meet with IMSB on 27 May. A quarterly meeting has been agreed to enable senior engagement and scope opportunities. Work on branding, procurement policy, elected members code of conduct, group remuneration and risk monitoring and reporting, are also well progressed and a shared services review have commenced. Eke Panuku staff involvement varies according to the topic relevance

HRRT proceedings

[REDACTED]

Transform Waterfront Programme

[REDACTED]

Waterfront safety barrier issue

[Redacted text block]



Karanga Kiosk update

30. In June 2020, the role of both Karanga Plaza and Queens Wharf kiosks were reviewed by the executive. As a result of the COVID-19 pandemic and associated border controls the kiosks had seen substantially reduced patronage since February 2020.
31. The review took into account the need to further prioritise spending, a reduction in visitor activity, and ensure that the role was optimised to provide services aligned to Panuku's strategic priorities. The outcome of this review saw the closure of the Queens Wharf kiosk and the reduction in permanent kiosk team members from 6 to 3. During this initial change process, it was advised that the future of the Karanga Kiosk and related activity was to be worked through with key stakeholders, and that it may lead to further changes.
32. At the end of 2020 a project team was formed to scope alternative future options for Karanga Kiosk. The initial process explored a long list of uses from i-site, rentable events space, a café, a retail space, a site office for Panuku staff, to name a few. This long list was reviewed against criteria that included strategic fit, public benefit, operational benefit, value for money and the ability to deliver.
33. As a result of this process three alternative options for the Karanga Kiosk identified as options worth scoping further. These were 1) using the kiosk as a more public facing Marina office, 2) a Eke Panuku-managed space where community groups, commercial business and partners could use on a short-term basis. In this option the space could also be used to fulfil the need as an on-site office, or 3) a relocation option.
34. The executive has agreed to prototype option 2) a Eke Panuku managed space. This will best test the demand for the space and how Panuku can continue to use it for our activities at the same time.
35. On Friday May 7, Eke Panuku finalised the decision to close the Karanga kiosk in its current capacity as information kiosk, and disestablish to three remaining permanent positions associated to the space. The last day of operation in its current form will be Thursday May 20.
36. There is expected to be a short period of time where the Karanga Kiosk space will remain closed whilst the next steps are finalised and put into place

Innovating Streets for people

37. As previously noted to the Board, Eke Panuku is installing four tactical urbanism trials over the months of April, May and June. These are occurring in Pukekohe, Henderson, Manukau and Takapuna. The trials are part of a successful funding bid

to Waka Kotahi last year which is subsidising 90% of the funding to test and explore approaches to project delivery.

38. Pukekohe was the first project that was installed from the end of April. The temporary trials are focused on King Street (the main street) and Devon Lane. They are designed to bring safe streets and vibrant places to the heart of Pukekohe. It included testing ideas in the service lanes to be more attractive for pedestrians, trialling the market in the town square and testing ideas for King Street. Tests within King Street included trialling it as a one-way street to reduce traffic, increase amenity and safety for people, and creating spaces for outdoor dining.
39. Late last year a community advisory group was established to co-design the installation. This group included the Franklin Local Board and Pukekohe Business Association. During installation and over early May staff have received considerable feedback on the proposal. While our face to face conversations have had a mix of both positive and negative feedback, the overall majority of feedback has been negative. To date feedback is largely online through social media and through Council's 'have your say' website. Unfortunately, there has been a portion of this feedback that has been aggressive or inappropriate, including some that has targeted our staff. One case has been referred to the police.
40. The project team is monitoring and gathering further feedback and will be forming recommendations soon on the next steps for the trial.
41. The executive is monitoring the situation in Pukekohe. Project teams in other locations are being made aware of issues that are occurring in Pukekohe. At this stage we are not expecting the same response in other locations but we will continue to monitor the situation. While funding is limited to this financial year, we are adjusting timeframes on Manukau to manage impact on staff and take on lessons where needed.
42. As part of the broader Innovating Streets Programme there will be a series of lessons learnt captured by Waka Kotahi and submitted by all teams nationally. In addition both Eke Panuku and Auckland Transport are conducting lessons learnt for our respective organisations. These will be shared with the Board once completed later this year.

New dwellings

43. The executive captures the housing supply forecast over a ten year period across a continuum e.g. completed, underway or forecast future dwellings being delivered within Panuku work programmes.
44. All reported dwelling figures are "net" i.e. total new dwellings less existing dwellings, irrespective of whether they are demolished. The total number of net new dwellings has remained the same as reported in the last quarter at approximately 10,900 units.
45. To date, there have been circa 1189 dwellings completed across the programme. This includes 424 in our Transform locations, 366 in our Unlock locations. 274 have been delivered across our support programme of work and 125 net new dwellings delivered by releasing under-utilised land directly to the market through the asset sales and our optimisation programme. The board requested evidence of the housing delivered across the Panuku development and disposals programme of work. Some examples of housing delivered were provided to the Board at its March

meeting. Further examples of housing delivered and underway across more locations are outlined in attachment A.

46. Refer to attachment

Manukau aspirations

47. When the Manukau Business case was presented to the Board in March, the Board requested more information on the strategic picture of our locations. While this information has been recorded previously in High Level Project Plans and Framework Plans it is timely for us to get greater consistency across locations and refine how we communicate it. We need to do so in a concise and clear manner. Attached in appendix B is a draft version of the level and type of content.

48. These will be further refined as part of our masterplans to ensure we have them for all locations as we roll these out. This core information can then be readily used for a range of uses such as presentations, communication exercises, or part of go to market strategies as needed.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

NZ Eke Panuku Isentia media analysis report

52. Each quarter Eke Panuku receives independent analysis of its media coverage from ISentia, which provides media services to the wider Auckland Council group.

53. The January-March 2021 quarter resulted in our most positive period of news coverage since our monitoring began in early 2020. This was led by positive coverage of the permanent CE being appointed and significant positive coverage of the Aotea Central development agreement. Our GM Assets and Delivery and CE brought balance to coverage of the reserve revocation process.

54. Our media positioning as an urban regeneration leader making communities better is showing through in coverage. Our GM Design and Place and Head of Placemaking featured significantly this quarter on NewsTalk ZB and in The Listener. The quote, "a city is never finished, but is an organic thing that constantly moves," from our Head of Placemaking in The Listener (6 February) was a strong

example of the way we can communicate our role and how we work with our communities.

55. Refer to attachment C.

Te Ara Awataha reward recognition

56. On the 6th of May, Eke Panuku, on behalf of the wider project team were proud to receive the Environmental Leadership Award at the Taituarā Local Government Excellence Awards in Wellington.

57. Each year Taituarā holds an awards ceremony to showcase and celebrate the outstanding people and mahi that contribute to the success of the local government sector, and this year Eke Panuku Development Auckland came out a winner. This is the first year that Taituarā had an Environmental Leadership category, and the first time since 2012 that a council-controlled organisation has won an Excellence Award.

58. The 'GHD award for Environmental Leadership and Sustainability' recognises programmes, projects, or initiatives that provide tangible benefits to the environment, or showcase leading practice in managing environmental impacts in the local community. Te Ara Awataha captured the judges attention for its interweaving of Te Ao Māori, urban design and environmental remediation principles. They recognised the project for being an outstanding collaborative piece of placemaking 'that goes beyond just a physical corridor to employment, social procurement and educational objectives. A project that demonstrates a regard for all four dimensions of well-being.'

59. Further to this award success, the project was also recently selected to be showcased on the 'Commonwealth Sustainable Cities: Good Practise' website. Created to exemplify innovative and collaborative work being undertaken locally to help advance sustainable urbanisation in the Commonwealth, the intention of the good practice platform is to illustrate how, with a sharper focus and appropriate resources, the Commonwealth can come together to more effectively tackle the challenges of climate change, rapid urbanisation, and the recovery from Covid-19.

Monthly performance reporting

60. The Eke Panuku April dashboard is attached for information. Refer to attachment D.

Ngā tāpirihanga | Attachments

Attachment A - Housing Supply Completed (New Dwellings)

Attachment B - Manukau aspirations Brochure

Attachment C - [REDACTED]

Attachment D - April Dashboard

Information paper: Health and safety

Document author: Blair McMichael, Health and Safety Manager

May 2021

Whakarāpopototanga matua | Executive summary

1. Incident frequency rate figures (represented in Figure 1) show the organisation continues to perform positively, with safety indices trending below the NZ Business Leaders Health and Safety Forum benchmark.
2. This month we completed critical risk activity reviews on the Whitford landfill and quarry. These reviews identified no significant health and safety issues and acknowledge recent environmental reviews completed by Auckland Council, also with no consent concerns. The quarry is to be decommissioned shortly with remediation works to include tree planting works.
3. Our health and safety critical risks were collated in April. Further work is now required to risk assess and review the risk controls. Once this work is complete the risk register will be reviewed by our executive.
4. We are developing our safety leadership programme for 2021/22. This work will align to a programme under development with Auckland Council.
5. Influenza vaccinations for our staff are scheduled during May to support our people in maintaining good immunity.

Matapaki | Discussion

Health and safety key performance indicators

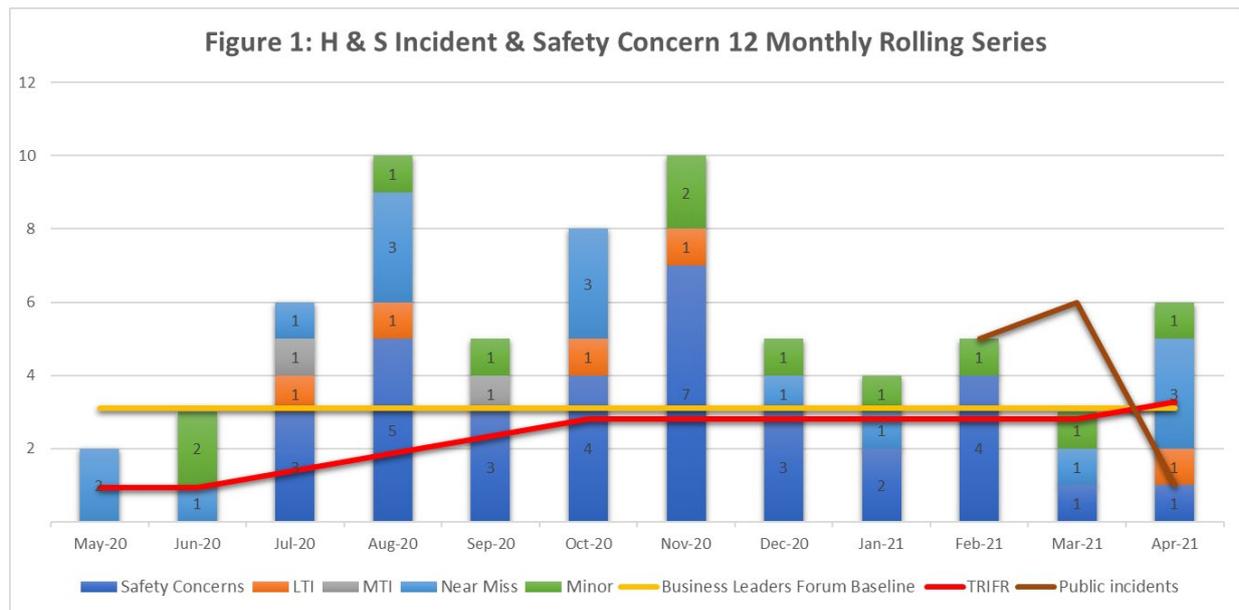
6. Health and safety key performance indicators (KPIs) representing both lead and lag incident indices are outlined below - see Figure 1. A description of each event is listed below together with the corrective actions.

Workplaces where Panuku has either influence or control

7. Service strike – Our contractor on the Barrowcliffe bridge project struck a gas rising line with the site evacuated until the line was repaired two hours later. An ICAM, Incident Causation Analysis Method, investigation was completed outlining the contractor had completed a full risk assessment, ground detection radar, mark out on site and followed a permit system with stand-over person, and notified WorkSafe. The investigation identified opportunities to improve by using mechanical excavation for the initial concrete path (covering the service) and hand digging for ground below the path concrete. A revamped permit would be issued with minimum dig standards and sign-off.

8. Notifiable Event – Our contractor’s employee, working on the Barrowcliffe worksite, slipped over and fractured their leg. The contractor notified WorkSafe who responded without further investigation.
9. First Aid – Our contractor, completing an internal fitout at the Westhaven marina village, lacerated their leg against a ladder. No actions identified.
10. Environmental Response - An Onehunga wharf tenant’s crane leaked hydraulic oil on the concrete. This was contained using the emergency spill kit with no ingress to the waterway. The crane has since been repaired.
11. Public - serious incident - A fisherman fishing along the Curran Street designated fishing spots slipped on the tidal descending rock face while retrieving their line and fractured their leg. Emergency services attended. This location has been included by our Assets and Facilities team as part of a broader waterfront edge protection review.
12. Public - Safety Concern - Westhaven staff raised a safety concern following the entry of a vehicle into the Southern carpark from the wrong direction (one way system). Marina staff are planning to improve traffic safety signage which was partially obstructed at that time.

Figure 1, below, represents the Panuku Total Recordable Incident Frequency Rate (TRIFR). Our result for March remains below the NZ Business Leaders Health and Safety Forum benchmark TRIFR of 3.1



Key: TRIFR - Total Recordable Incident Frequency Rate; MTI - Medical Treatment Injury; LTI - Lost Time Injury.

Critical Risk Activities - Landfills and Quarries

13. We commissioned external audits of the Whitford landfill and quarry.
14. The audit findings were all minor and are now closed. Environmental audits have been conducted by consulting service Babingtons, on behalf of Auckland Council during Dec 20 and Feb 21. The environmental audits checked the consent and sediment controls in preparation for winter works with no issues.

15. Towards the end of this year the quarry site will cease operations. This is scheduled from May/June, with site activities to change to; decommissioning of power and utilities and the crushing plant; planting and restoration works with a specialist contractor for 3000sqm; and the removal of concrete slabs from the site.
16. During this time the operator's staff will be reduced to two people for the quarry operations, and 4-10 persons for the final restoration project.

Health and safety critical risk

17. The Health and Safety Committee drafted a list of health and safety critical risks as they relate to Eke Panuku business during a quarterly risk workshop consulting our health and safety representatives. An assessment of each risk and their controls will be completed during May and will then be reviewed by our executive.

[REDACTED]

[REDACTED]

Panuku health and wellbeing

20. Our influenza vaccinations are scheduled on the 18th and 19th at Wyndham Street and at Westhaven Marina on 26th of May. The vaccinations will ensure background immunity is maintained and our staff are protected.
21. Our annual training programme has begun. This includes moving our training needs into the learning tool Tupu. During 2021/22 we will roll-out health and safety leadership training aligned to Auckland Council. We will be reviewing the programme for appropriateness and deliver it in two phases to link with the Auckland Council planned course rollout. The programme content will include onboarding for health and safety, leading teams, the Health & Safety at Work Act, Noggin training for managers, incident investigations and return to work, and risk assessment. We will develop aspects of the programme to ensure each module is relevant to our business.
22. During the month we completed training on the Safe Management of Contracts and Agreements - SMCA, previously referenced as our CMF, and plan to review safety in design training presented through the Council.

Ngā tāpirihanga | Attachments

Nil

Decision paper: Performance standards for future commercial development

Authors: Duncan Munro, Principal Advisor Corporate Responsibility; Kristen Webster, Head of Corporate Responsibility.

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku board approve the requirement for a minimum 5 Star Green Star Design & As-Built (Green Star) rating to be achieved for all commercial developments, including mixed use developments, greater than 1000 m².

That the Eke Panuku board note that the implementation of Green Star will be monitored and that its application may be modified as necessary, to ensure we are supporting development partners and achieving the sustainable performance sought.

Whakarāpopototanga matua | Executive summary

1. Eke Panuku requires a minimum 5 Star rating for standalone commercial developments within the Wynyard Quarter. Developments within our other neighbourhoods historically have not been required to achieve any performance standards over and above Building Code requirements.
2. As part of the Eke Panuku work programme on climate change and sustainability, it is considered that minimum standards need to be defined and adopted for commercial buildings across all development neighbourhoods, to complement the existing Homestar policy.
3. Eke Panuku proposes a minimum 5 Star Green Star rating to apply to all commercial developments of 1000 m² or more, of all building typologies.

Horopaki | Context

4. Green Star is an independent rating tool administered by the New Zealand Green Building Council (NZGBC). Green Star uses a points system to rate a building's performance and environmental impact through design and built ratings. Possible ratings of a building's performance are 4 Star (Best Practice), 5 Star (New Zealand Excellence) and 6 Star (World Leadership).
5. Eke Panuku requires Wynyard Quarter commercial developments to achieve a 5 Star built rating. Ratings are currently required for developments 2000 m² and over and have only been applied to stand-alone structures. Commercial elements within residential structures such as ground-floor retail have not been rated. Certified Wynyard Quarter developments include the 5 Star Lysaght Building, 12 Madden St and ASB Waterfront

Theatre and the award winning 6 Star Mason Brothers building. Several more built ratings are expected within the Wynyard Quarter and feedback from development partners has been positive.

6. Eke Panuku does not currently require ratings for commercial developments outside of the Wynyard Quarter. However, a 5 Star rating was included within the development agreement for the development above Aotea Station. For future developments of a similar value and quality e.g. Grade A developments, Eke Panuku would negotiate the inclusion of a 5 Star rating due to market expectations and to align with best practice.
7. Commercial developments outside of the central city are predominantly Grades B and C, as defined by their size and location. Most of Eke Panuku's future commercial developments are likely to be ground-floor components within primarily residential developments rather than stand-alone office buildings. Although the residential elements are subject to the Eke Panuku Homestar requirements, commercial areas within these buildings are not required to be rated, and to date none have been rated voluntarily.
8. Eke Panuku forecasts delivery of 90,370m² net new gross floor area (GFA) commercial real estate between 2023 and 2030 on sites not already subject to a development agreement. The majority (88 per cent) of this increase is planned for delivery after 2025, with more than half (57 per cent) to be delivered across 2028 and 2029. Ninety-two per cent of the pipeline is for developments greater than 1000 m², however certain sites may have developments split over multiple buildings. Some of the future pipeline will likely end up below the 1000m² threshold.
9. Over this period, we expect an increased focus on sustainable buildings. This is partially due to proposed changes to building and construction industry standards, such as the Ministry of Business, Innovation & Employment's (MBIE) Building for Climate Change programme, and the adoption of national emissions budgets to meet New Zealand's 2050 targets for greenhouse gas emissions. We also expect changing market perceptions and stakeholder expectations around the need for greenhouse gas emissions reduction in the building industry.
10. MBIE proposes mandatory reporting and caps (limits) for operational and whole-of-life embodied carbon emissions in new buildings. This means that new buildings will need to progressively improve both their operational and embodied carbon performance in design, construction, and operation. Operational caps are proposed to be introduced at two intermediary steps, leading to a final emissions cap in 2035. Whole-of-life embodied carbon reporting is proposed as an initial step. A mandatory cap is proposed to follow, which will tighten as required by New Zealand's National Emissions Reduction Plan. Timelines for these proposals have not been confirmed, but further consultation is expected in May 2021.
11. The Building Code update 2021 proposes to increase mandatory insulation levels for large buildings (net lettable areas over 300m²). Insulation required for 10, 20 and 25 per cent reductions in energy use for heating and cooling are currently being consulted on. Transition periods for these changes range from 12, 24 and to 36 months or more respectively.

Nga whiringa me te taatai | Options and analysis

12. Three options have been considered for commercial building standards:

- i. A minimum 5 Star rating for all commercial developments
 - ii. A minimum 5 Star rating for Grade A developments and a minimum 4 Star rating for B and C grade developments
 - iii. Development of bespoke Eke Panuku standards.
13. Option iii has been rejected. Bespoke standards would require additional resources for development and peer review and additional ongoing resources would be required for verification of delivery by developers. Development partners would also need to familiarise themselves with bespoke standards, whereas Green Star has good market adoption and offers a common language of delivery between developments.
14. Option ii. recognises that Eke Panuku neighbourhood developments are often smaller and less viable and so provides for a lower rating requirement for B and C property grades in non-city centre locations. Many neighbourhood commercial developments will also be mixed-use. Many of the commercial aspects of these developments will be required by Eke Panuku, rather than being market led, and are often challenging from a feasibility perspective. By requiring a 4 Star rating, building performance will still be improved from what may otherwise be delivered, but costs will be reduced compared with a 5 Star rating requirement.
15. However, due to the timeframes of development, we believe that a 4 Star minimum requirement will be too low by the time that a development agreement signed in 2021 or 2022 comes to the construction phase. It is anticipated that changes to market expectations and tolerance for more aspirational environmental performance standards will increase at a faster pace than in recent years. Due to these considerations, the recommendation is to adopt option i. and require a minimum Green Star 5 rating for eligible commercial developments.
16. A threshold of 1000 m² is proposed. This has been determined through consideration of the estimated pipeline of commercial GFA, and discussions with members of the Eke Panuku development team, and the NZGBC. While the building code defines large buildings to be 300m² or greater of net lettable area, ratings are not proposed for developments under 1000m², as the market would potentially consider a mandatory rating for these small-scale developments to be excessive. Eke Panuku will explore options for non-Green Star solutions for improved performance for buildings below the proposed threshold.
17. Ratings would apply to the commercial aspects of mixed-use developments as well as standalone commercial developments. Rating requirements will be supported by a curated pathway of mandatory and preferred Green Star credits, such as Eke Panuku utilises for Homestar developments. These credits will be aligned with Eke Panuku goals regarding climate and other environmental concerns, occupant health, sustainable transport, and building performance. See appendix for the Draft - Eke Panuku Green Star 5 Curated Pathway document.
18. Eke Panuku will work with the NZGBC to ensure our Green Star requirements are fit for purpose and to make them simpler for our development partners to implement. A 'crosswalk' document will be created by the NZGBC for mixed-use developments. This will determine how individual Green Star and Homestar credits may be cross-applicable between ratings within a building. This may allow credits from one rating to contribute towards the partial or whole achievement of similar credits to the other rating. A focus is reducing duplication of effort between the two required ratings. With Homestar version five currently in draft, with an expected August release date, Eke Panuku will review our

Homestar requirements in parallel with our draft Green Star credits, to ensure alignment with the updated tool.

19. To further assist our development partners, Eke Panuku will explore the use of pre-assessed credits, where credit criteria are considered to be met at the project's inception. For example, credits which reward brownfield development could be approved for all Eke Panuku development sites. Additionally, Eke Panuku will explore the development of volume certification with the NZGBC. Volume certification is a streamlined certification process for projects that share a standard design, common construction processes, and/or policies. Volume certification has been utilised successfully by Eke Panuku for our Green Star - Communities ratings. It could be utilised by development partners across multiple projects and locations and for future projects in the commercial pipeline. This has the potential to reduce documentation requirements and to decrease the cost of certification.
20. Potential costs to developers are difficult to quantify. In particular there are few New Zealand-based studies, and none have been undertaken on the current version of Green Star. In reviewing Green Star V1 projects, Rehm and Ade (2013) found that green office building construction costs were higher on average, but that differences were not statistically significant¹. More recently, average costs across 98 Australian Green Star projects measured an average 2.5 per cent of project budget across all ratings and building types. Per rating, this is a 1.1 per cent increase for a 4 Star rating and a 2.7 per cent increase for a 5 Star rating.
21. Green Star certification brings significant benefits. Green buildings reduce carbon emissions, the consumption of water and the generation of waste². Co-benefits to reducing environmental impacts include reductions in operational costs³, improved well-being through reduced absenteeism, and increases in personal productivity⁴. Green buildings also have lower vacancy rates and attract higher rent⁵. However, potential benefits of vacancy reductions and rent premiums will need to be considered in the specific market contexts of Eke Panuku development locations and neighbourhoods.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

22. There are no direct costs to Eke Panuku in adopting the commercial building standards. Land value may be discounted moderately in some developments due to the new requirements. However, costs are not expected to be substantial. There are no significant resourcing impacts that would result from approval of the commercial building standards.

¹ Michael Rehm & Rochelle Ade (2013) Construction costs comparison between 'green' and conventional office buildings, Building Research & Information, 41:2, 198-208, DOI: [10.1080/09613218.2013.769145](https://doi.org/10.1080/09613218.2013.769145)

² Green Building Council of Australia, Value of Green Star – A decade of environmental benefits, 2013 (p.08)

³ Ibid

⁴ World Green Building Council, The Business Case for Green Building, 2013 (p.11)

⁵ MSCI/Property Council of Australia Green Property Index 2019, MSCI bespoke data Returns for Green Star vs All Office Properties, Q1 2019, June 2019 (p.11)

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

23. Adopting the commercial building standard is not considered to present any significant risks to the organisation. Eke Panuku has an established approach to the use of Green Star in development agreements and it is a tool well understood by the sector.
24. By establishing a minimum threshold for a Green Star rating there is a risk of developers planning for smaller commercial developments to avoid the rating requirements. This risk may need to be mitigated through development agreement clauses to specify commercial floor area outcomes or by some other mitigation.
25. Eke Panuku would be in danger of reputational risk by not adopting a commercial building standard. Additionally, Eke Panuku would not be aligned with its commitments to the Auckland Climate Plan and expectations through the Eke Panuku Statement of Intent actions regarding climate.

Tauākī whakaaweawe Māori | Māori impacts

26. The proposed commercial building strategy was discussed at a hui in March 2021. Mana whenua were broadly in support of the proposal, including the use of Green Star, and no specific concerns were raised. Future Iwi development partners will also be subject to this requirement. Occupants of buildings, including Māori, will benefit from the increased comfort and efficiency.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

27. Developers will be financially impacted through the requirement to obtain a Green Star rating. This impact will be greater in mixed-use residential developments, where Green Star ratings will be additional to requirements for Homestar ratings. Where a rating requires increased ambition from a developer's standard approach to development and fit out, there will be a further financial impact. Some of the typical benefits of a Green Star rating, such as reduced vacancies and higher rents may not apply in some Eke Panuku less market-attractive development locations.
28. The proposed use of Green Star is consistent with Auckland Council policy direction and the Auckland Climate Plan (ACP). The standard will contribute to the ACP goals of establishing low carbon resilient precincts and sustainable design and construction.
29. Verification of building performance through Green Star will ensure we are delivering warmer, dryer, healthier buildings for occupants in our communities.

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

30. Setting minimum standards for commercial developments will ensure that Eke Panuku contributes to delivery of Auckland Council and central government targets for climate change mitigation. The standard's mitigation strategies will also indirectly address other environmental impacts, such as air pollution through transport choices. Waste minimisation will also be addressed through the standard.
31. The use of Green Star will support climate adaptation through reductions in the use of resources e.g. potable water conservation, through improvements to insulation to withstand extreme weather events, and the use of materials to address the urban heat island effect.

Ngā koringa ā-muri | Next steps

32. Following board approval, Green Star rating requirements will be included within all applicable development agreements. The curated pathway of Green Star credits and the Green Star - Homestar crosswalk document will be reviewed and finalised, in collaboration with the NZGBC.

Ngā tāpirihanga | Attachments

Attachment A - Draft Eke Panuku Green Star 5 Curated Pathway.

Ngā kaihaina | Signatories

Brenna Waghorn, GM Strategy & Planning

David Rankin, Chief Executive

Decision paper: 16 Fencible Drive, Howick - go to market strategy

Author: Carwyn Walker, Development Manager

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board...

a. Approve:

- i. the go to market strategy for 16 Fencible Drive, Howick that was approved for disposal by the Finance and Performance Committee in July 2020.

b. Delegate:

- i. authority to the Chief Executive to select a preferred party, complete the negotiations and execute the required documentation to divest the land based on the following key terms:

█ [REDACTED]

- Development of the site in alignment with the following high-level design and strategic outcomes:
 - Align with the Howick Village Centre Plan: Development proposals must demonstrate how the four concepts in the Howick Village Centre Plan can be implemented through the proposed design. The four concepts centre around Character, Community, Accessibility, and a Green Village (environment & sustainability).
 - Overlook and addressing Fencible Drive: the development must provide active uses on the ground level (retail or commercial) and consider the level changes on the site.
 - Vehicle entry and parking: Parking is not required, but if parking is included then the entry must be off Central Terrace and be sleeved and not visible from public areas.
 - Density and use: Proposals must include medium to high density development with a minimum of three storeys with active uses on the ground level.
 - Sustainability: Any proposed residential living must achieve a Homestar 6 rating.
 - Design: Development proposals will need design input that addresses the special character identified within the Howick area.

- Visual appearance: The building is highly visible from all sides, including Central Terrace. New development must be designed to consider all frontages.

Whakarāpopototanga matua | Executive summary

1. 16 Fencible Drive is a 648m² site and is the location of the former Howick Borough Council library and public hall. The site was approved for disposal by the Finance and Performance Committee at its 16 July 2020 meeting.
2. The Auckland Unitary Plan zoning is: Business - Town Centre. The property is in a prime central location in Howick Village.
3. On 21 October 2020 the Board noted that an individual go-to-market strategy will be prepared for 16 Fencible Drive for board approval and that the strategy will outline the essential outcomes being sought.
4. The executive is seeking Board approval to sell the property through an open market process and secure a development partner to deliver development outcomes.
5. This option will benefit from accessing a wide pool of developers who can apply their skills and expertise in determining the best outcome for the site, within the framework of the essential outcomes and design guidelines created by Eke Panuku ("essential outcomes").
6. The essential outcomes included in Appendix A, use the Howick Village Centre Plan as a point of reference for any proposed development.
7. The Howick Village Centre Plan sets out the vision for the future of Howick Village and was prepared jointly by Council and the Howick Local Board in 2017, with feedback and input from the community. The urban design principles used to develop the Howick Village Centre Plan align with the Auckland Plan, the Auckland Unitary Plan and Eke Panuku's own urban design principles.
8. The Howick Village Centre Plan outlines four key concepts to implement the vision, these are:
 - a Character Village: relating to the heritage buildings, and keeping the village feel through celebrating history and stories of Howick.
 - a Community Village: relating to establishing good quality public spaces available for events and gatherings.
 - an Accessible Village: making the centre walkable and well connected through street improvements and signage.
 - a Green Village: maintaining and enhancing natural environment and incorporating sustainable design.
9. 16 Fencible Drive is identified within the plan as a key site for development and the plan states that "Future development will support and enhance the village atmosphere, offering improved connections, additional retail and residential, and well-integrated public spaces where appropriate".

Horopaki | Context

11. 16 Fencible Drive was acquired by the former Howick Borough Council in 1975 for use as a public hall (upstairs) and library (downstairs). The property ceased being used by Manukau City Council (MCC) as a library and public hall and was sold in 2001 to Vector Holdings Ltd. It was subsequently repurchased by MCC in 2008.
12. The property was in poor condition when ACPL took over management in 2010. The building has remained vacant since that time due to the high cost of remediation work required to bring the property up to standard. In its current condition the building is not fit for human habitation, there are known water ingress issues and asbestos contamination.
13. Council no longer requires 16 Fencible Drive for the purpose for which it was originally acquired or for any alternative service, and the site has been approved for disposal.
14. The site is located in a prime position close to the centre of Howick Village in the Business – Town Centre Zone. The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
July 2020 Finance and Performance Committee	Sale of 16 Fencible Drive, Howick	Approved
October 2020 Eke Panuku Board Meeting	Emergency budget site sales	go-to-market strategy will be prepared for 16 Fencible Drive with design and strategic outcomes.

Matapaki | Discussion

15. The sale of the site will unlock potential and will enable opportunities for growth in Howick Village while in turn generating income for Council from the proceeds of the sale.
16. The sale will contribute towards Eke Panuku's cross cutting themes as follows:
 - a. Quality Urban Design and Development – Eke Panuku will seek development outcomes with the site being ideal for a mix of uses including residential, retail, commercial development and activation at ground level facing the street.
 - b. Sustainability and Climate Change - through the adoption of Homestar 6 as a minimum requirement.
 - c. Māori outcomes - initial engagement with Mana Whenua.

- d. Residential Choices - residential units will be expected for density outcomes.
 - e. Economic Outcomes - realised proceeds from the disposal of 16 Fencible Drive will contribute to the Council's overall asset recycling target of \$244m. An increased residential population in Howick Village centre will support local businesses.
17. The open market sale process will involve engaging real estate agency services in line with Council procurement policy.

Hīraunga | Implications

18. This section outlines all relevant implications for Eke Panuku.

Ngā ritenga ā-pūtea | Financial implications

20. The essential outcomes may have financial implications that impact negatively on the sale price.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

21. A market shift may result in a reduced appetite for development land. Getting the property to market as soon as possible will take advantage of current market conditions.
22. Dealing with the Heritage Overlay may incur additional time and cost to finalise a development scheme as heritage advice will be needed to provide guidance around physical and visual qualities such as the built form, scale of the development, and urban structure to align with Unitary Plan requirements. The Heritage Overlay is acknowledged within Eke Panuku's essential outcomes to inform a potential development partner and provide flexibility to work within the Overlay.
23. There is a mature tree on site and a second mature tree in the carpark very close to the boundary. The trees are acknowledged within Eke Panuku's essential outcomes and an arborist report required to assess the trees.
24. Asbestos containing materials have been identified in the building and there are also weathertightness issues with the roof and window joinery. Eke Panuku will provide known information so potential purchasers are aware and can do their due diligence.
25. Demolition of the building requires a restricted discretionary resource consent application which will add time and cost to the demolition process and may impact on the sale price. Asbestos containing material will need to be removed before the building can be demolished. Eke Panuku will provide known information on the building so potential purchasers are aware and can do their due diligence.
26. Eke Panuku created essential outcomes may have financial implications that impact the sale price. The executive has created essential outcomes that are balanced and financially viable for this site.

Tauākī whakaaweawe Māori | Māori impact

27. Mana Whenua were consulted on the site during the rationalisation process. No cultural interest was noted. Mana Whenua will be provided with early notification that this commercial opportunity is coming to the market.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

28. The disposal of this site has been contested by the Howick Local Board. Eke Panuku will keep the Local Board informed on progress of the sale.

Ngā whakaaweawe rauemi | Resourcing impacts

29. The project will be resourced by a Development Manager, Statutory Advisor, Urban Designer and a representative from the Stakeholder Engagement team through the sales process to ensure benefits realisation.

Tauākī whakaaweawe āhuarangi | Climate change impacts

30. Eke Panuku's climate objectives are supported by the requirement for the development partner to adopt a minimum Homestar 6-star built rating.

Ngā koringa ā-muri | Next steps

31. The steps and timeframes to implement the decision are as follows:

Project scope confirmed	February 2021
LCBC and reference design approved	April 2021
Eke Panuku Board approval	May 2021
Go-to-market	June 2021
[REDACTED]	[REDACTED]

Ngā tāpirihanga | Attachments

Attachment A - Essential Outcomes & Design Guidelines

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Allan Young, GM Development

David Rankin, Chief Executive

Decision paper: 27-31 Greenslade Crescent, Northcote

Author: Carwyn Walker, Development Manager

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board...

a. Approve:

[Redacted text]

b. Delegate:

[Redacted text]

- | [Redacted text]
- | [Redacted text]
- | [Redacted text]
- | [Redacted text]
- | [Redacted text]
- | [Redacted text]
- | [Redacted text]

Whakarāpopototanga matua | Executive summary

[Redacted text]

[Redacted text]

[Redacted text]

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Matapaki | Discussion

[REDACTED]

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

Hīraunga | Implications

18. This section outlines all relevant implications for Eke Panuku.

Ngā ritenga ā-pūtea | Financial implications

[REDACTED]

[REDACTED]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Tauākī whakaaweawe Māori | Māori impact

[Redacted]

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

[Redacted]

Ngā whakaaweawe rauemi | Resourcing impacts

[Redacted]

Tauākī whakaaweawe āhuarangi | Climate change impacts

[Redacted]

Ngā koringa ā-muri | Next steps

29. The steps and timeframes to implement the decision are as follows:

[Redacted]	[Redacted]

May 2021

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Allan Young, GM Development

David Rankin, Chief Executive

Decision paper: Internal audit plan for the year ending 30 June 2022

Author: Michele Harpham, Finance Manager

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board approve the internal audit plan for the year ending 30 June 2022.

Whakarāpopototanga matua | Executive summary

- Ernst & Young (EY) have proposed an internal audit programme for the year ending 30 June 2022 (2021/22) after discussion with management and review of key risks for Eke Panuku.

Horopaki | Context

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
17 June 2020 Eke Panuku Board	Audit & Risk Committee recommendations	The Eke Panuku Board approved the internal audit programme for the financial year ending 30 June 2021.

Nga whiringa me te taatai | Options and analysis

- The internal audit plan for 2021/22 has been discussed by the ELT and is included as an attachment. Approval is required for 2021/22 at this point, but the next three years are included in the table below for information.

Internal Audit Activity	Completed F21	Proposed strategy F22	Proposed strategy F23	Proposed strategy F24
Health and Safety	✓			✓
Fraud Identification and Management	✓			
Cyber Security		✓		
PMO Follow-Up			✓	
Asset management planning		✓		
Contract Management (Third Party)			✓	
Inflight Project Assessments		✓	✓	✓
Disaster Recovery Planning		✓		
Property Disposals - follow-up			✓	
Business Continuity Planning			✓	
Data Privacy			✓	
People Management				✓
Sustainability			✓	
Maori Initiatives- Identification and Management			✓	
Property Acquisitions				✓

Ngā ritenga ā-pūtea | Financial and resourcing impacts

3. The budget for internal audit is sufficient for programme being proposed.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

4. There is no impact.

Tauākī whakaaweawe Māori | Māori impacts

5. There is no impact.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

6. There is no impact.

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

7. There is no impact.

Ngā koringa ā-muri | Next steps

8. The internal audit programme for FY2022 will be undertaken by EY with reporting back to the Audit and Risk Committee.

May 2021

Ngā tāpirihanga | Attachments

Attachment A - Eke Panuku FY22 Proposed internal audit programme

Ngā kaihaina | Signatories

Carl Gosbee, Chief Financial Officer

David Rankin, Chief Executive

Decision paper: External Audit 30 June 2021

Author: Michele Harpham, Finance Manager

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board approves the external audit fees for 30 June 2021 and 30 June 2022.

Whakarāpopototanga matua | Executive summary

1. Karen MacKenzie of Audit New Zealand is the auditor appointed by the Auditor-General for Eke Panuku for the years ending 30 June 2020, 2021 and 2022. When signing the engagement letter last year, we only agreed the audit fees for 30 June 2020, due to uncertainty over the cost of the audit given the transfer of assets to Auckland Council in June 2019. Now that we have completed the 2020 audit, Audit New Zealand has advised that the fees included in the audit proposal reflects the anticipated cost of the 2021 and 2022 audits, so we now need to agree those fees.

Horopaki | Context

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
17 June 2020 Eke Panuku Board	Audit & Risk Committee recommendations	The Eke Panuku Board approved the proposal and engagement letter from Audit NZ, for the three years ending 30 June 2020, 2021 and 2022, for signing by the Eke Panuku Board Chair.

Nga whiringa me te taatai | Options and analysis

2. The proposed audit fee for 2020/21 is \$127,172 and for 2021/22 is \$130,825. The audit fees are set out below:

Year	Type	\$ fee ¹	\$ change	% change
30/06/2019	Actual	211,299		
30/06/2020	Proposed	123,676	(87,623)	-41%
30/06/2021	Proposed	127,172	3,496	3%
30/06/2022	Proposed	130,825	3,653	3%

- [REDACTED]
4. If the actual costs come in under the proposed fee, only the actual cost will be charged. If the actual costs come in over the proposed fee, due to reasons beyond the control of the auditor, they will come back to Eke Panuku to discuss any proposed increases.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

5. The budget for audit fees is sufficient for the fee being agreed.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

6. There is no impact. External audit is a requirement of the Local Government Act 2002.

Tauākī whakaaweawe Māori | Māori impacts

7. There is no impact.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

8. There is no impact.

Tauākī whakaaweawe āhuarangi | Environment and climate change impacts

9. There is no impact.

Ngā koringa ā-muri | Next steps

10. The auditors have commenced their interim audit and will start their final audit in July after balance date.

¹ Including Office of the Auditor-General overhead charge

May 2021

Ngā tāpirihanga | Attachments

Attachment A - Audit Fees 2020/21 and 2021/22 - letter from Audit New Zealand

Ngā kaihaina | Signatories

Carl Gosbee, Chief Financial Officer

David Rankin, Chief Executive

Decision paper: 24 Upper Municipal Place, Onehunga disposal recommendation

Author: Anthony Lewis, Senior Advisor Portfolio Review and Richard Taylor, Priority Location Director - Isthmus

April 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board approves:

- a. The recommendation to the Finance and Performance Committee that 24 Upper Municipal Place, Onehunga is surplus to council requirements and should be divested.

Whakarāpopototanga matua | Executive summary

1. 24 Upper Municipal Place, Onehunga is a 263m² commercial property held by council for water infrastructure purposes. As the property was held by council for a public work when the Transform Onehunga HLPP was approved in 2017, it was not considered within the scope of the HLPP.
2. Watercare subsequently disposed of its interests in the adjacent property and advised that 24 Upper Municipal Place is no longer required to be retained for water infrastructure purposes.
3. The adjoining landowner (and current lease holder of 24 Upper Municipal Place) is seeking to acquire the property as part of its development of the former Onehunga Working Men's Club site. The proposed development includes 102 apartments and approximately 341m² of retail space front Onehunga Mall.
4. As the property is within the Transform Onehunga boundaries, sales proceeds will be allocated to the Eke Panuku Transform/Unlock budget and contribute towards projects with public good outcomes for Transform Onehunga.
5. Consultation with council and its CCOs, iwi authorities and the Maungakiekie-Tāmaki Local Board regarding the proposed disposal of 24 Upper Municipal Place has now taken place. Feedback received from the council group is supportive of the proposed disposal.
6. Subject to Finance and Performance Committee approval, it is proposed Eke Panuku enter exclusive negotiations to dispose of the property to the adjacent landowner to enable it to be incorporated into its redevelopment of the adjoining properties.

Horopaki | Context

7. Transform Onehunga will catalyse and reinvigorate wider private development potential in Onehunga through proposed mixed-use developments on specific council landholdings within the Transform Onehunga boundary. This includes Eke Panuku using council landholdings, partnership opportunities and a demand-led market to spur development in the Onehunga Town Centre.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
30 November 2016 Panuku Board	Transform Onehunga – High Level Project Plan	The board endorsed the HLPP and approved the Executive seeking approval from Auckland Council to dispose of the subject properties.
28 March 2017 Planning Committee	Panuku Transform Onehunga - High Level Project Plan	The committee adopted the Transform Onehunga High Level Project Plan.
23 May 2017 Finance and Performance Committee	Transform Onehunga	The committee approved the disposal of the subject properties to contribute to the outcomes of the Transform Onehunga HLPP.
25 May 2021 Maungakiekie-Tāmaki Local Board	Transform Onehunga additional property disposal - 24 Upper Municipal Place, Onehunga	The local board is being requested to formally endorse the recommendation to dispose of the property for urban renewal purposes.

Matapaki | Discussion

8. The property is a commercial tenancy that has been managed by Eke Panuku (and previously ACPL) since 2010.
9. The Auckland Unitary Plan zoning is Business Town Centre. 24 Upper Municipal Place is subject to offer back obligations to the former owners in accordance with s40 of the Public Works Act 1981.
10. The adjoining property owners are seeking to undertake a comprehensive redevelopment and seek to include this property within its development. The proposed redevelopment will include 102 apartments, 81 car parks and approximately 341sqm retail space.
11. 24 Upper Municipal Place is formed in a horseshoe configuration. The adjoining property owners own the property in the middle of 24 Upper Municipal Place, the adjacent property and the property to the rear. Including 24 Upper Municipal Place within the wider development will result in better urban design outcomes and avoid the new development being built around 24 Upper Municipal Place.

Hīraunga | Implications

12. A disposal of this property and its inclusion in the adjacent development will contribute towards Eke Panuku's objective of strategically creating value from assets.
13. The adjoining owner has taken the proposed redevelopment to the market based on its existing landholdings and obtained 42 presales. On this basis they are satisfied there is market interest and, subject to obtaining resource consent and acquiring the subject land, seek to commence earthworks and construction by the end of 2021.

Ngā ritenga ā-pūtea | Financial implications

14. 24 Upper Municipal Place has a council rating valuation of \$500,000. Should it be approved for disposal, a market valuation will be undertaken to reflect the development opportunity provided by incorporating the property into the adjacent former Onehunga Working Men's Club development.
15. As the subject property is within the Transform Onehunga boundaries, should it be approved for disposal, the sales proceeds will contribute towards projects with public good outcomes for Transform Onehunga.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

16. No risks associated with the recommendation contained in this report have been identified.

Tauākī whakaaweawe Māori | Māori impact

17. Eke Panuku engaged with 19 mana whenua iwi authorities on the proposed sale of part of 24 Upper Municipal Place. This engagement sought to understand if there were any issues of cultural significance with the proposed disposal. Information regarding the size and configuration of the property, and the proposed inclusion in the development of adjoining former Onehunga Working Men's Club site was provided as part of the engagement undertaken.
18. Eke Panuku received a notification of interest from Te Runanga o Ngāti Whātua. Staff acknowledged the notification confirming its interests have been noted on the property file. Staff further discussed with Te Runanga o Ngāti Whātua on how council can recognise the significance, including recording information council's Geospatial layers. No further confirmation has been received. Staff will further discuss the issues raised with Te Runanga o Ngāti Whātua before the property is presented for disposal.
19. No other site-specific feedback was received regarding the parcel. In the event the property is approved for sale, all iwi entities will be alerted of the decision and council's intention to sell to the adjacent landowner.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

20. Eke Panuku consulted all relevant council departments and CCOs on the proposed disposal. No substantive feedback was received in response.

Ngā whakaaweawe rauemi | Resourcing impacts

21. Resource from the Strategic Asset Optimisation team and Development directorate is required to progress the disposal of 24 Upper Municipal Place and will be funded from the proceeds of sale.

Tauākī whakaaweawe āhuarangi | Climate change impacts

22. A sale of this property and its inclusion as part of the proposed development of the adjoining property is likely to lead to land use changes. It is acknowledged that any form of construction and development can increase carbon emissions.

Ngā koringa ā-muri | Next steps

23. Subject to Eke Panuku Board approval, the Executive will recommend the disposal of the subject property to the Finance and Performance Committee.
24. The adjacent landowner is seeking acquire 24 Upper Municipal Place should it be approved for sale to enable it to be included in its wider redevelopment. Subject to obtaining the necessary approvals, Eke Panuku will enter negotiations with the adjacent landowner. The terms and conditions of the disposal would be approved under appropriate financial delegation.

Ngā tāpirihanga | Attachments

Attachment A: Images

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Pick a second GM from the list (optional, delete if not required)

David Rankin, Chief Executive (acting)

Decision paper: Pile Berth licencing

Authors: Kevin Lidgard, Head of Marinas

April 2021

Ngā tūtohunga | Recommendations

[Redacted content]

Whakarāpopototanga matua | Executive summary

[Redacted content]

Horopaki | Context

This section describes the alignment to Eke Panuku’s vision, purpose, strategy, behaviours etc. and the Auckland Plan or other shareholder initiatives.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Matapaki | Discussion

[REDACTED]

[REDACTED]

Hīraunga | Implications

[REDACTED]

[REDACTED]

Ngā ritenga ā-pūtea | Financial implications

[REDACTED]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

[REDACTED]

Tauākī whakaaweawe Māori | Māori impact

[REDACTED]

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

[REDACTED]

Ngā whakaaweawe rauemi | Resourcing impacts

[REDACTED]

Tauākī whakaaweawe āhuarangi | Climate change impacts

[REDACTED]

Ngā koringa ā-muri | Next steps

[REDACTED]

Ngā tāpirihanga | Attachments

Attachment A - Location Map AA and AB Piers

Attachment B - Pros and Cons table - New berth ownership

Attachment C - Parking letter

April 2021

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Pick a second GM from the list (optional, delete if not required)

David Rankin, Chief Executive (acting)

Decision paper: Meadowbank Community Facility

Author: Perwez Abdullah, Portfolio Specialist

May 2021

Text redacted pursuant to s7(2)(h) and (i) of the Local Government Official Information and Meetings Act 1987 as releasing it would likely to prejudice or disadvantage the commercial position of Auckland Council and its negotiations.

Ngā tūtohunga | Recommendations

That the Eke Panuku Board...

- a. Approve entering into a sale and development agreement for the Meadowbank Community Centre at 29-31 St Johns Road, Meadowbank.
- b. Delegate authority to the Chief Executive to approve the final commercial terms for the sale of the development rights above the Meadowbank Community Centre based on the following key terms:

█ [REDACTED]

█ [REDACTED]

- The development partner will be responsible for designing, obtaining all regulatory consents and procuring a contractor to complete the development of the site including the community centre shell. All designs and consents must be endorsed by Eke Panuku and council's Asset and Service Design and Community Facilities teams prior to lodgement.
- Building design outcomes: The development must conform to the urban scale of the local area and be a minimum of three storeys. It must include and/or demonstrate the following design principles: Te Aranga Design principles, incorporate a cultural narrative to tell the story of the community centre, and Crime Prevention Through Environmental Design principles.
- Community centre specifications: the new community centre shell will be built according to an agreed base build specification.
- Apartments: The apartments will be designed to a minimum rating of Homestar 6.
- Access and parking: the development must provide active street frontage to St Johns Road. Community centre users will access the community centre and exclusive-use

parking space from St Johns Road. Residents will access the apartments and their exclusive-use parking space from Lavender Court.

Whakarāpopototanga matua | Executive summary

1. 29-31 St Johns Road is a 1661m2 council owned site currently operating as the Meadowbank Community Centre. The Council has identified that the building is not fit for purpose and requires material financial investment. The LTP funding allocated is insufficient to complete the necessary building upgrade.
2. Service Property Optimisation is being applied to fund the redevelopment of the Meadowbank Community Centre. The redevelopment of the Meadowbank Community Centre is a priority for the Ōrākei Local Board.
3. The Ōrākei Local Board approved the redevelopment of the Meadowbank Community Centre on 19 July 2018. It also approved the divestment of two underperforming service assets being 4 Victoria Avenue, Remuera and 22 Tahapa Crescent, Meadowbank to support the redevelopment.
4. The site is zoned Business Town Centre which encourages intensification.
5. A sale and development agreement for the sale of the air rights above the community centre will enable Eke Panuku to deliver on the local board's resolution to redevelop the underperforming asset into a fit for purpose community facility.

[REDACTED]

[REDACTED]

8. The go-to-market strategy involved a three-stage market process. It included appointment of a real estate marketing agent, an expression of interest process, shortlisting and a formal request for development proposals.
9. The executive is seeking Board approval to enter into a sale and development agreement for the Meadowbank Community Centre with the development partner to deliver on the agreed outcomes.
10. This option will contribute towards Eke Panuku's cross cutting themes and will achieve the outcomes that have been agreed with councils Community Facilities department and the Ōrākei Local Board for the site.

Horopaki | Context

11. The sale of the development rights above the existing community facility will unlock potential and will enable mixed use development. This will, in turn, generate the revenue to pay for the construction of the new fit for purpose facility for council from the proceeds of the sale.

12. On completion of the development, land comprising circa 1051m2 will be retained in council ownership for the purpose of a community centre. The residual land and airspace development will transfer to the development partner.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
[REDACTED]	[REDACTED]	[REDACTED]
19 July 2018 Ōrākei Local Board	Optimisation of Council's Service Property Portfolio	Approved- Ōrākei Local Board's resolution to redevelop the Meadowbank Community Centre by way of Service Property Optimisation Resolution number OR/2018/145
19 March 2015 Finance & Performance Committee	Service Property Optimisation Policy	Approved- Finance and Performance Committee approval of the Policy Resolution number FIN/2015/16

Matapaki | Discussion

13. The Meadowbank Community Centre site comprises 1,661m2 and zoned Business Town Centre and situated on the corner of St Johns Road and Lavender Court.
14. The site was acquired in 1995 for community centre purposes and has an unclassified local purpose (community centre) reserve status. The reserve status will be revoked under the Reserves Act 1977 to enable development of the site.
15. The optimisation of the site will contribute towards Eke Panuku's cross cutting themes as follows:
- Quality Urban Design and Development –Eke Panuku will work with the development partner to ensure its design response (Attachment A) conforms to the material design outcomes (Attachment B).
 - Sustainability and Climate Change - the apartments will be built to Homestar 6 standards.
- [REDACTED]
- Economic Outcomes - the new community centre will be delivered on a cost-neutral basis with no impact on rate payers.
- [REDACTED]

16. The Eke Panuku Design and Place and the council's Asset and Service Design consultants have reviewed the design and are satisfied that it meets the essential outcomes and key terms.
17. The site is subject to an unclassified local purpose reserve status. Eke Panuku will complete the reserve revocation process and the subdivision of the airspace to enable redevelopment.

Hīraunga | Implications

Ngā ritenga ā-pūtea | Financial implications

[REDACTED]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

20. The key risks identified for the transaction and the mitigations proposed are as follows:

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tauākī whakaaweawe Māori | Māori impact

21. Mana whenua have been advised of the optimisation concept and a framework for engagement has been agreed through the Eke Panuku Mana Whenua Governance Forum.

[REDACTED]

23. Site specific Mana Whenua engagement is required to be undertaken regarding the proposed reserve revocation of 29-31 St Johns Road, Meadowbank.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

24. The Ōrākei Local Board's approved the redevelopment of the site and has been kept informed throughout the process.

25. The project is being implemented in partnership with the Ōrākei Local Board's and Auckland Council's Community Facilities team, the business owner of the Meadowbank Community Centre.
26. A communications and engagement plan has been drafted that has identified key community groups and key messages that will be communicated throughout project life cycle.
27. Council's Asset and Service Design and Community Facilities teams will lead the community consultation process on the internal design of the new community centre.

Ngā whakaaweawe rauemi | Resourcing impacts

28. Eke Panuku will lead the redevelopment of the community centre. The project will be resourced by a Project Lead, an Urban Designer, a Development Manager, a Statutory Advisor and a Communications and Engagement Advisor

Tauākī whakaaweawe āhuarangi | Climate change impacts

29. The development partner is required to design the apartments according to Homestar-6 rating standards for its apartments.
30. 29-31 St Johns Road is located on the top of a ridge and is not within a flood plain nor near the coast. It is unlikely that it will be exposed to significant flooding in the future from either excessive rainfall or rising sea levels.

Ngā koringa ā-muri | Next steps

31. The steps and timeframes proposed to progress the decision are as follows:
 - May 2021: Eke Panuku board approval, agreement executed.
 - June 2021: reserve revocation initiated.
 - March 2022: development partner obtains resource consent.
 - March 2023: development partner commences construction of the community centre.
 - April 2024: community centre shell handed over to Auckland Council; settlement of outstanding balance for development rights.

Ngā tāpirihanga | Attachments

Attachment A: Material design outcomes including base build specifications for the community centre.

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

May 2021

Allan Young, GM Development

David Rankin, Chief Executive (acting)

Decision paper: Transform Manukau Public Realm Funding Opportunity - Manurewa Netball Complex

Author: Richard Davison, Priority Location Director - South

May 2021

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. Notes that the Board previously approved [REDACTED] funds to Manurewa Local Board in FY19 for netball court improvements as part of the site sale of approximately 4,000sqm of carpark land at the Vodafone Events Centre. [REDACTED]
- b. Approve additional funds of \$700,000 from the Eke Panuku FY21 budget towards supporting the Manurewa Netball and Manurewa Local Board to progress the delivery of the stage two works on condition the contribution is funded out of this financial year's budget.
- c. Notes this funding will support Key Move 3 of the Transform Manukau objectives to create the Wiri Healthy Neighbourhood with our crown partners.

Whakarāpopototanga matua | Executive summary

1. In November 2018 (FY19) The Eke Panuku Board approved the sale of approximately 4,000sqm of the Vodafone Events Centre car park, known as 770R Great South Road, to facilitate a now completed 89 unit, 10 level Ramada hotel.
2. The [REDACTED] proceeds of this land sale were used to support funding for stage one and two of the unfunded Manurewa Netball Complex upgrade project. Stage one, which included rubberisation of the ground surface of 11 courts is completed and stage two is currenting in an advanced planning stage however the cost of stage two has increased by approximately \$765k.
3. Community Facilities has approached Eke Panuku to consider whether there is any opportunity to support further funding to complete the upgrade project as planned. [REDACTED]
4. This paper seeks formal approval to contribute the additional funds required for stage two of the Manurewa Netball Complex canopy (see attachment B). The canopy structure will provide a covering over four courts to allow all weather and night access for recreational purposes.

5. This opportunity supports Key Move 3 from our High-Level Project Plan and Framework Plan being the creation of the Wiri Healthy Neighbourhood. [REDACTED]

7. The ongoing staged enhancement of the netball complex will support the current and future community to be more active and facilitate indirectly further opportunities for residents to participate in sport and lead a healthy lifestyle.
8. The Manurewa Local Board sees this project as a priority project and support the notion to progress stage 2. Manurewa Local Board is a key partner in Transform Manukau.
9. The canopy will cover 3,000 square meters and allow uninterrupted play by providing shade in summer and waterproofed dry area in winter to service the Manukau - Manurewa local area.
10. The canopy will include lighting and a sound system allowing night-time play for various active play opportunities.
11. Manurewa Netball Courts are the only netball facility in Manurewa that are within the proximity of Transform Manukau and is well used by the local community. The covering of the four courts will enable night play and additional hire revenue.
12. By supporting the construction of this infrastructure, Manurewa Netball will be able to execute its long-term goal of expanding its capability to meet the needs of the community and host various regional and national events.
13. The funding of \$700k this financial year (FY21) will allow the purchase of the materials such as the canopy fabric and steel structure itself before the end of June.
14. The Manurewa Netball Club has been actively seeking funding to help progress stage one and two works but is yet to have any formal funding approved.

Horopaki | Context

a.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
16 November 2018	770R Great South Road	Site sale approval which provided the initial [REDACTED] funds

Matapaki | Discussion

Progress to date

15. To date the project has finalised the scope of stage 2 works in collaboration with Manurewa Netball and Manurewa Local Board.
16. The project has received full final costings for the entire stage two works.
17. Planning assessment has been completed and only a building consent will be required.
18. The Manurewa Netball Club is endeavouring to secure funding to progress stage two.

Hīraunga | Implications

Ngā ritenga ā-pūtea | Financial implications

- 
20. It is proposed to allocate \$700k from this financial years capital budget to enable completion of this project.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

21. Failure to approve the additional funding could be an opportunity missed to support growing communities and local initiatives as part of Transform Manukau and the wider Manurewa community.

Tauākī whakaaweawe Māori | Māori impact

22. The development of the Manurewa Netball Complex supports Auckland Council's commitment to Māori and supports positive outcomes for Māori participation in sport and recreation.
23. Maori participation at Manurewa Netball Club is 63% which is the highest ethnicity percentage at the club. Refer to Attachment A.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

24. The Manurewa Local Board has advocated for funding to be allocated towards the development of Manurewa Netball since 2018.
25. Manurewa Local Board has been identified in a recent supporting council report as part of the Governance Framework Review, as being the highest underfunded board area for the last 12 years.
26. The project supports the vision for the Manurewa Netball Club to increase capacity and deal with the ongoing population growth in Manukau.
27. Growth for the club has accelerated over the recent years increasing numbers and participates.
28. The club supports and provides facilities for other sporting events and community initiatives like touch rugby, community meetings, volleyball, and basketball.
29. The new canopy will provide multiple opportunities for the club such as;

- a. Allows the opportunity for night hire
- b. Extending winter members due to increased playable areas and allows outdoor curriculum activities that will not be weather dependent
- c. Further opportunities to host local, regional, and national events

Ngā whakaaweawe rauemi | Resourcing impacts

30. Community Facilities will undertake the procurement process and project management of stage two and will deliver the installation. There will be no further resourcing impacts on Eke Panuku staff outside of the funding process.

Tauākī whakaaweawe āhuarangi | Climate change impacts

31. Ways on how this project will contribute to the Auckland response for climate change is to;
 - a. Selected a structure that is partially made from recycled materials reducing excess waste
 - b. Use shade material made to protect users from UV radiation levels and is 99% UV protected
 - c. Explore water use and recycling from the new canopy roof to irrigate nearby plants and trees adjacent to the courts and its use for washing the courts and equipment at the detailed design phase.
 - d. Use LED lights to ensure lower energy consumption for night-time use only

Ngā koringa ā-muri | Next steps

32. Following approval of the additional \$700k of funds, a contract to purchase will be arranged by Community Facilities and the Manurewa Local Board separately and the cost journaled to Eke Panuku.
33. Delivery of the stage two will commence in FY22 using the [REDACTED] balance of Eke Panuku funds, with the initial purchase of the canopy fabric and steel structure this financial year using the \$700k.

Ngā tāpirihanga | Attachments

30. Attachment A - 2019-2020 Manurewa Netball Annual Report - Supporting ongoing Growth
31. Attachment B - Conceptual Rendering of Canopy Structure and general layout

Ngā kaihaina | Signatories

Ian Wheeler, Chief Operating Officer

March 2021

David Rankin, Chief Executive

Information paper: Auckland Council Group Procurement Policy

Document author: Garry Miller, Manager Corporate Support

May 2021 Whakarāpopototanga matua | Executive summary

1. The Auckland Council (AC) Group Procurement Policy formalises the expectation that the Council Group (Auckland Council, and its Council Controlled Organisations (CCOs)) will procure goods and services together where there are benefits to be realised for Auckland Council's ratepayers and customers. This was one of the recommendation of the CCO Review Committee work completed last year (#64). Review of this policy will usually occur every three (3) years or otherwise as required.
2. There are no material operating changes to the existing Auckland Council procurement policy, which Eke Panuku currently use, and it is recommended that Eke Panuku Board note this updated Group Policy.
3. Next steps: Auckland Council Group Procurement Policy will be received by the Council's Strategic Procurement Committee 8 June 2021, and approved by Council's Finance and Performance Committee on 17 June 2021.

Matapaki | Discussion

4. The recent Auckland Council CCO review recommended that the council makes compliance with the procurement policy mandatory on all CCOs to reduce and minimise duplication (action #64 of the CCO review). This prompted a review of the current Group policy to ensure that it was fit for purpose to deliver these outcomes,
5. The Chief Financial Officers (CFOs) across the Council Group are ultimately accountable for ensuring that their individual organisation procurement policies and practices give effect to this group policy. As Eke Panuku already adhere to the existing Group policy this means little operational change.
6. Following a collaborative exercise across all CCOs, the Group policy has been updated. Below is a summary of the key changes made to policy as a result:
 - a. The policy uses updated standard template for Auckland Council group policies (new best practice structure and layout)
 - b. Updated definition of a Group Procurement approach. All planned procurement should in the first instance be considered as a potential group source opportunity to leverage our size for cost reduction and value optimisation, and to influence the market on our sustainability objectives through all stages of the procurement lifecycle (Plan, Source, and Manage).
7. Two broad classification of the procurement spend have been set out;

- a. Group Procurement Activities that are general in nature and are typically required by more than one, or all Council Group organisations and at a scale where there is a clear potential to leverage benefit. By default, wherever reasonably practicable, these must commence as a Council Group activity.
 - b. Strategic Procurement Activities on the other hand are those that are directly required to support the business outcomes of the individual Council Group organisation's operational requirements. These activities will often be unique to that individual organisation (examples are Auckland Transport's Roding and Public transport activities, or Watercare's water and wastewater treatment and distribution activities).
8. The Group policy has sustainability as one of its core principles (Principle 3: Be sustainable) which drives procurement decisions on the most positive economic, environmental, social and cultural impacts on a whole of life basis and creates value and legacy. The Group will assess sustainable procurement outcomes related to all procurement activity and consider
- a. Value-for-money over the whole of life, rather than just the initial cost
 - b. Minimising environment impacts over the whole of life of the goods/services/works
 - c. Strategies to avoid unnecessary consumption and that manage demand and minimise waste
 - d. Our supplier's social responsibility practices, including compliance with legislative obligations to its employees
 - e. Our obligations under the Treaty of Waitangi and our relationships with local Iwi
 - f. Where appropriate we will work with local and community organisations including the Southern Initiative and Amotai to facilitate these outcomes.
9. The policy has been updated with references to the latest published guidance (eg MBIE Government Procurement Rules) and applicable legislation.

Ngā tāpirihanga | Attachments

Attachment A - Auckland Council Group Procurement Policy

Information paper: Risk Management Update - Board

Document author: David Middleton, Risk Manager

May 2021

Whakarāpopototanga matua | Executive summary

1. The ELT held a Risk Workshop that reassessed the current top risks and considered new risks and reviewed the mitigations in place to reduce the level of risk.
2. The ELT has revised the Top Risk Register, which shows the reassessment of the risks, the ratings, and the mitigations.
3. A new risk management project is underway with the Council family to assess Cumulative Loss Modelling resulting from natural hazards. This will consider sea level rise and climate change risks in loss modelling.
4. The Health and Safety Critical Risk Workshop identified the key risks including the need to mitigate fall from height risks around the water's edge at the Waterfront.

Matapaki | Discussion

5. The Executive Leadership Team recently had a risk workshop to review the top risks. This included reviewing the key risks, impacts, and the mitigations. A follow up moderation meeting examined the interdependencies across the directorates.
6. The attached Top Risk Register shows the current key risks of waterfront assets, eke Panuku not aligning with other parts of the Council family and the capital programme being significantly reduced in the new 10-year plan.
7. The Risk Manager is part of a group from the Council family assessing Council's risks via Cumulative Loss Modelling for natural hazards. This is to guide Council's future thinking into material damage losses directly to Auckland Council family, third party liability exposures and to enable climate related long-term mitigations to protect the region's increasing population and asset distribution. External Agencies involved include GNS Science, NIWA, Aon Insurance Brokers
8. A Health and Safety Critical Risk Workshop examined the current critical risks and with emphasis on the waterfront and protection from falls along the water's edge in non-commercial environments. The Health and Safety Manager, the Risk Manager and the Strategy and Assets team will be giving attention to mitigating the current risk areas.

Ngā tāpirihanga | Attachments

Top Risks Register May 2021.

Director interests at 28 April 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		

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

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

Richard I. LEGGAT	Director	Panuku Development Auckland Limited	
	Executive Chair	Kiwis for kiwi	
	Director	Hamilton Waikato Tourism	
	Director	Mortleg Ltd	
	Director	Snowsports NZ	
	Director	Trophy Metropolitan Ltd	
	Director	Warren and Mahoney	Possible
	Director	Winter Games New Zealand	
	Panel Member	NZ Markets Disciplinary Tribunal	
	Member	Union Cycliste Internationale Ethics Commission	
	Director	Westhaven Marina Limited	

Director meeting attendance register – 2020 / 2021

	2020						2021					TOTAL
	28 Jul	21 Aug	23 Sep	21 Oct	18 Nov	16 Dec	18 Feb	24 Mar	28 Apr	May	Jun	
P.F. Majurey	x	✓	✓	✓	x	✓	✓	X	✓			
J. Coop	✓	✓	✓	✓	✓	✓	✓	✓	✓			
D.I. Kennedy	✓	✓	✓	✓	✓	✓	✓	✓	✓			
R.I. Leggat	✓	✓	✓	✓	✓	✓	✓	✓	✓			
A.F. Young-Cooper	✓	✓	✓	✓	✓							
V. Carroll	✓	✓	LOA	LOA								

LOA – Leave of absence

Minutes of the meeting of directors of Panuku Development Auckland Limited, held in confidential session, at Vos Shed, 38 Hamer Street, Auckland on Wednesday 28 April 2021 commencing at 10.00am.

Attending		<p>Board: Paul Majurey – Chair, John Coop, David Kennedy, Richard Leggat.</p> <p>Executive: David Rankin – Chief Executive, Alaina Cockerton – Head of People & Culture, Gyles Bendall – GM Design & Place, Jenni Carden – Executive Officer/Company Secretary, Angelika Cutler – GM Community & Stakeholder Relations, Carl Gosbee – Chief Financial Officer, Brenna Waghorn – GM Strategy & Planning, Marian Webb – GM Assets & Delivery, Ian Wheeler – Chief Operating Officer, Allan Young – GM Development, Talia Hodgson – Senior Governance Advisor</p>
1.1 Procedural motion to exclude the public	1 04/21	Pursuant to clause 12.3 of the Eke Panuku Constitution, the public be excluded from the following proceedings of this meeting, so that commercially sensitive issues can be discussed in confidential session.
1.2 Apologies	2 04/21	There were no apologies.
Opening remarks	3 04/21	<p>The meeting opened with a karakia. The Chair welcomed board members and executive to the meeting and noted the following:</p> <ul style="list-style-type: none"> • acknowledgement of the management team and positive feedback received, both internally and externally, about the good work being undertaken during challenging times; • four new members will join the board in June 2021; • Waitemata Local Board are joining the board for an informal korero and kai at lunchtime.
2. Chief Executive's report	4 04/21	<p>Councillor Efeso Collins joined the meeting via Zoom. Rachel Wilson, Principal Advisor CCO/External Partnerships, attended for this item.</p> <p>David Rankin, Chief Executive, introduced Talia Hodgson who is taking over from Jenni Carden. He introduced the report, and the board discussed the following matters:</p> <ul style="list-style-type: none"> • The development of the Long-term-Plan and associated challenges regarding capex reprioritisation, with further decisions to be made by the Governing Body before finalisation; • the Downtown carpark redevelopment, transport outcomes for the site and market process; • the collaborative approach to the joint work programme with Auckland Transport, and associated opportunities; • urban design outcomes for city centre, waterfront and proposed light rail, specifically leadership, resources and capability. Noting improved communications and public engagement around city closures, disruptions and projected outcomes. • management of finite resources; • management of potential risks re Onehunga Wharf; <div style="background-color: black; width: 100%; height: 20px; margin-top: 10px;"></div>

		<ul style="list-style-type: none"> • potential next steps re AC37; • the high participation, positive impact and overall value of the E Tu Hautu Leadership Programme; • Progress by joint Eke Panuku/Kāinga Ora programme for the CRL development sites at Maungawhau; • monitoring and management of certain canopies and heritage properties that are managed by Eke Panuku on Queen Street, along with addressing seismic risk; • campaigns and good news stories about heritage properties around the viaduct and waterfront. The new reporting format, noting it is still a work in progress, was well-received. <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p> <p>ACTIONS:</p> <ul style="list-style-type: none"> - Marian Webb – GM Assets & Delivery to update the board on the management of risks re Onehunga Wharf. - Include brief update on development plans on property with programme for CRC Maungawhau site every couple of months in the CE's Report.
<p>3. Health and safety</p>	<p>5 04/21</p>	<p>Blair McMichael, Health & Safety Manager, joined the meeting and introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • safety issues regarding people climbing on/over fences and railings – this is being reviewed by Eke Panuku and Viaduct Harbour holdings; • risk assessment, monitoring, and security issues in and around the water's edge. • learnings, obligations, levels of influence and management of risks going forward. <p>Further work is being undertaken with an external H&S consultant, reflecting on incidents that have occurred, reviewing and assessing risks and considering how to implement H&S improvements. It is anticipated that this work will be completed by end June.</p> <p>An interim report will be available for the May Board meeting regarding work being undertaken to manage Health and Safety risks in and around the waterfront.</p> <p>It was requested that the Incident Report form part of the main H&S report in future, rather than be an attachment.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p> <p>ACTIONS:</p> <ul style="list-style-type: none"> - Provide interim H&S report to May Board. - Include Incident Report in main report.

		
<p>4.2 Supports programme; 34 Moore Street, Howick - go-to-market</p>	<p>7 04/21</p>	<p>Marian Webb, GM Assets & Delivery, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • The outcomes, which will be required from the developer. ; • an arborist report will be obtained with a view to retaining well-established trees as much as possible; • potential development options for the site, building design and timeframes; • the benefits of selling as one piece of land, as recommended, with the Council making the decision as to who it is sold to; • the location of the site at Howick village has a strong sense of identity and character, which is anticipated to be retained; • positive market feedback and how the land provides a unique opportunity for integrated development in the area. <p>Following the conclusion of discussions, the Eke Panuku Board:.</p> <ol style="list-style-type: none"> 1. Approved the go to market strategy for 34 Moore Street, Howick that was approved for disposal by the Finance and Performance Committee in July 2020. 2. Delegated authority to the Chief Executive to select a preferred party, complete the negotiations and execute the required documentation to divest the land based on the following key terms: <ol style="list-style-type: none"> a. Price,  b. Development of the site in alignment with the following high-level design and strategic outcomes: <ol style="list-style-type: none"> i. Align with the Howick Village Centre plan: Development proposals must demonstrate how the four concepts in the Howick Village Centre Plan can be implemented through the proposed design. The four concepts centre around Character, Community, Accessibility, and a Green Village (environment & sustainability). Development proposals must include an assessment from a heritage consultant and arborist on site values. ii. Parking and Access: Parking and servicing areas must not be visible from public areas, and the impact of vehicular crossings on the footpath must be minimised by prioritising pedestrian movement. Pedestrian access to the building must be located facing the street activate the area. iii. Density: New development on the site must achieve a minimum of two levels. iv. Sustainability: Any proposed residential living must achieve a Homestar 6 rating. 3. Design: Development proposals must demonstrate high quality architectural design that includes articulation of the building and use of quality materials.

4.3 Panuku Board representative	8 04/21	<p>Jenni Carden, Executive Officer/Company Secretary, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • a proposal for David Kennedy to join the Board of Kainga Ora; • the delegation to the joint Eke Panuku/Kāinga Ora Boards Committee, which pertains to CRL Karangahape Road and Maungawhau sites, <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> 1. approved, as nominated by the Chair, the appointment of David Kennedy as board representative on the Panuku and Kāinga Ora joint board committee. 2. Noted the Panuku Board Chair, Paul Majurey was appointed to this joint board committee by the Panuku Board in June 2020.
4.4 Panuku Board charter	9 04/21	<p>Jenni Carden, Executive Officer/Company Secretary, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • the charter has been put together, reflecting current practice; • incoming board members will be provided with a copy of the document during induction. <p>Following the conclusion of discussions, the Eke Panuku Board approved the Panuku Board Charter date April 2021.</p>
4.5 Use of Eke Panuku	10 04/21	<p>Angelika Cutler, GM Community & Stakeholder Relations, introduced the report.</p> <p>The board noted that a change of name is an important decision and, if approved, there is a plan to communicate with internal and external stakeholders and to implement changes over time and at minimal cost.</p> <p>It was noted that Eke Panuku is already being used by many staff.</p> <p>Following the conclusion of discussions, the Panuku Board:</p> <ol style="list-style-type: none"> 1. approved the use of Eke Panuku Development Auckland. 2. noted that a name change will not require a formal company name change. 3. noted that Panuku will inform the Governing Body about the use of Eke Panuku before public notification.
4.6 Group Remuneration Policy	11 04/21	<p>Alaina Cockerton, Head of People & Culture, introduced the report. The board discussed the following matters:</p> <ul style="list-style-type: none"> • salary levels reflect professional teams and tertiary-qualified staff; • agreement by CCOs around the principle of the policy. <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> 1. approved the adoption the Group Remuneration Policy. 2. approved to update the Eke Panuku reward philosophy to align with the Group Remuneration Policy and the recommendations of the CCO review.
5.1 Design approach update	12 04/21	<p>Gyles Bendall, GM Design & Place, introduced the report. The board discussed the following matters:</p>

		<ul style="list-style-type: none"> • progress of the design panel process by taking a proactive approach to focus on simplification, streamlining to avoid duplications and help with clarity; • increased collaboration and awareness between Council and the Eke Panuku design team; • resourcing; • the governance process to select next chair of TAG, being mindful to capture the current chair's intellectual property and experience to ensure a good succession process; • annual review of TAG's terms of reference, membership and succession; • the consenting process; • Panuku as an advocate on design issues. <p>Following the conclusion of the discussions, the Eke Panuku Board received the report.</p>
6.1 Director interests	13 04/21	The Eke Panuku Board reviewed and received the Register of Director's Interests noting changes for Paul Majurey and David Kennedy.
6.2 Director meeting attendance	14 04/21	The Eke Panuku Board noted the directors' meeting attendance.
6.3 Minutes of 24 March 2021 board meeting	15 04/21	The Eke Panuku Board reviewed and confirmed the Minutes of the Board Meeting 24 March 2021, with confidential information included, as a true and accurate record of the meeting.
Out of cycle decision: Supports; Sites C&D Totara Ave, New Lynn	16 04/21	<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>Richard Leggat and John Coop did not participate in the decision making due to declared interests in this location.</p> <p>The Panuku Board:</p> <ol style="list-style-type: none"> Approved the sale of the sites located at 18 Totara Ave, New Lynn, Auckland (site C) Lot 2 DP 530043 comprising 2082m2 and 41 McCrae Way, New Lynn, Auckland (site D) Lot 1 DP 530043 comprising 2384m2 via a two staged deadline private treaty process. Delegated authority to the Chief Executive to select a preferred party, complete the negotiations and execute the required documentation to sell the land based on the following key terms: <ol style="list-style-type: none"> a minimum price [REDACTED] Development of the site in alignment with the following high-level design and strategic outcomes: <ul style="list-style-type: none"> • minimum of Homestar 6 accreditation for all residential units

		<ul style="list-style-type: none"> • Remedial and preservation works to the Heritage B Scheduled OAG's building that the OAG's façade (including not less than 2-metre return) is incorporated as part of the development • the provision of at least 150 residential units across the two sites • completion of the development within five years of settlement.
6.5 Board action list	17 04/21	The Panuku Board noted the board action list.
6.6 Board forward work programme	18 04/21	The Eke Panuku Board noted the board forward work programme. It was noted that David Kennedy has a potential conflict for the May Board meeting on 26 th May. He may be an apology or may be able to join via Zoom for part of the meeting.
7. General business	19 04/21	<p>The board discussed:</p> <ul style="list-style-type: none"> • the upcoming Strategy Day: <ul style="list-style-type: none"> ○ to be held late September/October, potentially on a scheduled Board meeting date – this timeframe will give the four new Board members time to have their induction, settle in and attend a few meetings. It will be ahead of a fresh strategic cycle with the council; ○ Suggested Mayor and new Council CE to be invited to perspectives , with possibly other relevant external people attending; ○ potential to invite an international person with relevant experience (via Zoom) to talk about design and development on water's edge in their city e.g. Barangaroo, Copenhagen; ○ a suggestion to invite customers to come and answer a few set questions from their perspective; ○ create a powerful single page overview of present activities and ideas for future direction; ○ the ELT will come back to the Board with thoughts and ideas around the design of the day at the July meeting. • proposal for Councillors spending a half-day with each of the CCOs as part of new strategy setting process. <p>ACTIONS:</p> <ul style="list-style-type: none"> - Establish a date for Strategy Day. - ELT to provide ideas re design of the Strategy Day to the Board for consideration in July.
Close of board meeting	20 04/21	<p>Directors and executive acknowledged and thanked Jenni Carden for her contribution over the previous three and half years and wished her well.</p> <p>The meeting closed with a Karakia at 1:42 pm.</p>

Read and confirmed

_____ Chair

_____ Date

Draft

Board action list at 28 April 2021

Date requested	Minute reference	Action	ELT member responsible	Date required	Comments
18/11/20	15 11/20	Mana whenua	Angelika Cutler	June 2021	<p>Management to include updated information on individual iwi capacity and capability for developments.</p> <p>In progress. Will be addressed in next update to be provided to the June meeting.</p>
28/04/21	4 04/21	Health and Safety critical risks	Marian Webb	May 2021	Management to report on critical risks associated with Onehunga Wharf
28/04/21	5.04/21	Waterfront Health and Safety	Marian Webb	May 2021 June 2021	Management to provide an update to the May meeting on issues related to waterfront safety. Full report to be provided to the June meeting.

Board work programme 2021

	Jan	18 Feb	24 Mar	28 Apr	26 May	23 Jun	28 Jul	25 Aug	TBA	22 Sep	27 Oct	24 Nov	15 Dec	
Board meeting location		Panuku office	Panuku office	Vos Shed	Panmure	Panuku office	Panuku office	Panuku office	Off-site	Panuku office	Panuku office	Panuku office	Panuku office	
Stakeholder engagement				IMSB	Maungakiekie-Tāmaki	Rangatira	Auckland Transport	Governing Body		Haumaru Board		Rangatira		
Priority location PBC			<ul style="list-style-type: none"> Manukau 		<ul style="list-style-type: none"> Panmure 	<ul style="list-style-type: none"> Northcote 					<ul style="list-style-type: none"> Uptown 			
Annual reporting	No meeting		<ul style="list-style-type: none"> Draft SOI to council Draft Annual Plan (budget) to council SOI targets for 2021-2022 to be recommended to council (draft) 	<ul style="list-style-type: none"> Audit New Zealand proposal Internal audit plan for FY22 	<ul style="list-style-type: none"> SOI 2021-2024 Annual Business Plan 2021-2022 Business Strategy (refresh) Programme Business Cases – Portfolio decision Annual Plan (budget) 2021-2022 Corporate KPI Objectives 2021-2022 (setting) 	<ul style="list-style-type: none"> Annual report 2020-2021 (confidential) Corporate KPI Objectives 2020-2021 (achievement) 				<ul style="list-style-type: none"> Annual report 2020-2021 (public) 				
Performance reporting		<ul style="list-style-type: none"> Q2 reporting 	<ul style="list-style-type: none"> Property market update Transaction strategy update 	<ul style="list-style-type: none"> Q3 reporting (inc CCO review implementation update) 	<ul style="list-style-type: none"> Performance dashboard 	<ul style="list-style-type: none"> MW outcomes (6 mthly / Rangatira briefing) Property market update Transaction strategy update 	<ul style="list-style-type: none"> People & Culture (6 mthly) Q4 reporting (inc CCO review implementation update) 			<ul style="list-style-type: none"> Property market update Transaction strategy update 	<ul style="list-style-type: none"> Q1 reporting 	<ul style="list-style-type: none"> MW outcomes (6 mthly / Rangatira briefing) Property market update 		
Compliance reporting			<ul style="list-style-type: none"> Board delegations to CE Quarterly report to council (Q2) 	<ul style="list-style-type: none"> Board committee membership Board committee TOR 		<ul style="list-style-type: none"> Legislative compliance 	<ul style="list-style-type: none"> Board committee membership 	<ul style="list-style-type: none"> Policy update 		<ul style="list-style-type: none"> Quarterly report to council (Q4) 	<ul style="list-style-type: none"> Board review follow up 			
Strategic session							<ul style="list-style-type: none"> Risk workshop 	<ul style="list-style-type: none"> Health & safety workshop 						
										Strategy day (FY22)				

	Jan	18 Feb	24 Mar	28 Apr	26 May	23 Jun	28 Jul	25 Aug	TBA	22 Sep	27 Oct	24 Nov	15 Dec
Decision reports		<ul style="list-style-type: none"> Go-to-market: Hobsonville Mega Lot 5 Mega Lot 6 (design guidelines) Go-to-market: Ormiston 65 Haddington Dr (Block B2) Go-to-market: Supports 198 Dominion Rd Disposals recommendation/ Unlock Henderson C40 site: 331 Great North Rd 	<ul style="list-style-type: none"> Go-to-market: Supports C&D Totara Ave New Lynn (Design input) 	<ul style="list-style-type: none"> Go-to-market: Supports Moore St Howick WQ reference designs and alliance framework scope Auckland Council group remuneration policy Go-to-market: Manukau 10 Putney Way 	<ul style="list-style-type: none"> Transform Onehunga additional property disposal - 24 Upper Municipal Place, Onehunga Commercial Building Standards (Performance standards for future commercial development) Go-to-market: 16 Fencible Drive Howick Go-to-market: 27 - 31 Greenslade Crescent Northcote Internal Audit Plan FY21 External Audit 30 June 2021 Pile Berth Licensing Meadowbank community centre (Paul Majurey interest) Transform Manukau Manurewa Netball court support 	<ul style="list-style-type: none"> Go-to-market: Northcote TC (reference design) Go-to-market: Panmure 28 Pilkington Rd Go-to-market: Pukekohe 174 Manukau Rd Go-to-market: Avondale Central (reference design) IBC: Avondale Central site Westhaven Pier Replacement (J, G & H) Kotuku House 	<ul style="list-style-type: none"> Onehunga Wharf masterplan discussion document Edinburgh Superblock Acquisitions, Pukekohe Go-to-market: Panmure 3 Mountwell Cres 			<ul style="list-style-type: none"> Wynyard Point final draft masterplan Go-to-market: Onehunga Waiapu 			
H&S site visits		•	•	•	•	•	•	•		•	•	•	•
Site familiarisation		•	•	•	•	•	•	•		•	•	•	•

Workshops

	Jan	February	March	April	May	June	July	August	September	October	November
Priority location PBC	No me	• Manukau	•	• Panmure	• Northcote	•	•	•	• Uptown	•	•

Other matters		• Onehunga Wharf	•	• NZ Super Fund	• Waterfront legacy (post AC36)	• Kainga Ora Greys Ave development • Town Centre guidelines	• Transit oriented developments	•	•	•	
----------------------	--	------------------	---	-----------------	---------------------------------	--	---------------------------------	---	---	---	--

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

Closing

Unuhia, unuhia

Unuhia mai te urutapu nui

Kia wātea, kia māmā,

te ngākau te tinana, te
hinengaro

i te ara takatū

Koia rā e Rongo

e whakairia ake ki runga

Kia tina! Haumi e!

Hui e! Tāiki e!

Draw on, draw on

*Draw on the supreme
sacredness*

To clear and to set free

*the heart, the body and the inner
essence*

In preparation for our pathways

Let peace and humility

be raised above all

Manifest this! Realise this!

Bind together! Affirm!