

# Board Report

**Date**

Wednesday  
26 June 2024

**Time**

12.30pm

**Venue**

Onehunga Community Centre  
(Beeson & Manning rooms)  
83 Church Street  
Onehunga  
Auckland



# Board Agenda

**Where:** **Onehunga Community Centre, 83 Church Street, Onehunga  
(Beeson & Manning rooms)**

**When:** **Wednesday 26 June | 12.30pm – 2.40pm**

**Board members:** Paul Majurey, Chair; David Kennedy, Deputy Chair; John Coop;  
Kenina Court; Steve Evans; Jennifer Kerr

		Time
	<b>Public meeting open</b>	<b>12.30pm</b>
<b>1.</b>	<b>Welcome / Acknowledgements</b> 1.1 Apologies	
<b>2.</b>	<b>Public deputation – Equal Justice Project</b>	
<b>3.</b>	<b>Chief Executive’s report (open items)</b>	
<b>4.</b>	<b>Health and Safety report</b>	
<b>5.</b>	<b>Decision papers (open items)</b> 5.1 98 St George Street & 15 Kolmar Road, Papatoetoe – Go to Market Strategy 5.2 Service Property Optimisation – Ardmore 5.3 Urban Regeneration Future Programme	
<b>6.</b>	<b>Governance matters (open items)</b> 6.1 Out of cycle decisions 6.2 Director interests 6.3 Director meeting attendance 6.4 Minutes meeting held – 22 May 2024	
	<b>Public meeting close and confidential meeting open</b>	
<b>7.</b>	<b>Chief Executive’s report (confidential items)</b>	
<b>8.</b>	<b>Decision papers (closed items)</b> 8.1 98 St George Street & 15 Kolmar Road, Papatoetoe – Go to Market Strategy 8.2 Service Property Optimisation – Ardmore 8.3 Urban Regeneration Future Programme 8.4 123-127 Arthur Street, Onehunga – Waiapu Precinct North-South Axis Enabling Works 8.5 Lower Gerrard Beeson Place, Onehunga – Waiapu Precinct East-West Axis Enabling Works	
<b>9.</b>	<b>Governance matters (confidential items)</b> 9.1 Director interests’ projects 9.2 Board action list 9.3 Board work forward programme 2024 9.4 Minutes meeting held – 22 May 2024	



<b>10.</b>	<b>General business</b>	
	<b>Meeting close</b>	<b>2.40pm</b>

At the time of publishing, no apologies have been received.



Deputation from Equal Justice Project – Statement of Intent

Presentation from the Equal Justice Project advocacy students regarding Eke Panuku  
Statement of Intent 2024-2027.

## Chief Executive Report

Author(s): Ian Wheeler, Acting Chief Executive

June 2024

## Whakarāpopototanga matua | Executive summary

*This is a public report which incorporates a range of material on current and emerging issues. Some information contained in this report should be treated as confidential. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to the withholding of information as necessary to:*

- *protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of a third party(s7(2)(b)(ii))*
- *enable any local authority holding the information to carry on, without prejudice or disadvantage commercial negotiations (s7(2)(i))*
- *maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority in the course of their duty (s7(2)(f)(i))*
- *maintain legal professional privilege (s7(2)(g)).*

## Matapaki | Discussion

### Plan Change 78 - Intensification

1. With the change of central government in October 2023, there has been significant change in high level policies that were instrumental in the development of Plan Change 78 - Intensification. These include cancellation of the Auckland Light Rail project, requirement to further strengthen the natural hazard provisions of statutory plans and a signal of future legislative changes that would enable councils to withdraw Medium Density Residential Standards provisions from their plans. Given the change in the strategic direction, council is of the view that continuing the hearings for PC78 under the current legislative framework will result in multiple planning processes over the coming years and duplication of work.
2. The Planning, Environment and Parks committee considered the issue and options available to council at its meeting on 11 April 2024. As it relates to Eke Panuku and its submission, the key resolution (PEPCC/2024/24) relates to the committee endorsing the completion of hearings for the topic - City Centre zone and its precincts – in order to make them operative. The hearings for the City Centre zone were completed in February 2024. The Independent Hearing Panel has been advised of the council resolution and has set up hearing dates for August 2024 to complete additional topics of the Unitary Plan that affect the city centre zone provisions like plan making and procedural plan interpretation and several qualifying matters (viewshafts, strategic transport corridors, designations etc). A decision on the City Centre topic is anticipated in late 2024 or early 2025. This will enable the delivery of the realigned



development sites and park through the amended development standards of the Unitary plan for Wynyard Point.

3.

[REDACTED]

## **Programme Business Case Overview - review**

4. We have recently commenced a process to review and refresh the Programme Business Case Overview (PBCO) documents for our regeneration programmes.
5. Our current PBCO's were compiled in 2020 to provide an easily accessible and understandable summary of the more comprehensive Programme Business Case's for our regeneration programmes. Our planned programme delivery is reviewed and reconfirmed each year through the approval of the Spatial Plan for each programme in the Corporate Business Plan. In line with the 3-year LTP cycle we also update our PBCO documents to take into account progress over the last 3 years and confirm direction for the period ahead.
6. In 2023, the Council commissioned assessment of the regeneration programme, undertaken by KPMG, included a recommendation to *"Reconfirm the vision and outcomes for the urban regeneration programmes on a regular basis e.g. five yearly."* The review and refresh of the PBCO's will provide the opportunity to review the vision and outcomes for programmes, and either reconfirm or amend those as appropriate. This will provide supporting information for reporting to Council to meet the KPMG recommendation.
7. The refreshed PBCO's will follow a similar format to the existing PBCO documents. Some new information will be incorporated, including the addition of a cultural narrative, clear reference to any changes to the programme that have occurred over the last four years, and more explicit reference to cost benefit assessment of the programme.
8. Other information will be updated as required, including the development context, planned projects, and anticipated costs, benefits, risks and delivery timeframes. The style of the document will also be updated to be consistent with the Eke Panuku brand guidelines.
9. As part of the refresh, we are proposing to no longer differentiate between "Transform" and "Unlock" programmes, and to stop using these terms.
10. We have commenced the review with two programmes: Henderson and Onehunga. Once we have tested and refined the review process with these two programmes, we intend to roll out the review of the remaining programmes in two tranches, with the aim of completing the review for all programmes by June 2025. The refreshed PBCO's will be presented to the board over time as we complete the PBCO for each programme.

## **Update on Group Shared Services (GSS)**

11. The creation of an internal business unit within Council to provide shared services to the group has begun. Richard Jarret has been appointed the Director - Group Shared Services and will report to the Group Shared Services Board. The board comprises the group CEO's and an

independent Chair. Recruitment is currently underway for the Chair, and for the second-tier senior management reporting to Richard Jarrett.

12. The Terms of Reference for the GSS Board are attached as **Attachment A**.
13. Current focus of the GSS project is the People and Culture services, with a specific payroll project leading the way. Progress of the GSS project will be reported to the Eke Panuku board along with any key decisions that may be necessary to support GSS work.

## Sail GP

14. 
15. 
16. 
17. 

## 21 Princess Street – Renewal project of earthquake prone building

18. Eke Panuku manages six properties on Princes Street, Auckland Central. The properties were originally known as the Merchant Houses and are associated with Albert Park. These properties are governed by the provisions of the Auckland Improvement Trust Act 1971. Section 4 of the Act is dedicated to Albert Park and s4(1) of the Act states that Council has no power to alienate (sell) the whole or part of Albert Park and that it shall continue to be held by Council as a ground for recreation and amusement. The underlying land of the properties is reserve land held under the Reserves Act 1977. These properties are also listed as heritage properties. Therefore, these properties will be held for the long term by Auckland Council.
19. While these properties have been under Eke Panuku's management, we have refurbished 23,27 and 29 Princes Street. Largely, the scope of work across all three properties has been to address the seismic strengthening as the NBS ratings were between 10% and 28%. These works brought the buildings to almost a 70% seismic rating as well as completing necessary internal works. This aligned with the Eke Panuku Earthquake Prone Buildings Management and Occupation Guideline. Under the Guideline the strategic objective is to achieve an NBS rating of above 67%. The guideline indicates that Eke Panuku would seek to strengthen buildings with



a %NBS of less than 34%, if possible, within five years. The agreed objective is to strengthen as a minimum these buildings to achieve a NBS rating of greater than or equal to 34%.

20. Recently management has made the decision to carry out building refurbishments to 21 Princes Street which will not achieve greater than 34 % NBS. The building is currently vacant and we need to complete the work on the building to achieve minimum building conditions suitable for leasing. These include minor interior refurbishments, upgrades to the exterior porch and improved structural support to the basement. These works will cost approximately [REDACTED] and is the minimum required by Eke Panuku to enable lease negotiations and to generate rental income. Based on current permitted uses and based on previous use this premises will likely be used for childcare type facilities.
21. Legislative requirements for seismic upgrades are as follows. Seismic upgrades must be carried out if the following three conditions are triggered:
  - a. Building consent is required – No consent required for planned works as exemption has already been approved and granted for structural support. Other minor works do not require consent.
  - b. Value of work is more than \$150k – current estimate for this option is [REDACTED].
  - c. Value of work is more than 25% of building value – The property has a (FAR) value of \$3.65m.
22. Based on the above information a seismic upgrade will not be triggered by this work. The building NBS will be 32 % on completion of the works.
23. The team have explored the option of achieving > 34 % and > 67 % NBS. The seismic issue relates to the structural basement of the building. The structural advice confirms a limited cost difference between achieving 34 % and 67 % NBS. Both would entail a full seismic upgrade. Completion of this work would result in a fully seismically compliant and historically restored asset. It would enable the potential for a better market rental revenue attracting a larger part of the current commercial market within the city centre precinct. However, it would come at a cost estimate of approximately \$6.3m.
24. We are proceeding with the planned works of [REDACTED] for the following reasons: The building and planned works comply with current legislative and building requirements; the significant additional cost with the full seismic upgrade; current funding limitations; and the pending review by the new government of the legislation relating to earthquake prone buildings. We will monitor and review this approach over time and when the legislative review is complete.

## **Wynyard Crossing Bridge**

25. This is an update on the work underway on the Wynard Crossing / Te Wero Bridge. The scope of work covers two main parts the mechanical elements and the structure and coatings. This update also covers the mitigations being put in place and being considered while the works is underway.

### **Wynyard Crossing / Te Wero Bridge mechanical repairs**

26. Repair work on the bridge continues at pace. Most of the work is happening off-site at the moment, but below is a short summary of what is underway:
  - a. Refurbishment of the bridge motors, drives and winch gearbox
  - b. Construction of a new hydraulic pack

- c. Machining of the winch spool and construction of spare cabling
- d. Improving the feedback mechanisms on the bridge's hydraulic brake system, drive and engines, which will enable better monitoring and reporting so that issues can be identified faster.

## **Structure and Coatings**

- 27. In order to renew and upgrade the steel structure to extend the life expectancy of the bridge, remediation of all steel coatings is required. The team, through the head contractor, will employ a jack up barge and crane out the spans from site for remediation and repainting. The spans will be relocated to Wynyard wharf where the works will take place. This option meets all the desired outcomes, particularly in respect to timeline, consenting, minimising impacts to stakeholders, reduction of risks including environmental and best quality outcomes.
- 28. Divers have inspected the condition of the bridge's underwater structure to identify any repairs that are needed. This is considered unlikely but is being checked as part of the project. The report is pending.

## **Capital and Operational Budget costs**

- 29. The total capex to complete the repairs on the bridge is in the order of [REDACTED] for the mechanical and structural coatings scope of works. The opex costs to primarily support project mitigations are estimated to be [REDACTED] at this stage.
- 30. With respect to the capital costs, it was originally envisaged that repairs would be in the order of [REDACTED]. However, this related solely to the mechanical aspects of the works including the purchase of new parts and the refurbishment of existing parts. The inclusion of the structure coating works to the scope of the project and the decision to adopt the crane out method to meet all the desired outcomes has resulted in cost increases from the original anticipated figure. It will however mean a comprehensive renewal of all the required elements of the bridge.

## **Project mitigations**

- 31. The team has considered a number of options to mitigate the temporary unavailability of this important pedestrian and cycling connection.
- 32. The options that have and in some cases are still being considered include the following:
  - a. AT Ferry Additional Stop
  - b. Temporary sliding/ swing bridge
  - c. Private shuttles
  - d. Carparking
  - e. Funding the link bus
  - f. Promoting the link bus
  - g. Red Boats & ambassadors
  - h. Operating the bridge in the interim using a crane
  - i. Wynyard Quarter public information campaign
  - j. Pedetrian and cycling route though the Viaduct
- 33. All of the above options have been assessed. At this stage we will continue to support : promoting the link bus which has seen a significant lift in usage and the pedestrian and cycling route via the viaduct; the public information campaign; the red boat ferry service on the



weekends; and the promotion of Wynyard Quarter. Below is a summary of the red boat ferry service trial which supported putting this service in place over the weekends and our work to promote the Wynyard Quarter. We will also soon complete the feasibility of a temporary sliding/swing bridge or pontoon connection. An update on this is provided at the end of this update.

### **Red boat small ferry service**

34. Following the conclusion of the ferry service trial in May 2024, and consideration of the data gathered during the trial, we have decided to continue running the service on weekends until the bridge re-opens. We will also consider facilitating the service on adhoc days where justified, for example in the case of an event where significant numbers of people are expected. We are working with our partners at Tātaki Auckland Unlimited to coordinate this.
35. Unfortunately, due to the unavailability of the ferry, it will be limited to two specific Sundays and a Saturday for the rest of June. The ferry is a charter service, it has pre-bookings that makes it unavailable at certain times in June. From July 2024 onwards, we expect it will run on both Saturdays and Sundays until the bridge is back in operation.

### **Ferry trial – ridership and passenger feedback**

36. Ridership varied from low hundreds to upwards of 1,500 people per day. The numbers for any given day were heavily dependent on weather conditions, with a number of days impacted by heavy rain, which reduces visitor numbers to the waterfront generally.
37. As part of the trial, we also ran a survey for passengers to test their experience, gather feedback and help improve the service. We used both in-person interactions and digital channels for the survey, which included quantitative and qualitative questions.
38. Passenger feedback was generally very positive, with 95% of respondents indicating they were satisfied with the ferry service (8% satisfied, 87% very satisfied). The quality, convenience and novelty of the service was highlighted by passengers.
39. We also specifically asked for suggestions for improvements, which attracted comments around accessibility (e.g. boarding with strollers or wheelchairs) on the ferries, promotion of the service and scheduling.

### **Promotion of Wynyard Quarter**

40. In addition to the ferry service, we will continue to fund the Wynyard Quarter public information campaign. The following is work that the team has completed or is underway:
  - a. The Wynyard Quarter website - <http://www.wynyard-quarter.co.nz> has been refreshed and content is being updated daily including what we receive from businesses in the quarter that form part of our new neighbourhood marketing group.
  - b. Content creation – the team is in the process of producing 10 local (2min) videos. These will be rolled out over the next few months. We are hitting views of 15K+ for some of these videos! They are being shared by local businesses too.
  - c. Neighbourhood marketing group - has been established and is working together to promote the quarter through shared comms and promotional activities.
  - d. Social media activity
  - e. Stakeholder comms – e-newsletters. Local board, TMA and local councillor comms support ongoing.

- f. Advertising - campaign 'Eat, play, stay.'

### **Feasibility of pontoon connection**

41. We are investigating a proposal submitted by an external party for a temporary pontoon crossing that would connect Te Wero Island and Wynyard Quarter, just south of the bridge's location.
42. Our investigation has considered a range of factors including technical and design considerations, consenting requirements, operational and health and safety risks and issues, resourcing (materials and staff), cost and the delivery programme.
43. Given the connection will be open for public access, and the public will likely use it in large volumes there are a range of risks and issues to work through. Public safety is paramount, and we take our obligations in this regard very seriously.
44. On the design of the proposed pontoon connection: after careful consideration of the initial design proposal, expert advice is that it wasn't feasible as proposed and required certain adjustments. This is due to a combination of factors, including unacceptable health and safety risks. In addition, under the Building Act 2004, there are gradient and accessibility requirements to consider, and as the slope of the public access ramps will vary with tidal changes, the initial design was not feasible at low tide.
45. To address the identified risks and issues, we have amended the design, specifically relating to the public access ramps and the height difference between the pontoons. We are now testing the amended design further.
46. Under the Health and Safety at Work Act 2015, a comprehensive risk assessment is being undertaken. This assessment will also be required for building and resource consent. The team will be working with VHHL given our shared roles in the water space and as required with the Harbourmaster. Assuming we resolve the design, we will also be evaluating the overall feasibility and impact of the temporary connection. This will consider costs and benefits, risks and aspects such as time to implement, the period it will be in place while the lifting bridge is under repair, the operational/workability of the opening and closing elements several times a day (required for boats entering the marina) and the range of user groups who could safely use the connection.

### **Avondale Central**

47. [REDACTED]
48. [REDACTED]
49. [REDACTED]
50. [REDACTED]

51.

52.

## Office accommodation update

53. The bathroom upgrade on floor 22 which we currently occupy, is completing on 15 June. This refresh was much overdue, and the refurbishment works daylighted systemic problems with the older plumbing fittings leaking behind the interior panels. The building facilities management team are aware and will be progressing further improvements to other floors of Albert St.
54. The project for floor 21 remains on hold awaiting final delegated authority sign off on the HVAC and fire suppression system replacements for the floor. This upgrade was proposed by Auckland Council corporate property team late in our process and will likely cause a delay in the delivery of floor 21 until December. The upside of this delay is that we will be able to fund the bathroom refit on floor 21 from our savings on the HVAC changes and remain within our approved [REDACTED] budget.

## Eke Panuku awards

55. Eke Panuku and its partners has received a number of awards in recent months.
56. Hayman Park Playground in Manukau has received multiple awards. Winning an Auckland Planning and Urban Design Award for its stunning Playtower and Kiosk in the Te Kāhui Whaihanga New Zealand Institute of Architects as well as Excellence in the Play Spaces category in the 2024 Resene New Zealand Institute of Landscape Architects (NZILA) Awards. Athfield Architects Limited and Wraight + Associate who led the design received the award.
57. Northcote Regeneration Masterplan was awarded Excellence in the Master Planning and Urban Design strategy category at the 2024 Resene NZ Institute of Landscape Architects Awards. “This is great recognition for the Northcote Regeneration Master Plan and the collaborative work done to date. This was awarded to Isthmus Group who produced the masterplan on behalf of joint clients Eke Panuku and Kāinga Ora.

## Ngā tāpirihanga | Attachments

Attachment A – [REDACTED]

Attachment B – Board Dashboard



# Monthly reporting pack

Period ending 31 May 2024

## Executive summary

### Programme

- Capex spend - Auckland Council Finance gave its approval to reduce the original agreed capex budget of \$76.7m to \$57.9m. This reduction reflects a deferral of \$18.8m for two significant projects, [REDACTED]. Year to date spend is tracking well to budget with \$49.8m spent to date against the revised target of \$57.9m.
- Regeneration opex is budgeted at \$12.5m. To date, \$11.7m has been distributed across our programmes and projects leaving an unallocated portion of \$0.8m. Opex spend is currently tracking \$0.8m behind phased budget but is expected to be largely utilised by year end.
- Sales target for this year is \$155m, made up of \$115m from general asset sales and \$40m from the Transform & Unlock programmes. To date \$28.4m in sales has been achieved, with the majority from general asset sales. The general asset forecast for the full year is expected to exceed the \$115m target. The Transform and Unlock sales target of \$40m will not be met as some conditional sales are now expected to go unconditional in subsequent years.
- Award success in Manukau and Northcote – Hayman Park in Manukau swept up two awards, winning an Auckland Planning and Urban Design Award in the Te Kāhui Whaihangā New Zealand Institute of Architects as well as Excellence in the Play Spaces category in the 2024 Resene New Zealand Institute of Landscape Architects (NZILA) Awards. Northcote Regeneration Masterplan has also been awarded Excellence in the Master Planning and Urban Design strategy category at the 2024 Resene NZILA awards

### Company wide financials

- Expenditure to date is tracking \$5.2m behind phased budget. Savings are in people costs and largely due to vacancies and general consultant spend not being utilised. An overall underspend of \$2.3m is forecast for this financial year. We have approval from Auckland Council Finance to defer \$850k of this underspend to next financial year to be used for part of the fit out of level 21 of Te Wharau a Tako, Auckland House.
- The managed property surplus is tracking well and is \$8.0m ahead of phased budget.

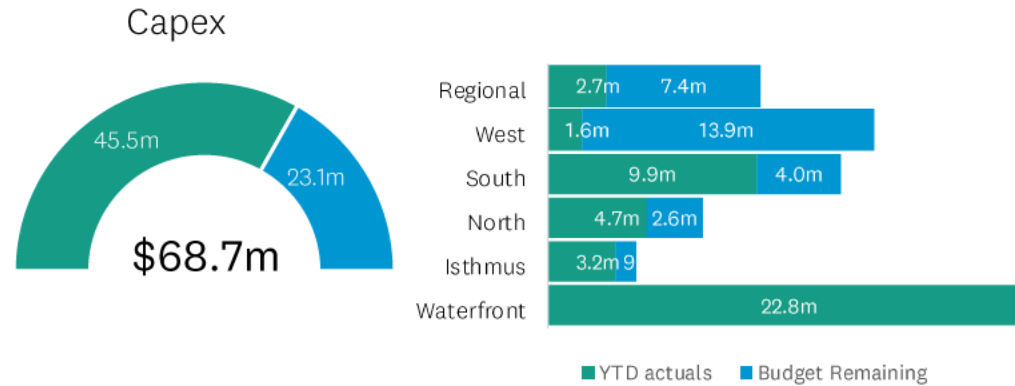
### People and Culture

- Our overall FTE is 227.9. This includes our actual FTE of 204.8, 4 contingent workers in FTE roles and 19.1 vacancies. Of the 19.1 vacant roles, 11 are being actively recruited, 2 are awaiting start date, 3 positions are being held, 1 position is being rescoped, 1 position is a seconded role and 1.1 position is vacant.
- The average occupancy for the month was 60%, achieving the target.



# Regeneration summary

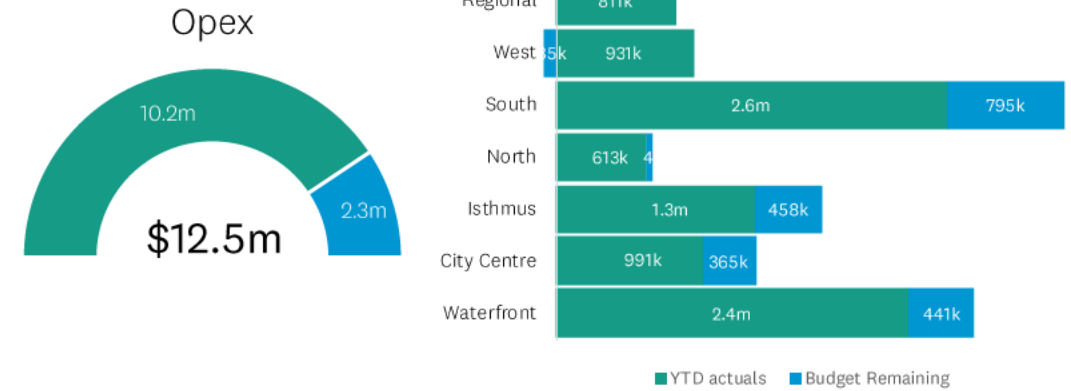
The programmes include transform & unlock and support regeneration programmes



Regeneration capital expenditure is forecast to be in line with the approved target of \$49.9m, reflecting the approved deferral of 2 projects totalling \$18.8m.

Capex spend in May was \$4m. Year to date spend is \$45.5m, \$15.5m behind phased budget.

- Within the Northcote programme, deconstruction has begun on the first of several buildings for the Town Centre street enhancement, a \$16m project scheduled to complete in FY28. The Kaipātiki Local Board has endorsed the concept design for the community facility, a \$25m project scheduled to complete at the same time. The Northcote Regeneration Masterplan has been awarded Excellence in the Master Planning & Urban Design category at the 2024 NZ Institute of Landscape Architects (NZILA) Awards.
- In Manukau the Hayman Park Playground continues to impress, winning two awards. The Auckland Planning & Urban Design Award from the Te Kahui Whaihangā NZ Institute of Architects and the Excellence in Play Spaces at the 2024 NZILA Awards.
- Onehunga programme is progressing with the approval of the Waiapu Precinct and Paynes Lane concept design by the Maungakeikei-Tāmaki Local Board.



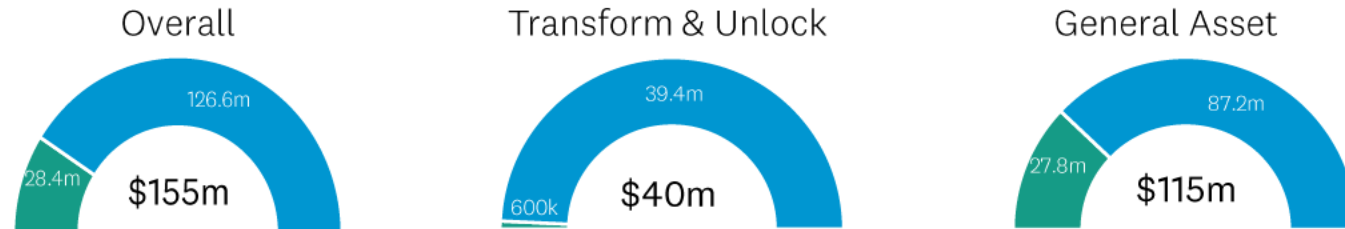
Regeneration spend in May increased on last month by \$1.26m. Year to date spend is \$10.2m which is tracking \$0.8m behind phased budget. We expect the budget to be largely utilised by year end.

- Panmure programme is \$0.4m behind budget, identifying this underspend in the programme and returning it to the portfolio has enabled other programmes to take advantage of the surplus.
- The remaining underspend is spread over a number of programme areas and across different types of expenditure. As the year progresses, it is expected that more of the budget will be utilised.
- We are currently reviewing capital works in progress and accrued cost of sales to ensure compliance with the amended Auckland Council Finance Guidelines. This may result in an increase in operational costs. We are currently working through this process to calculate any impact.



# Regeneration summary

## Sales



In May there were two unconditional general asset sales - 4 Melview Pl (Ambrico Pl), New Lynn for [REDACTED] and 66R Hallbery Rd, Mangere East for [REDACTED]

General asset sales are forecast to be \$149.8m. This includes the currently conditional sale of the Downtown carpark.

There were no Transform and Unlock (T&U) sales this month. Due to changes in the market, some sales that are currently conditional are now not going to be unconditional until next year. There are some smaller sites in Pukekohe that are currently under negotiation which together with the one unconditional sale to date will push the total T&U sales to \$2.4m. The Transform and Unlock target will not be met this year.

The combined overall sales forecast for year is currently \$152.2m against a \$155m target.

## Programme RAG status

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

- |   |                               |                             |
|---|-------------------------------|-----------------------------|
| ● Corporate Property Disposal Programme | ● Unlock Northcote            | ● Haumaru Housing Portfolio |
| ● City Centre                           | ● Unlock Ormiston Town Centre | ● Unlock Avondale           |
| ● Maungawhau                            | ● Unlock Panmure              | ● Unlock Henderson          |
| ● Property Optimisation                 | ● Unlock Papatoetoe           |                             |
| ● Regional Renewals                     | ● Unlock Pukekohe             |                             |
| ● Supports programme                    | ● Unlock Takapuna             |                             |
| ● Transform Manukau                     | ● Waterfront programme        |                             |
| ● Transform Onehunga                    |                               |                             |

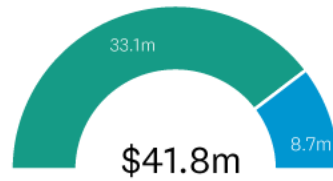
Avondale is at amber due to design issues that are being worked through with our development partner for the Avondale central site.

Haumaru Housing is at amber [REDACTED]

Henderson is at amber due to certain challenges including the impacts from the storm events of last year and the property market. This has resulted in a programme refresh late last year which has largely been agreed and we are working through putting this in place. This includes understanding and working with Laidlaw College and Tātaki Auckland Unlimited on their plans and reviewing some key projects such as the central plaza and key linkages like the Opanuku bridge.

# Companywide financials

## Expenditure



Expenditure year to date is \$33.1m, which is \$5.2m behind phased budget. Savings are made up of:

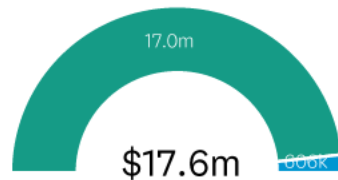
People costs are a \$2.2m saving to date and made up of \$0.2m in training costs, \$0.2m in timing of annual leave expense and \$1.9m of savings due to holding vacancies and recruitment delays. We currently have 19.1 vacant roles. The budgeted pay increase for FY24 was also not fully utilised in the year.

Other management costs of \$2.9m saving to budget. There are savings expected in year over a range of expenditure - internal audit \$0.19m, Directors costs \$0.1m, office consumables \$0.1m, and \$0.15m for a new time sheeting system at the marinas, where a software solution has yet to be found.

At year end we are forecasting an overall expenditure saving of \$2.3m

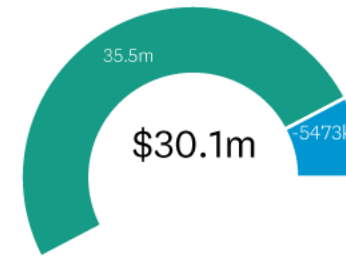
Construction on level 21 of Te Wharau a Tako, Auckland House is due to commence before the end of June. Construction has been delayed due to a request from Council to upgrade the HVAC system simultaneously with our works. Due to this delay, Council has approved that \$850k of this years underspend to budget will be deferred to FY25.

## Revenue



Revenue year to date is \$17.0m, which is \$0.8m ahead of phased budget. Recharges are tracking \$0.6m ahead of budget to date and are expected to continue this trend for the rest of the year.

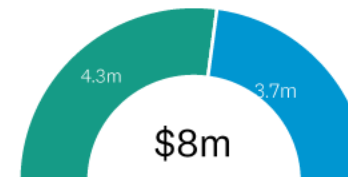
## Managed Property Surplus



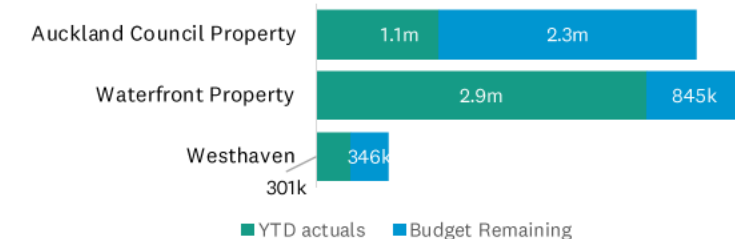
Managed Properties net surplus year to date is \$35.5m, which is \$8.0m ahead of phased budget.

- Commercial Property Portfolio** is \$8.6m ahead of budget. Revenue is ahead of budget \$4.3m with \$1.5m from unbudgeted rent due to properties held for longer than expected or added to the portfolio - mainly the Lysaght Building and the shops in Avondale. \$0.9m from back dated rent increases from [REDACTED] Expenditure recoveries are \$1.5m ahead of budget. Expenditure is \$4.3m less than phased budget as \$1.4m was phased for a roof replacement of an Auckland Transport property (AT) at 49 Station Rd. AT has given approval for this to come out of its capital budget and not the opex budget. This will be a saving in year. There is a \$0.2m saving in gas costs and \$0.5m in rates. The remaining \$2.2m is a timing difference and should correct in year.
- Business Interests** are tracking \$0.5m behind budget with a \$6.7m surplus.
- Marinas** are \$1m ahead of budget. Revenue to date is ahead of budget by \$0.5m. Expenses are tracking \$0.5m behind phased budget, this is due to the timing on the upgrade to K and L piers at Westhaven.
- Public activities in the Wynyard Quarter** is \$1.6m unfavourable to budget. This is due to a higher than anticipated level of maintenance costs of \$0.9m to date. Security costs are also tracking ahead of budget by \$0.4m.

## Capital Renewals



Capital renewals are tracking \$1m behind budget, this variance is expected to increase to \$2.6m by year end. Spend year to date is \$4.3m, full year forecast is a \$5.4m spend vs \$8m budget.



# People and Culture

Our overall FTE is 227.9, this includes our actual FTE of 204.8, 4 contingent workers in FTE roles and 19.1 vacancies.

Of the 19.1 FTE vacancies:

- 11 positions are being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
- 2 are waiting the employee start date
- 3 positions are being held (Receptionist, Senior Portfolio Specialist, Development Manager)
- 1 is the home role of a seconded employee (Property Manager)
- 1 position is being rescoped (Associate Property Manager)
- 1.1 positions are vacant (Marina Cadet and Casual Marina Dockmaster)

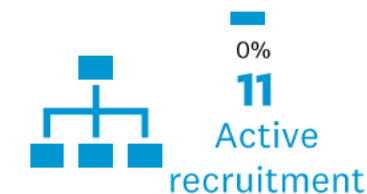
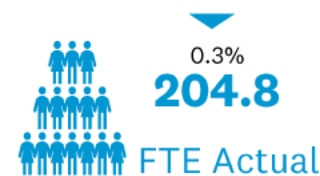
Our overall Non-FTE is 23.8. This consists of 17.8 contingent workers in non-FTE roles, 5 contingent workers covering leave and 1 vacant non FTE position which is currently being recruited. These have not been included in the FTE count.

Staff turnover has remained the same this month at 13.6%.

Office occupancy has increased slightly from 59% last month to 60% this month.

This month we hosted two Self-Leadership Habit workshops covering Unconscious Bias and The Power of Storytelling. Both workshops received positive feedback. Next month we plan to host another two workshops. The topics are still to be determined.

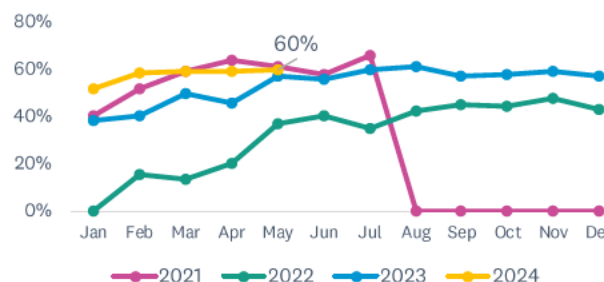
55 people are participating in our Te ao Māori for Professionals course. Feedback and progress has been positive and fortnightly catch ups with participants are underway.



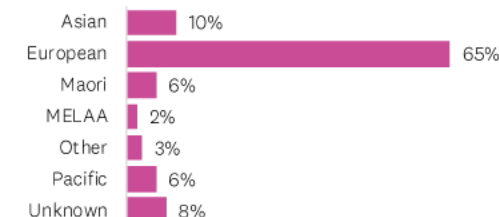
## FTE Figures

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE positions	Contingent covering employee leave	Vacant non-FTE positions
204.8	4	19.1	17.8	5	1
227.9			23.8		

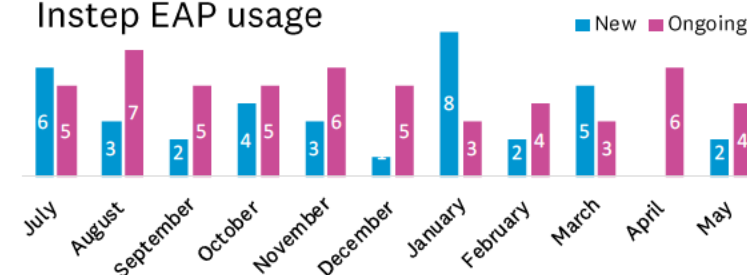
## Office occupancy



## Ethnicity



## Instep EAP usage



Training budget \$371k

**\$206k**

55% spent YTD

Eke Panuku employees can access free confidential counselling support on professional or personal matters through our Employee Assistance Programme Instep. This month, we saw an increase in the number of new cases from 0 in April to 2 in May. Ongoing cases have decreased from 6 to 4.







# Spatial delivery plans

Activity on our programmes is updated each quarter.

The plans currently show activity from quarter 3 (1 January to 31 March 2024).

## Locations

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

## Regional Programmes

14. Eastern Busway TODs
15. Service Property Optimisation
16. Corporate Property
17. Haumaru Scope
18. Supports Scope
19. Regional Renewals
20. Waterfront Renewals



# NORTHCOTE

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

## Projects completed

- 1 Te Ara Awataha – schools edge
- 2 Acquisitions
- 3 Greenslade Reserve (Healthy Waters)

## FY 24

- 4 Jessie Tonar Scout Reserve upgrade
- 5 Kāinga Ora housing development

## FY25

- 6 Street upgrades or extensions
- 7 Community Hub and Cadness Reserve upgrade
- 8 Te Ara Awataha – town centre edge
- 9 115 Lake Road - Town Centre Development

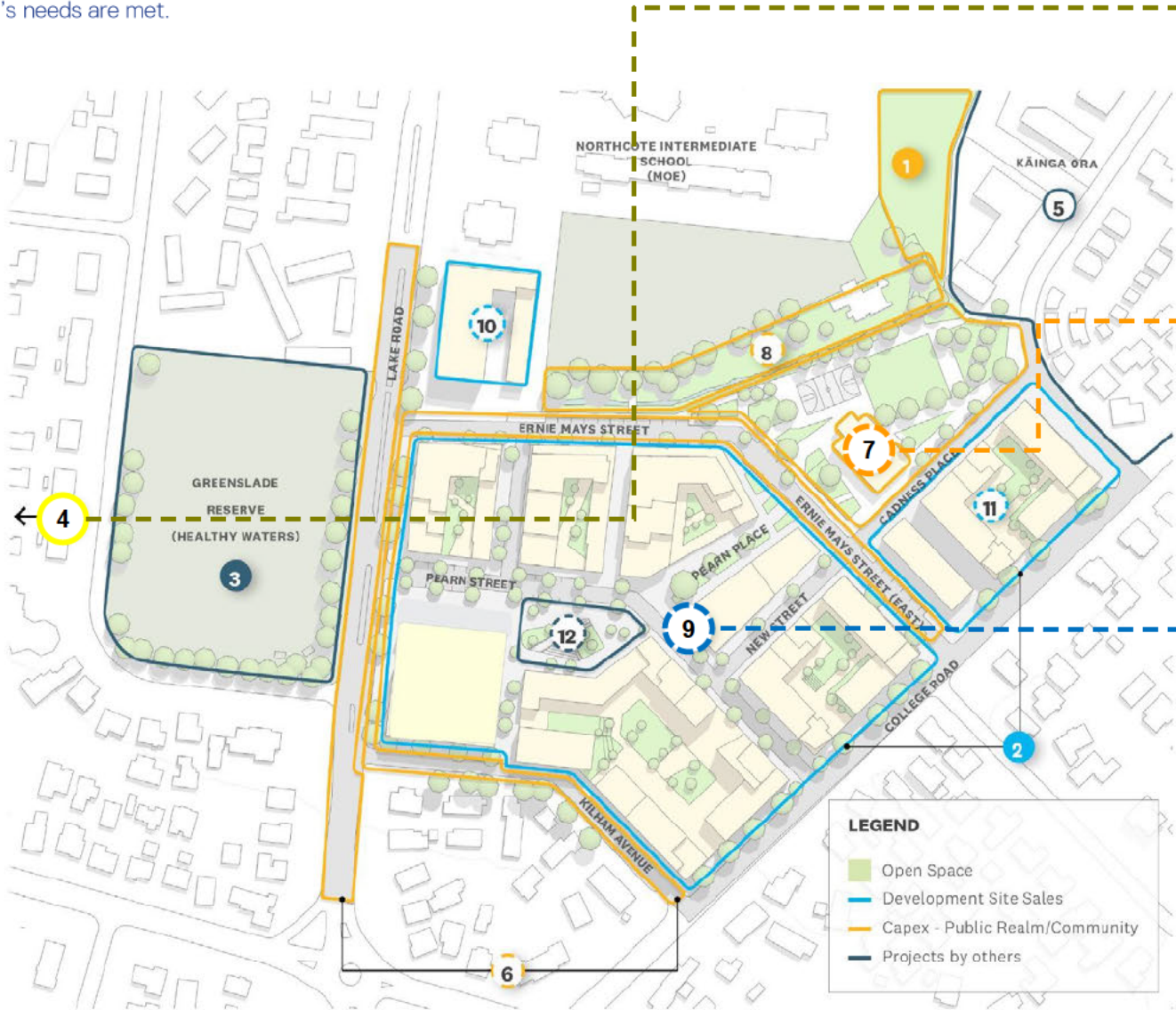
## Long-term projects (FY26+)

- 10 123 Lake Road development (Countdown site)
- 11 College Road development
- 12 Town Square

The Jesse Tonar Scout Reserve upgrade works on the reserve were completed in March 2024 and a blessing marked the opening of the site to the public. The upgrade of the reserve has transformed what was scrubby grass and overrun bush into a delightfully green, lush, and interesting space for the rapidly growing Northcote community to use and enjoy.

Community Hub and Cadness Reserve upgrade – The preliminary design is complete and an updated cost estimate is being prepared to confirm within budget provision. Kaipātiki Local Board approval of the design will be sought in May 2024.

Northcote Town Centre development – Following the completion of the marketing campaign in November 2023, the process to select a development partner from shortlisted parties for the town centre mixed-use development site at Northcote Central is underway. Development proposals are due in June 2024.





# TAKAPUNA

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

## Projects completed

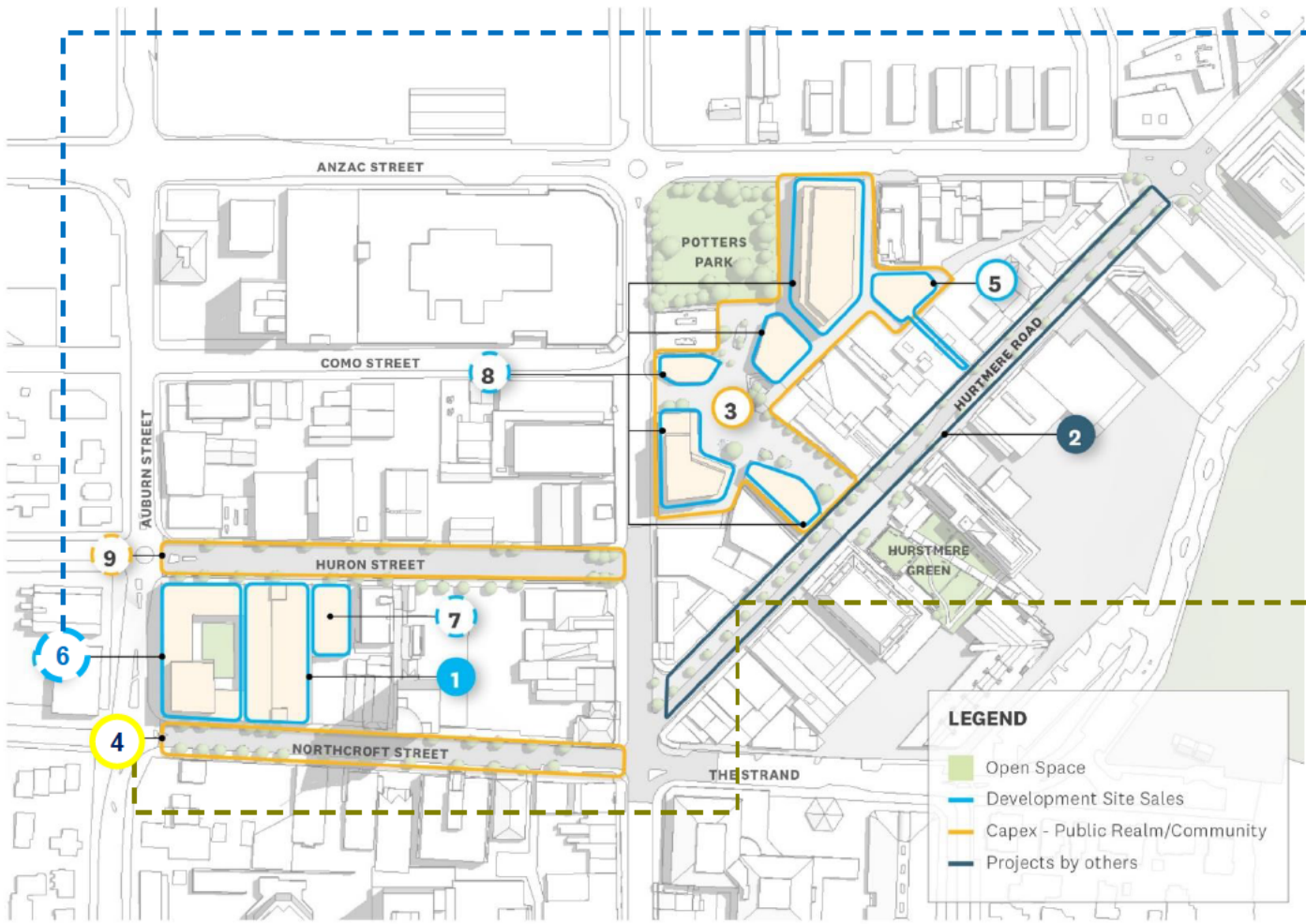
- 1 Toka Puia car park
- 2 Hustmere Road upgrade (AT)

## FY24

- 3 Waiwharariki Anzac Square
- 4 Northcroft Streetscape upgrade
- 5 R78 & 72A Hustmere Road development

## FY25+

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



**Auburn Street developments** - A project to deliver high-density, high-rise residential and commercial outcomes. - [REDACTED]

**Northcroft streetscape upgrade** - A project to improve connections, planting and lighting - Construction is expected to take place from April-June 2024. Contractor appointed with construction due to commence once the Engineering Plan Approval (EPA) is received. The Huron Street works have been delayed until early 2026 to coincide with a wider network upgrade Healthy Waters will be completing in the area.



# HENDERSON

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

## Projects completed

- 1 Te Ara Pūheke (new road)
- 2 Haumaru Housing Henderson (Haumaru)
- 3 23-27 Henderson Valley Road (Henderson Green)
- 4 Falls Carpark, 14 Edmonton Road (future development)
- 5 2-6 Henderson Valley Road (future residential development by Laidlaw College)

## FY24

- 6 Opanuku Link
- 7 Henderson Valley Road enhancement

## FY25

- 8 Catherine Plaza upgrade
- 9 Wai Horotiu (Oratia Link) - Cycleway and bridge
- 10 19 Alderman Drive carpark (C40)
- 11 Oratia Precinct (Trading Place)
- 12 City Rail Link Platforms (CRL)

## Long-term projects (FY26+)

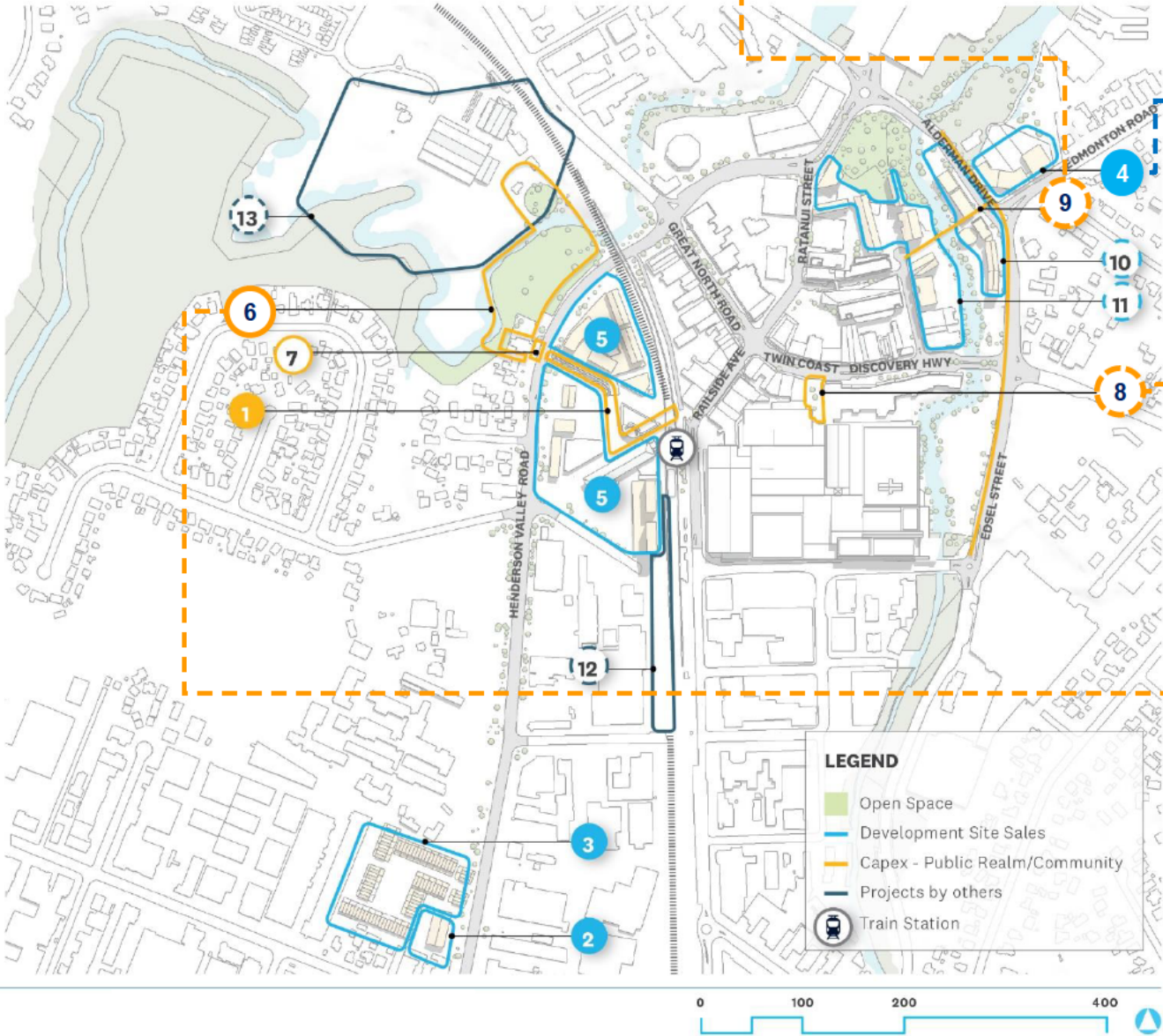
- 13 Corban Estate Masterplanning (Community Facilities)

Wai Horotui Henderson Connection, a project which includes a bridge over Oratia Street and elevated connection in Newey's Reserve - Developed design is on track to be completed in Q4 of this year.

Falls carpark 14 Edmonton Rd – Eke Panuku continues to operate the Te Puna hub on the site. The pumptrack which returned in March 2024 and will stay for the remainder of our time on the site. Henderson also hosted the Auckland Arts Festival and the Biggest Little Circus events in March. 2024

Catherine Plaza upgrade – A project to support the vitality of the town centre businesses. Developed design is 50% complete and is targeted for approval in May 2024. Resource consent is expected to be lodged before the end of FY24.

Opanuku Link - This project includes a new bridge for walking and cycling, a new playground and a shared cycleway, improving the connectivity between the Corban Estate and the Henderson Train Station and town centre. The project involves several discreet stages. The bridge stage of this project is under review to assess costs and benefits. A detailed business case is now underway. Construction start of the first stand alone stage, the Henderson Valley Road crossing, is targeted for May 2024.





# AVONDALE

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

## Projects completed

- 1 Crayford Street West
- 2 Public car parking facility to support the Avondale Library & Community Hub
- 3 24-26 Racecourse Parade (Set Apartments, Ockham Residential)
- 4 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Panuku)
- 5 Aroha Apartments (Ockham Residential & Marutūāhu Iwi)
- 6 Waterview shared path (Auckland Transport)

## FY24

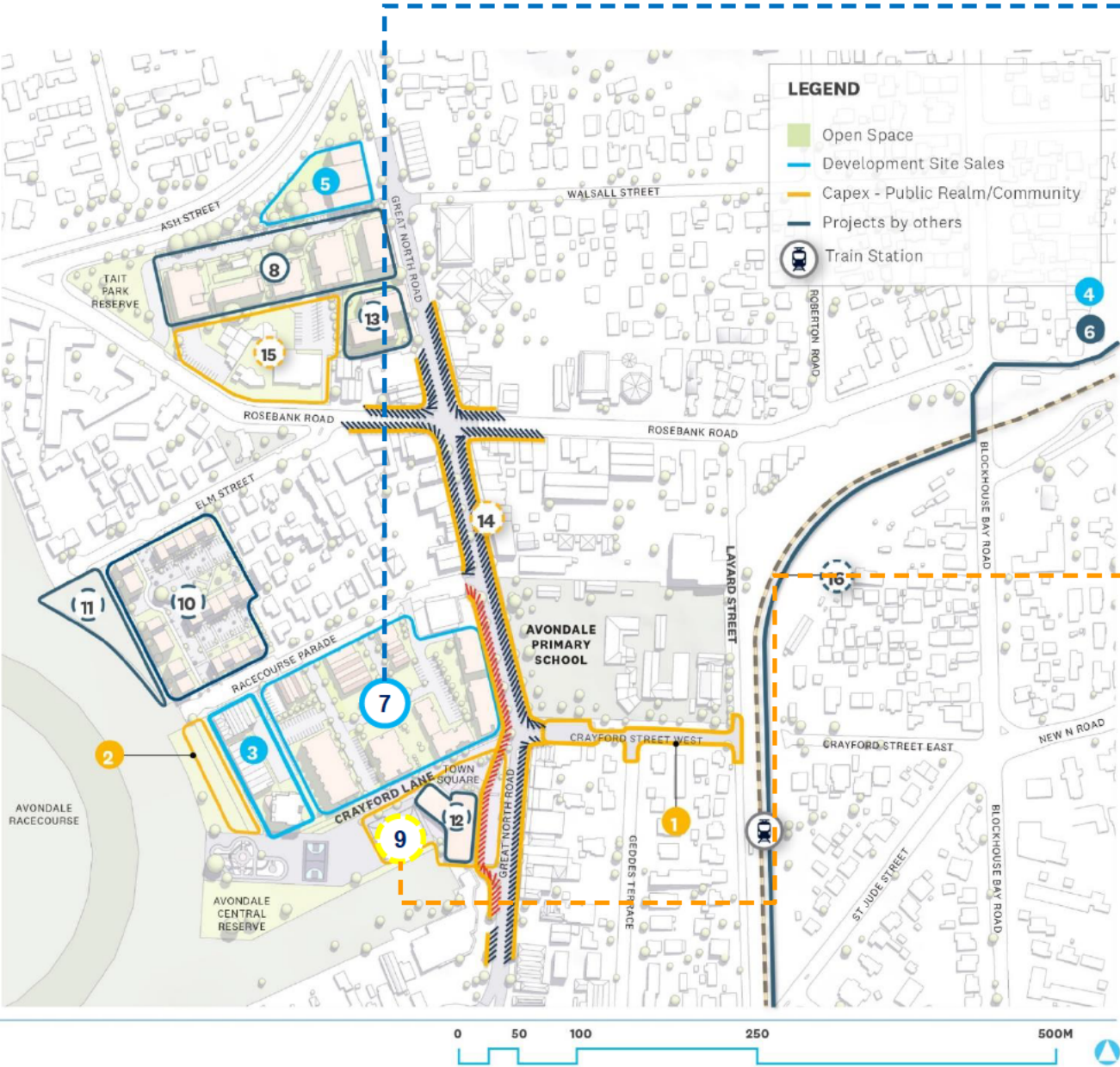
- 7 Avondale Central, 6 & 10 Racecourse Parade
- 8 Highbury Triangle - housing for older people (Kāinga Ora)

## FY25

- 9 Town Square & outdoor spaces upgrade
- 10 18 Elm Street (Kāinga Ora)
- 11 26 Elm Street (Anson housing development)
- 12 Avondale Library & Community Hub (Auckland Council)
- 13 1843 Great North Road (Nordic Apartments)

## Long-term projects (FY26+)

- 14 Great North Road Paving Project
  - Auckland Transport
  - Eke Panuku
- 15 93-99 Rosebank Road (Current Library & Community Centre)
- 16 New Lynn to Avondale shared path (Auckland Transport)



**Avondale Central, 6 & 10 Racecourse Parade** – A significant mixed-use residential development on a critical site that has been vacant for many years. The Avondale Central development is delayed whilst we work through Master Plan issues with the development partner.

**Town square and outdoor spaces upgrade** – Avondale Civic Precinct open space integrating with the Multi-Purpose Community Facility (MPCF) led by council’s Service Strategy and Integration (Community Facilities) team. The developed design for the Te Hono – Avondale community hub and town square was completed in December 2023 and resource consent was lodged shortly after. A joint update by Eke Panuku and Auckland Council was given to the Whau Local Board in March 2024 which was well received.

**Acquisitions to activate Te Hono - 22 Elm Street, Avondale** –

# MAUNGAWHAU

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

## Long-term projects (FY25+)

- 1 Maungawhau Station development sites
- 2 14-22 Boston Road development site
- 3 1-3 Fenton Street development site
- 4 New North Road development site
- 5 Basque Park upgrade (Auckland Council)



We have had positive and collaborative engagement with CRLI over the last quarter. CRLI has started sending due diligence information and we are meeting to discuss steps to progress the subdivision process.

Legal advice on the mechanisms to manage the development process is underway. Once due diligence and subdivision information is obtained we can proceed with seeking formal interest from the [redacted] or 5 of the 11 development sites.



# CITY CENTRE PROGRAMME

## Projects completed

- 1 Civic Administration Building Redevelopment
  - 2 Bledisloe House Redevelopment
- ### FY24
- 3 CRL Over Station Development: Symphony Centre
  - 4 Downtown Carpark Redevelopment
  - 5 Myers Park Underpass
  - 6 Te Waihorotiu CRL Station
  - 7 Te Ha Noa - Victoria Street Linear Park
  - 8 Albert Street Upgrade
  - 9 Hobson Street NZICC
  - 10 Upper Mercury Lane
  - 11 Pitt St, Canada St, East St, Cross St, Beresford Sq and Mercury Ln multi-modal improvements
  - 12 Karanga-a-hape Station
  - 13 Lower Queen Street Upgrade
  - 14 Wellesley Street Bus Improvements Stage 1
  - 15 Nelson Street Slip Lane

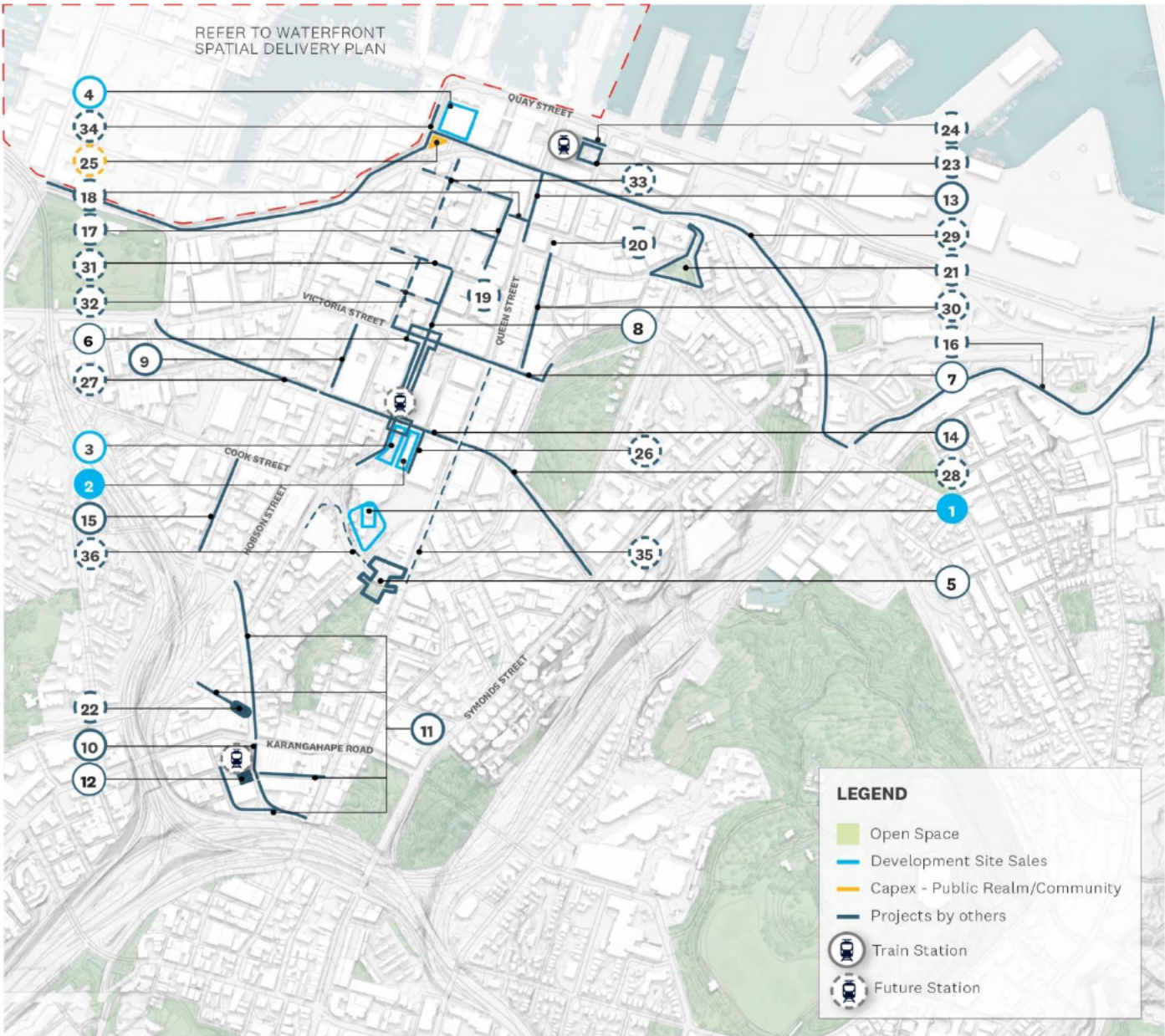
## FY25

- 16 The Strand - T2 Freight Lane Investigation
- 17 Mills Lane & Swanson Streets Upgrade
- 18 Exchange Lane Upgrade
- 19 City Centre Wayfinding Programme (City wide)
- 20 Jean Batten Place Public Art
- 21 Emily Place Upgrade
- 22 Beresford Square Reinstatement
- 23 Station Plaza
- 24 Tyler Street Upgrade

## Long-term projects (FY26+)

- 25 Sturdee Street Park
- 26 Bledisloe Lane Upgrade
- 27 Wellesley Street Bus Improvements Stage 2
- 28 Wellesley Street Bus Improvements Stage 3
- 29 Fanshawe St, Custom St and Beach Rd Bus Improvements
- 30 High Street Upgrade
- 31 Wyndham Street Upgrade\*
- 32 Federal & Kingston Streets Upgrade\*
- 33 Federal Street Northern Precinct\*
- 34 Hobson Street Flyover removal
- 35 Watercare Queen Street Diversion
- 36 Watercare Mayoral Drive Diversion

(\*) - timing subject to adjacent development



Key actions within the City Centre Action Plan (Action Plan) are underway, in line with the immediate priorities outlined in the plan. Key achievements in Q3 include:

- Completion of a draft residential baseline study, to inform the development of a more comprehensive and funded programme to support the growth of the city centre residential population.
- The opening of the northern part of Victoria Street, between Albert Street and Queen Street, with construction on the southern side of the street beginning.
- Draft outputs from the nighttime economy study delivered, which will inform the proposed pilots for implementation in FY25.
- Provision of LTP advice from the city centre advisory panel to the Budget Committee, which reinforce action plan priorities and funding requirements.
- A trial expansion of the Council's City Watch team which sees the team increasing from 6 to 18 for an initial period of four months, enabling them to cover larger areas of the city centre for longer hours as well actively patrolling known hotspots including Te Komititanga, Queens Wharf and Ellen Melville Place.
- Three pilot safety coordination hubs now open, providing bases for patrolling teams to collaborate and coordinate.

The Karanga-a-Hape station neighbourhood and bus improvements programme remains on track to deliver on key CRL opening milestones. The Midtown programme is also on track to deliver to key CRL opening milestones, despite significant delay to the completion of some streetscapes work due to alignment issues with the Watercare programme.

Ports Precinct Future Development – The framework plan was completed December 2023. A presentation to a Governing Body workshop is planned for late April 2024. A decision paper to council committee is planned for 16 May 2024



# WATERFRONT

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

## Projects completed FY23

- 1 Redevelopment of pier J & S
- 2 Z Pier Boat share
- 3 Tiramarama Way - Stage 2

## FY24

- 4 Wynyard Central Public Art
- 5 Water Edge Response Works (Queens Wharf, Halsey Wharf, Hobson Wharf, Wynyard Wharf)
- 6 Relocation of AC36 marine infrastructure
- 7 Te Ara Tukutuku Public Realm Design
- 8 Market Square Public Realm Enabling works
- 9 Westhaven Seawall upgrade
- 10 Pile berth redevelopment (continued)
- 11 Wynyard Quarter legacy public spaces
- 12 101 Pakenham Street (Lysaght building)

## FY25

- 13 Site 6 New public realm
- 14 Queens Wharf Masterplan
- 15 Wynyard Quarter legacy public spaces continued
- 16 Eastern Viaduct Te Wero Island - East West connection
- 17 Site 14: North Wharf Mixed Use
- 18 Beaumont Street Upgrade (AT)

## Long-term projects (FY26+)

- 19 Harbour Bridge Park public realm upgrade
- 20 AC Pier and future piers
- 21 St Mary's Bay beach
- 22 Vos shed slipway
- 23 Westhaven North transformation
- 24 Wynyard Crossing replacement bridge
- 25 Site 19: Jellicoe Street Mixed Use
- 26 East 1 Residential
- 27 West 2 Residential
- 28 Site 12 Mixed Use
- 29 Te Ara Tukutuku Development
- 30 Site 18: Orams Residential

## LEGEND

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

**29 A Te Ara Tukutuku development** - Toi Waihangā, the design collective appointed by Eke Panuku is progressing on the concept design which is due as a final draft in April 2024. A detailed communications and engagement plan is being developed to support external engagement over June-July 2024. Work on the detailed business case has started to secure funding for the Heal stage - inclusive of early works on site.

## 17 North Wharf -

**12 101 Pakenham St (Lysaght Building)** - The site went to market in late 2022 and no successful agreement was reached with interested parties at the time. Due to the slowing property market, this site is now planned to go to market next financial year.

**5 Waters edge response** - Works on improving the health and safety of our waterfront edge spaces began in April 2023. These works are over 80% complete. The Karanga tidal steps jumping platform has been delayed to allow additional health and safety matters to be considered. Completion of this project this financial year is at risk.

**9 Westhaven Seawall Upgrade** - Resource consent was granted in October 2023 and construction works began in March 2024, following a blessing.

**Placemaking** - The Waterfront has been a hub of activity over the quarter including a dog adoption day in collaboration with Auckland Council Animal Services on Valentine's Day, ongoing film screenings and the summer jam basketball family event at Silo Park and the Queens Wharf mermaid parade. The Manu Competition, held as part of the Moana Festival, garnered commendable feedback.

# ONEHUNGA

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

## Projects completed & underway

- 1 Laneway 7
- 2 38 Neilson Street acquisition
- 3 Onehunga Port acquisition
- 4 DressSmart 3 Paynes Ln Site Sale
- 5 Onehunga Mall Club (Lamont & Co.)
- 6 Fabric development (Lamont & Co)
- 7 Ngā Hau Māngere Bridge (Waka Kotahi NZTA)

## FY24

- 8 Waiapu Lane Precinct Public Realm
- 9 Town Centre to Wharf Link Stage 1

## FY25

- 10 Paynes Lane Streetscape Upgrade (Laneway 8)
- 11 Te Pumanawa Precinct Public Realm
- 12 Onehunga Wharf Building Upgrades
- 13 Waiapu Precinct Commercial Site Sale
- 14 Waiapu Precinct Residential Site Sale
- 15 Waiapu Precinct Supermarket
- 16 Te Pumanawa Church Street upgrade

## Long-term projects (FY26+)

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



Waiapu Precinct supermarket - [REDACTED]

Onehunga Mall site acquisitions – Formal notices have been sent to all owners and negotiations continue. [REDACTED]

Paynes Lane streetscape upgrade – A project to create a pedestrian friendly thoroughfare which ties the new Dress Smart precinct into the Onehunga Mall mainstreet. The Certificate of Compliance application was lodged in December 2023, but it was determined that a resource consent is required for the works as 4 trees are being removed. A consent application will be lodged shortly to complete the consent requirements and achieve the SOI target.

Waiapu Precinct – public consultation took place over Feb-Mar 2024. It was a successful and positive campaign with over 200 submissions received. The majority of feedback will be incorporated as part of the next stage of design. Design and preparation of the consent application is progressing. We anticipate construction to commence at the end of 2024.



# PANMURE

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

## Projects completed & underway

- 1 Streetscape Improvements Stage 1 (Clifton Court)
- 2 AMETI- Eastern Busway - AT
- 3 Panmure Station Upgrade

## FY24

- 4 Streetscape Improvements Stage 2 (Queens Road)
- 5 535 Ellerslie Panmure Highway Site Sale

## FY25

- 6 Lagoon Edge Reserve Upgrade
- 7 3 Kings Road Site Sale
- 8 11-13 Lagoon Drive, Panmure Site Sale
- 9 10 Basin View Lane Site Sale
- 10 9 Jellicoe Road Site Sale

## Long-term projects (FY26+)

- 11 Basin View Pedestrian & Cycle Connection
- 12 Maungarei to Town Centre Connection
- 13 Streetscape improvements Stage 3
- 14 486-492 Ellerslie Panmure Highway Site Sale
- 15 Basin View Precinct Staged Site Sales
- 16 Gateway West 13-27 Queens Rd Site Sale
- 17 59 & 59a Mountain Road Site Sale
- 18 Station Precinct Staged Site Sales
- 19 28-30 Pilkington Road Site Sale
- 20 7-13 Pilkington Road Redevelopment Feasibility
- 21 Maunaina Upgrade (TRC)
- 22 Pleasant View Road Development (TRC)



**535 Ellerslie Panmure Highway mixed-use development site** – A conditional development agreement has been executed. Due diligence is expected to be completed by the development partner by June 2024.

**Lagoon Edge Reserve upgrade** – A project to create an urban waterfront park adjacent to the existing lagoon pools as an anchor destination at one end of the proposed pedestrian and cycle link between the maunga and the basin. Resource consent was lodged in March 2024 and detailed design is underway. The lodgement of the resource consent was a FY24 capital milestone SOI target.



Vision: Thriving heart and soul for the south

Projects completed

- 1 Westfield Mall Carpark Site Sale
- 2 Vodafone Events Centre Carpark (partial sale)
- 3 52-54 Manukau Station Road (MIT) Site Sale
- 4 20 Barrowcliffe Place Site Sale
- 5 Barrowcliffe Pond Shared Path
- 6 Barrowcliffe Bridge Works
- 7 Puhinui Wiri playground Works
- 8 Putney Way Stage 1
- 9 Wiri Bridge Capital Works

FY24

- 10 Leases and Covenants Progressed
- 11 Hayman Park Playground Works
- 12 Parking Management Solutions (across the programme)

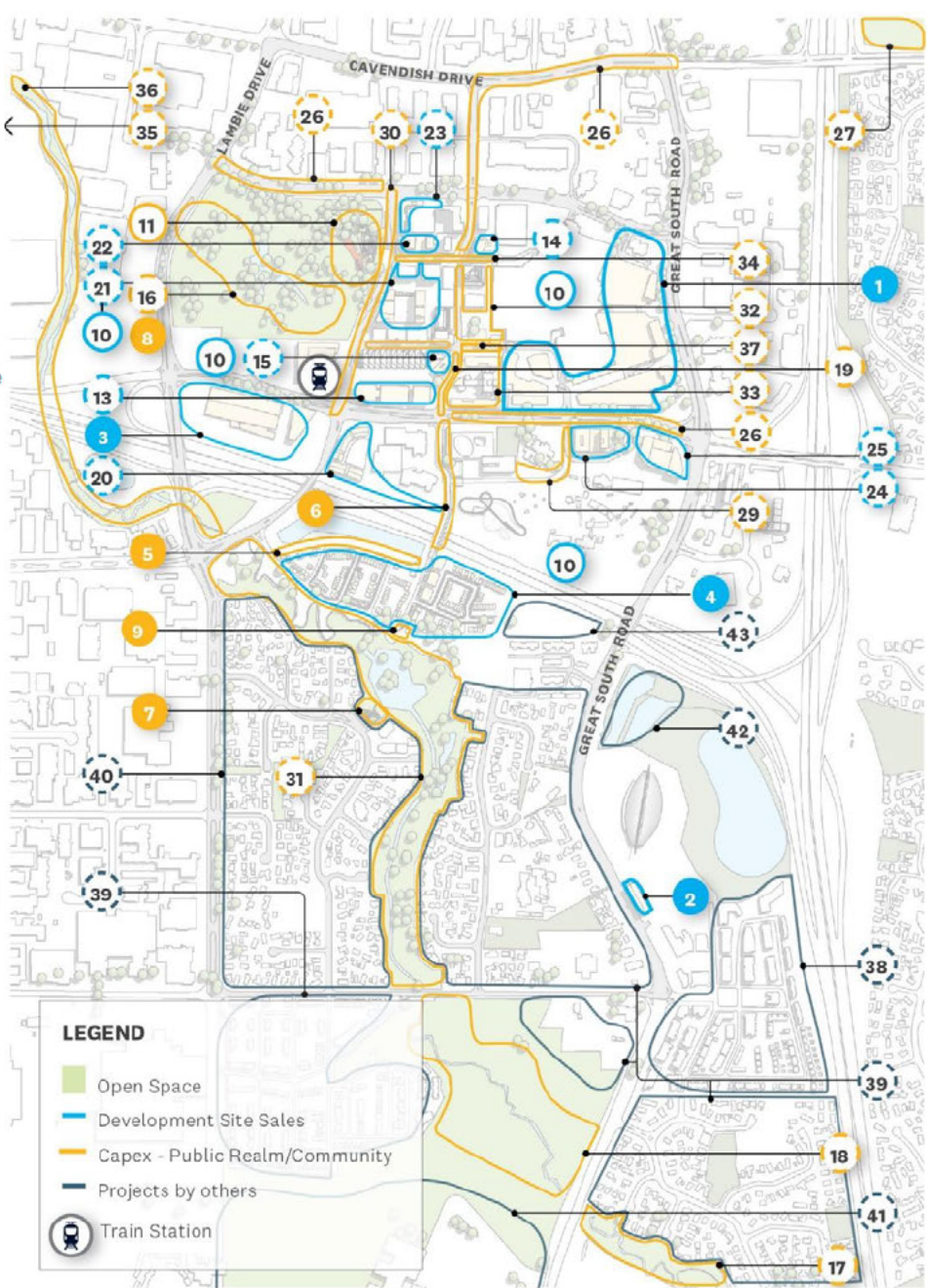
FY25

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

Long-term projects (FY26+)

- 20 50 Wiri Station Road Site Sale

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



**21 14 Davies Avenue** – A project to enable residential and commercial development. Eke Panuku has reached agreement with Auckland Transport recommending the asset transfer subject to conditions. This will enable the site to be released for development. Restrictive covenants process continues with the appellants.

**16 Hayman Park wetland works** – A resource consent application is planned to be lodged towards the end of April 2024. Both land and tree owner approval has been granted. Proposed vehicle crossing off Davies Ave has been approved by the Auckland Transport Design Review Panel. The Sec128 application for new entry within the new Airport to Botany Designation is in final review and sign off is expected in early April 2024.

**13 33 Manukau Station Road** – We are currently exploring opportunities on how we can sell this property to align with commercial interest in the Manukau area.

**15 10 Putney Way** – The Heads of Agreement that was being negotiated with [redacted] and its commercial partner has lapsed and they have advised that they are no longer progressing feasibility of their proposal. **A go to market plan is currently being prepared.**

**18 Puhinui Regeneration Strategy initiatives** – All initiatives are underway and being progressed with Mana Whenua. Consent lodgement for stage 1 is on track for lodgement in May 2024.

**Cavendish Drive & Sharkey Street AUT Link** – We are working with Auckland Transport on scope and design changes following initial costings for the route.



# OLD PAPATOETOE

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

## Projects completed

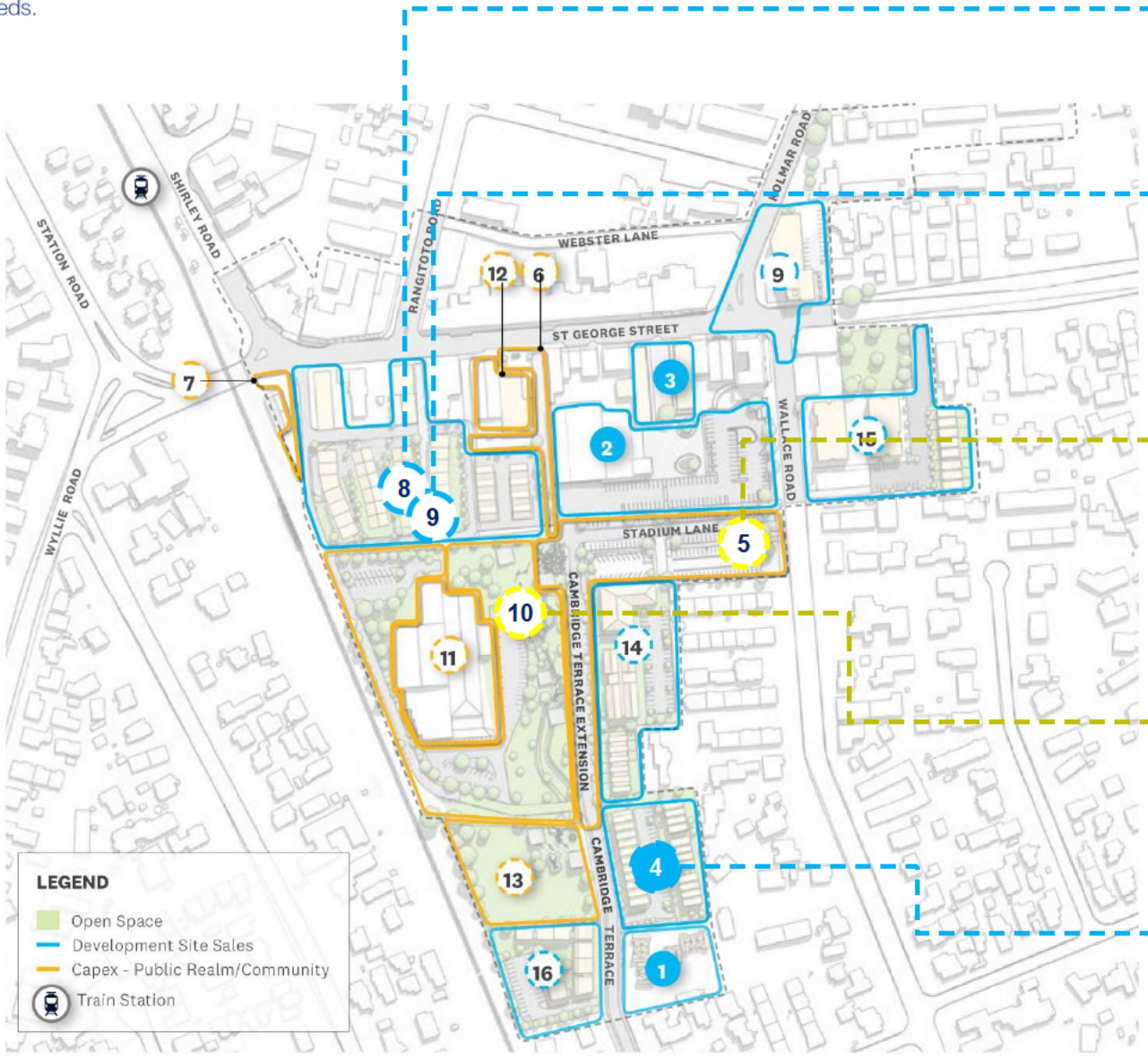
- 1 89 Cambridge Tce
- 2 Supermarket and carpark
- 3 Papatoetoe Mall
- 4 91 Cambridge Tce - The Depot

## FY25

- 5 Cambridge Terrace Extension+carpark
- 6 Chambers Laneway
- 7 St George's Lanes Integration Works
- 8 3 St George Street - St George's Lanes
- 9 98 St George Street and 15 Kolmar Road Site Sale + Intersection

## Long-term projects (FY26+)

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



**3 St George Street (St George's Lane)** – Known as Piko Toetoe, this project will enable the development of 120 new homes on two sites on St George Street, near the town centre. Civil works are on track to be completed by end of April 2024.

**98 St George and 15 Kolmar Site sale** – The intersection redesign is currently being costed by a quantity surveyor and a low complexity business case targeted for May 24.

**Cambridge Terrace extension and carpark** – A project which includes upgraded streetscape, laneways and shared path / cycleway. The resource consent application is currently being processed by Auckland Council. Reserve revocation details is being progressed in parallel. Detailed design and Engineering Plan Approval are underway. The lodgement of resource consent for this project is one of our FY24 capital SOI milestone targets.

**The Stadium Reserve upgrade** project to create a new accessible playground and additional parks infrastructure to encourage visitation from a wide range of age groups. Developed design is nearing completion and resource consent is expected to be lodged before the end of the financial year.

**19 Cambridge Terrace (The Depot)** – Good progress is being made on the construction of 29 new homes on the 4,000 sqm ex-Papatoetoe Borough Council site. Construction works are expected to be completed by June 2024.

# ORMISTON

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

## Projects completed

- 1 Ormiston Town Centre (Blocks F and J)
  - 2 Lot 1, 66 Flatbush School Road
- FY24**
- 3 Bellingham Road works (Auckland Transport)



Ormiston town centre - [Redacted]

Bellingham Road extension - [Redacted]

56 Brookview Drive (formerly stages Stage 2/3 - 66 Flat Bush School Road) - [Redacted]

Lots H & L - [Redacted]

Blocks M, G & D, residential Site Sale - Parties are working to resolve a commercially viable scheme that meets with best practice for an urban development.

Blocks F and J Town Centre Site Sale - Eke Panuku is awaiting an agreement between Auckland Transport and Todd Property to transfer and vest the roads



# PUKEKOHE

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

## Projects completed

- 1 Small T projects (across entire programme)
- 2 Site Sales w/o Development Outcomes
- 3 82 Manukau Road

## FY24

- 4 Intersection Capital Works 1
- 5 Small T projects (across entire programme)
- 6 9 Hall Street
- 7 174, 176b, 182 Manukau Rd
- 8 176a, 180 Manukau Rd

## FY25

- 9 Roulston Park Upgrades
- 10 Intersection Capital Works 2
- 11 Edinburgh Street Superblock

## Long-term projects (FY26+)

- 12 Market Precinct: Devon Lane, Roulston Street, Market Hall (1 Roulston Street) and Town Square Enhancements
- 13 Parking Management Solutions (across entire programme)
- 14 Roulston Lane Upgrade
- 15 Civic Hub Enhancements
- 16 Train Station to Centre Connections
- 17 4 Tobin Street
- 18 7 Massey Avenue
- 19 24 Hall Street
- 20 22 Edinburgh Street
- 21 9 Tobin Street



**Roulston Park Upgrade** – a new all-age-friendly play opportunity in the park and pedestrian crossing on Stadium Drive. Detailed design is underway. We are awaiting on a decision from Auckland Council on the resource consent lodged in November 2023.

**Double traffic light upgrade at East, King, Manukau and Massey roads** –This project is co-funded with Auckland Transport and is a dependency for the Roulston Park upgrade. Works on the site began in March 2024.

**Market Precinct** – A flagship development which will attract and catalyse new life in and around the town square and add vibrancy to the centre. The Market Precinct Concept Plan was endorsed by the Franklin Local Board in November 2023. Design and consenting is underway.

**Edinburgh superblock** – A large central development site. The go to market campaign closed in late March 2024 and a reasonable level of interest was received. Development proposals from the shortlisted parties will be requested at the end of April 2024.

# EASTERN BUSWAY TODs PROGRAMME

**Vision:** To revitalise neighbourhoods within the Eastern Busway corridor and to create healthy, sustainable and vibrant communities.

There are three key strategic areas for TOD and regeneration within the Eastern Busway corridor:

**Strategic Opportunity 1:** Pakūranga

**Strategic Opportunity 2:** Tī Rākau Drive

**Strategic Opportunity 3:** Burswood

Eke Panuku is working with Auckland Transport and the Eastern Busway Alliance to align and integrate high-quality regenerative Transit-Oriented Developments with the Eastern Busway. Eke Panuku to leverage and divest for development Council-owned property within the Busway corridor, and land acquired for the Busway and associated transport infrastructure that becomes residual on its completion. Future development to be focussed on key strategic locations within walkable catchment of proposed bus stations at Pakūranga, along Tī Rākau Drive and Burswood. The busway is a major catalyst for sustainable urban growth and integrated development will enable more people to live and work close to transport options.

## FY 24 Site Sales

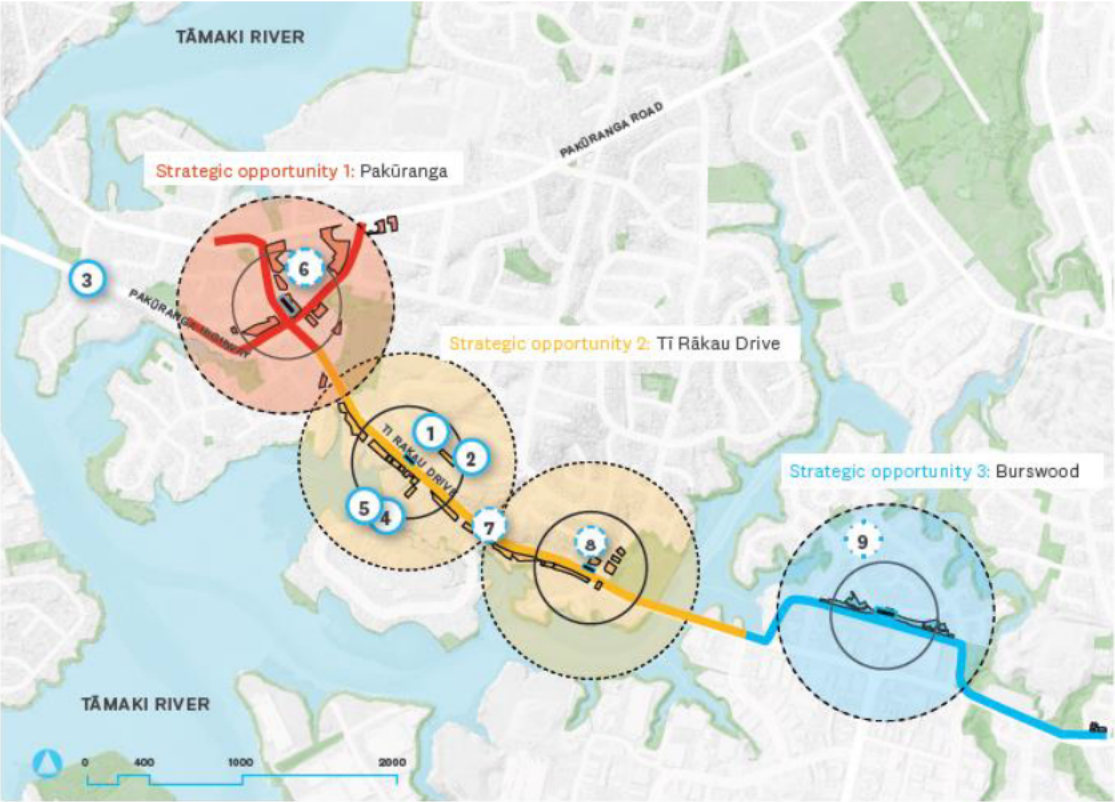
- 1 9 Marriott Road, Pakūranga
- 2 9 Chevis Place, Pakūranga
- 3 21 Millen Avenue, Pakūranga
- 4 1/1 Snell Place, Pakūranga
- 5 2/1 Snell Place, Pakūranga

## FY 26

- 6 Pakūranga Plaza
- 7 Tī Rākau Drive (Edgewater Drive)
- 8 Tī Rākau Drive (Gossamer Drive)

## FY 27+

- 9 Burswood Drive



**6** Pakuranga Plaza – The reserve revocation process is underway.

**1 2** 9 Chevis Place & 9 Marriott Road, Pakuranga – A conditional agreement has been reached.



# SERVICE PROPERTY OPTIMISATION

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

## Projects completed

- 1 19 Jervois Road, Herne Bay

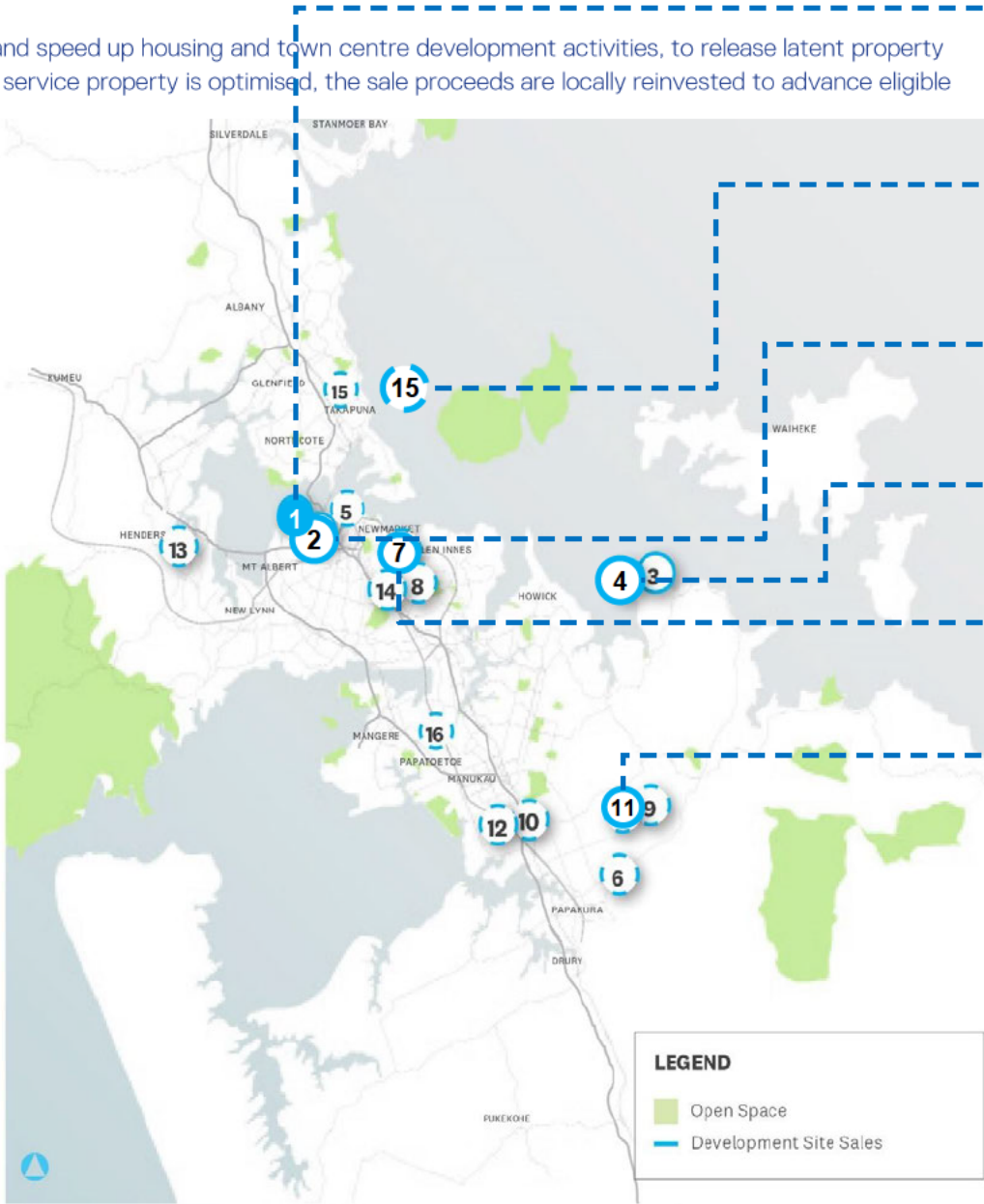
## FY24

- 2 2 Pompallier Terrace, Ponsonby
- 3 39R Pohutukawa Road, Beachlands
- 4 17W Hawke Crescent, Beachlands

## FY25+

- 5 Orakei Service Optimisation (confidential)
- 6 Red Hill, Papakura
- 7 6 Clonbern Road, Remuera
- 8 22 Tahapa Crescent, Meadowbank
- 9 587R Papakura, Clevedon Road, Ardmore
- 10 238R Great South Road, Manurewa
- 11 177 Burnside Road, Ardmore
- 12 Tadmore House, 1/190 Great South Road, Manurewa
- 13 39-41 Glenmall Place, Glen Eden
- 14 29-31 St Johns Road, Meadowbank
- 15 3 Gibbons Road, Takapuna
- 16 Papatoetoe Service Optimisation (confidential)

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



**19 Jervois Road, Herne Bay** - The development partner has requested a variation to the sale and purchase agreement to enable concept redesign. We are working with the development partner to reach an agreement.

**3 Gibbons Avenue, Takapuna** -The Devonport / Takapuna local board requested Eke Panuku facilitate investigations into the feasibility of installing a third floor at the Takapuna library. The consultants' findings informed a local board workshop in December 2023. A decision will be sought from the local board in May 2024.

**2 Pompallier Terrace, Ponsonby** - Construction to commence in May 2024. The local board and public will be notified of the closure of the existing car parks.

**17W Hawke Crescent, and 39R Pohutukawa Road, Beachlands** - We are awaiting Franklin Local Board to identify an eligible use for the proceeds of sale before commencing the sales process for both properties.

**6 Clonbern Road, Remuera** Metlifecare and Foodstuffs continue to explore the potential of a development for the site that can encompass the 200 car parking spaces requirement.

**Ardmore Hall, 177 Burnside Road and Bell Field, 587R Papakura- Clevedon Road, Ardmore** - Work is underway on potential options for the sales strategy.

**8-10 Averill Street, Papakura** - At a workshop in December 2023 the Papakura Local Board supported using service property optimisation as a funding mechanism for the future provision of art services. This was reported to the Papakura Local Board's March 2024 business meeting, where the board resolved to defer the matter to enable further discussions on future service provision.

# CORPORATE PROPERTY

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

## Projects completed

- 1 Kotuku House, 4 Osterley Way, Manukau - sold July 22
- 2 35 Graham Street, CBD
- 3 50 Centreway, Orewa
- 4 82 Manukau Station Road, Manukau
- 5 6 Henderson Valley Road, Henderson

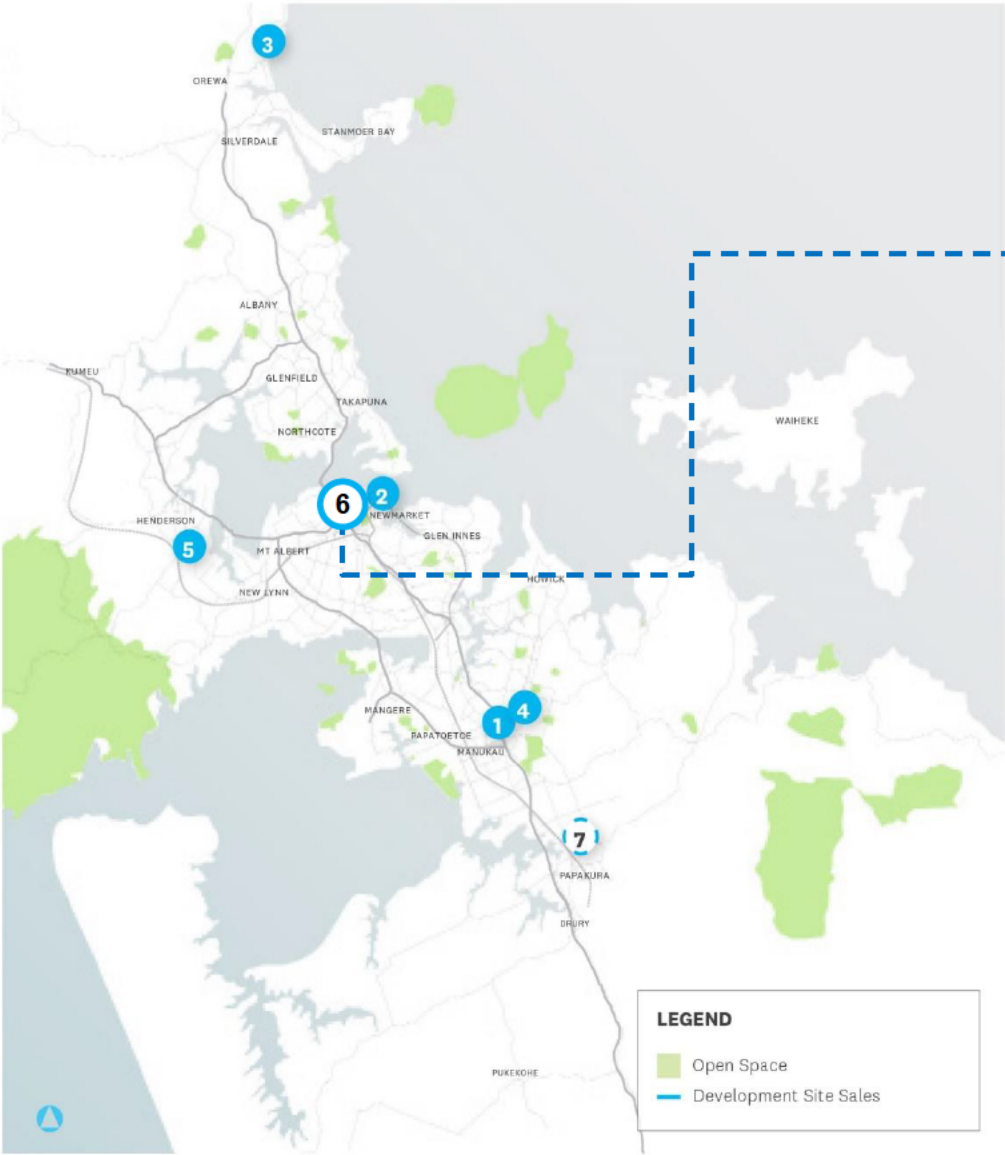
## FY24

- 6 Symphony House, 4 - 10 Mayoral Drive, Auckland City

## FY25+

- 7 35 Coles Crescent, Papakura

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



**Symphony Centre, 4-10 Mayoral Drive** – Resource consent has been granted and the bus layout has been formally agreed with Auckland Transport. Practical implementation has also been agreed with CRLL.

**Bledisloe House - 24 Wellesley Street, Auckland City** - Resource consent for the development was granted in November 2023. The building has been fully vacated by council and Auckland Emergency Management. Agreement has been reached on cost contributions for the transformer work to ensure Council and AT have an independent supply for Aotea Square and carpark. Agreement has been reached to delay the over station development easements until the building work is completed.

# HAUMARU SCOPE

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

## Projects Completed

- 1 21 Henderson Valley Road, Henderson
- 2 16 Handley Road, Narrow Neck
- 3 27-31 Greenslade Crescent, Northcote

## FY 24

- 4 81a Godley Road, Green Bay

## FY 25+

- 5 1R Crawford Avenue, Mangere Bridge
- 6 22 -24 Marne Road, Papakura
- 7 7 Coronation Road, Mangere Bridge
- 8 18 Inverell Avenue, Wiri
- 9 25 Kolmar Road, Papatoetoe
- 10 100 West Coast Road, Glen Eden
- 11 140 Lake Road, Northcote
- 12 33 Vauxhall Road, Devonport
- 13 14 Marne Road, Papakura
- 14 36 Taharoto Road, Takapuna
- 15 72 Dominion Street, Takapuna
- 16 33a Alma Road, Milford

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



Kāinga Ora, has selected a development partner [redacted] to construct the 52-unit development at 27- 31 Greenslade Crescent in Northcote.



# SUPPORTS SCOPE

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

## Projects completed

- 1 Civic Administration Building, Auckland City Centre
- 2 34 Moore Street, Howick
- 3 16 Fencible Drive, Howick
- 4 18 Totara Ave, New Lynn
- 5 84a Morrin Road, St.John's
- 6 Bledisloe House, Auckland City Centre

## FY24

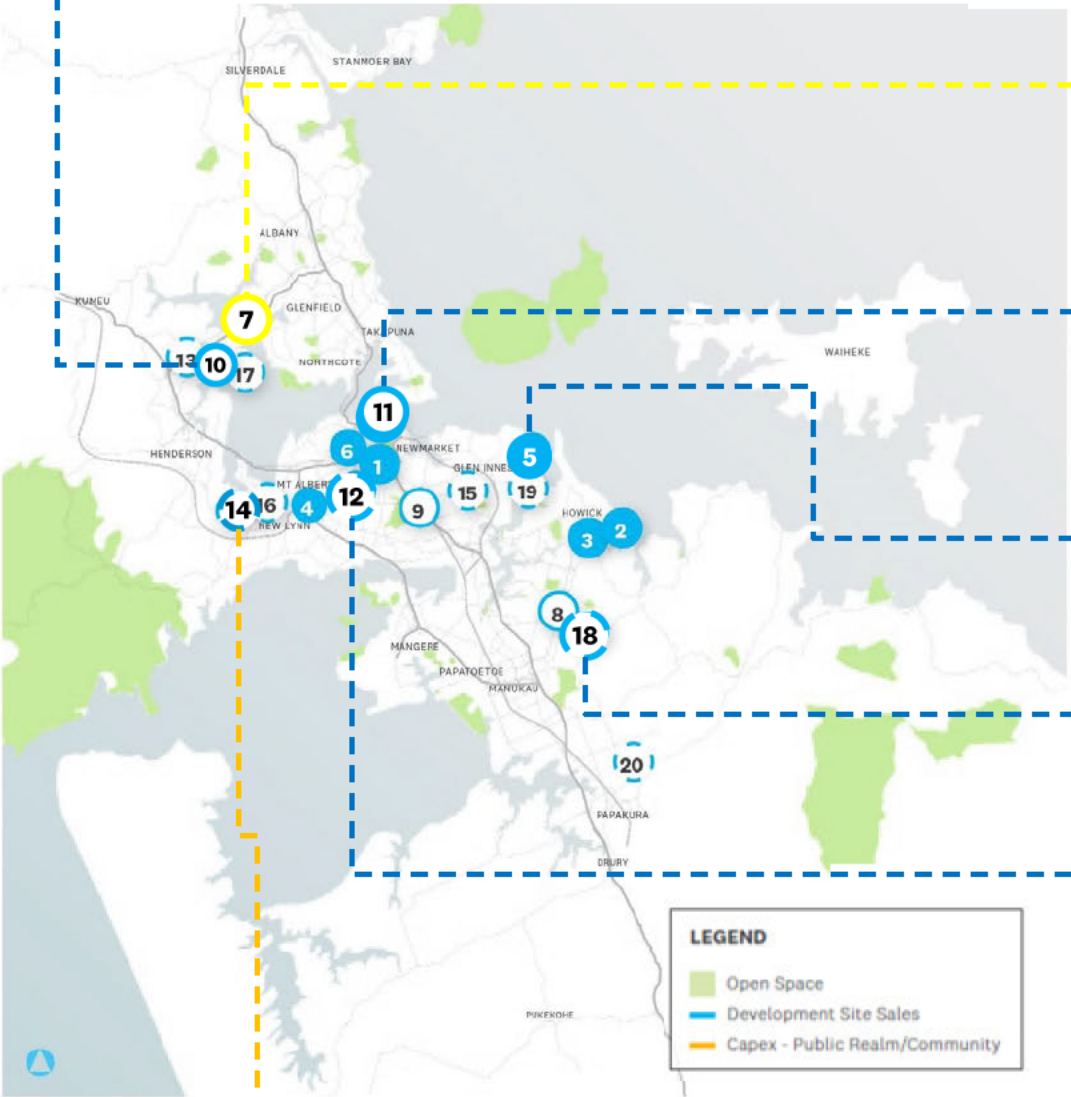
- 7 Pump station 6, Launch Road, Hobsonville
- 8 187 Flat Bush School Road, Flat Bush
- 9 132 Greenlane East, Greenlane
- 10 Hobsonville Airfields stage 3 - lots 5b
- 11 Downtown Carpark, Auckland City Centre

## FY25+

- 12 198 Dominion Road, Mount Eden
- 13 Hobsonville Airfields stage 3 - 6a & 6b
- 14 10 Ambrico Place, New Lynn
- 15 84-100 Morrin Road, St. John's
- 16 41 McCrae Way, New Lynn
- 17 Hobsonville Airfields Stage 2 - Avanda
- 18 65 Haddington Drive, Flat Bush
- 19 78 Merton Road, St. John's
- 20 26-32 O'Shannessey Street, Papakura

Support, making the most of what we've got. Intensification is a key driver in the Auckland Plan. We support housing demands by enabling development of council-owned land.

Airfields Stage 3, Lots 5B, 6A & 6B Hobsonville –Lot 5B Launch Road, went unconditional this quarter for [redacted] Lots 6A and 6B will be taken to the market in early FY25. Colliers NZ has been instructed to prepare a short marketing campaign to test market interest. [redacted]



Pump station 6, Launch Road, Hobsonville (a new wastewater pump station to accommodate future residential and commercial development) - [redacted]

Downtown car park – Eke Panuku continue to work with Precinct to satisfy the conditions of the Development Agreement [redacted]

[redacted] Technical Advisory Group (TAG) workshop held in March 2024 which went well. A final TAG meeting is scheduled for May 2024.

84a Morrin Road, St John's – To rectify the prior approval given for underground cable works that was not registered on the title, an easement over 3 properties covering a 55 sqm area has been granted to Auckland Council. The developer has been compensated for the loss of land.

65 Haddington, Ormiston – The essential outcomes have been revised with a view to taking the site to the market by early FY25.

198 Dominion Road, Mt. Eden – (council owned property) – The sale of the site [redacted] went conditional in December 2023 [redacted]

Own your own home (OYOH) portfolio – The sale agreement has fallen over. A new strategy will be progressed.



# REGIONAL RENEWALS PROGRAMME

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

## Projects completed

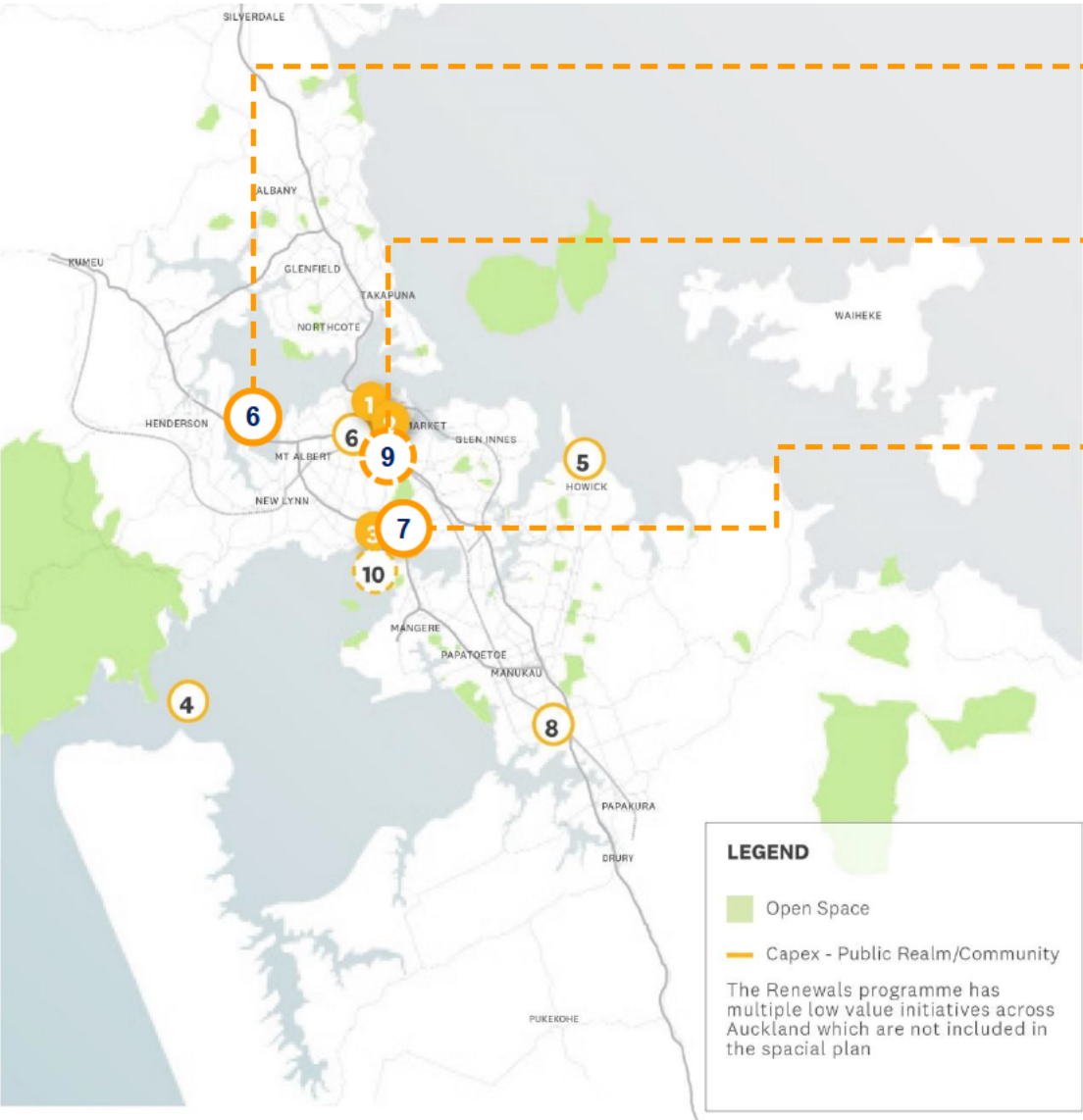
- 1 21 Princes Street, Auckland City - Roof Replacement
- 2 Wintergarden Pavilion - Café - Phase 1: Roof, window and minor H&S upgrades
- 3 Onehunga Wharf Renewals - Roading, Sheds, Admin Building and Dredging Works

## FY24

- 4 Manukau Harbour / Wairopu Channel - Beacon / Channel Marker / Buoy
- 5 73R Selwyn Road, Howick (Shamrock Cottage) - Seismic Strengthening Asbestos Roof & Toilet Upgrades
- 6 City Centre Renewals:
  - 21 Princes Street, Auckland City - External refurbishments and internal fit-out
  - 27 Princes Street Seismic Strengthening and Refurbishment
  - 313 Queen St - Canopy refurbishment
- 7 Onehunga Renewals:
  - Onehunga Wharf - Replace Access Ladders and Utilities Upgrades
  - CCTV Systems Rationalization and Upgrade - Onehunga Port
  - Onehunga Wharf - Shed C & D Priority Works
- 8 - 7 Hill Road, Manurewa - Cladding and roof replacement, minor internal works

## Long-term projects (FY26+)

- 9 313, 315-317, 319, 321 Queen Street - Seismic Upgrades
- 10 Onehunga Renewals 2:
  - Onehunga Wharf Renewals - Buildings, Toilets, Kiosks and other assets
  - Onehunga Wharf Renewals - Structure



**21 Princes Street, CBD** – The business case for the refurbishment of this heritage building is being finalised and considers all viable options.

**313 Queen Street Canopy refurbishment** – The canopy has been re-instated. Final works, including the signage restoration and defects, are on course to be completed by May 2024.

**CCTV systems rationalisation and upgrade** - Onehunga Wharf camera migration is currently underway and on course to be completed in April 2024.

**47R Shelly Beach Parade refurbishment**- Construction commenced on 4th March and is on course to be completed by 31st May.



# WATERFRONT RENEWALS PROGRAMME

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



**Queens Wharf electric box upgrades** – A construction contractor has been engaged, along with heritage and structural consultants.. Construction is forecast to take up to 12 weeks and is on course to be completed by 30 June 2024.

**Bascule bridge, Te Wero (deck renewals and H&S works)** – were unable to be fully completed before the site was taken over for the Moana Festival/Boat Show. Installation of the heritage handrail, angles and signage were completed at the end of March 2024 and practical completion received in April. This is an FY24 capital SOI milestone target.

**CCTV systems rationalisation and upgrade** - All of the newly installed CCTV cameras across the Waterfront are fully operable and have been commissioned. However, they are yet to be handed back to the business (BAU). That is currently underway. There are a small number of analogue cameras that were, and remain, inoperable. All of the analogue cameras are due to be replaced in due course.

**Westhaven Marina - Fire alarm system upgrades**  
Cable installation works are nearing completion across all piers and works are on course to be completed by 31 May 2024.

**Z Pier building at 31 Westhaven Drive** – Construction commenced on 4 March 2024 and is on course to be completed by August 2024.

**Wynyard crossing bridge** - [REDACTED]

## Health and Safety report May 2024

Author(s): Bernardo Vidal, Interim Head of Health, Safety and Wellbeing

June 2024

### Whakarāpopototanga matua | Executive summary

1. Ten health and safety events were reported into Noggin, Eke Panuku's health and safety reporting system, during May.
  - a. Two events involved members of the public.**
    - i. An elderly participant was slightly affected by the heat during the games organized in Northcote.
    - ii. At the same event, a gust of wind dislodged a whiteboard, causing a minor strike of a person in the audience.
  - b. Five contractor events occurred.**
    - i. An unauthorised casual vendor was removed by New Zealand Police from the Northcote games venue.
    - ii. At the Waterfront offices, a job had to be temporarily halted due to a fire technician not adhering to established health and safety protocols.
    - iii. Two incidents involving EP-owned golf carts driven by security contractors, both with minor issues. Due to the number of similar events generated in the year, an investigation will be carried out.
    - iv. In Takapuna, during excavation work, an excavator hit an old, unmarked and out-of-use water pipe.
  - c. Three employee events were reported.**
    - i. One of the building's elevators had a minor fault.
    - ii. The sanitiser spray used in the office caused minor irritation to the skin of one of our employees.
    - iii. A marina tenant suffered a slip on one of the viaduct gangways while pushing a small trolley.
2. There were no high or medium-risk events and ten low-risk events reported in May.
3. Security contractors and Māori Wardens raised 73 security observations during May, which involved members of the public outside Eke Panuku's influence or control.
4. Mingo Schaumkel is now onboard as Senior Health, Safety and Wellbeing Advisor for Eke Panuku.



# Matapaki | Discussion

## Head of Health, Safety and Wellbeing Manager actions

### Head of Health, Safety and Wellbeing

5. The position, Head of Health, Safety and Wellbeing has been advertised with a closing date of 2 June and recruitment is underway.
6. Mingo Schaumkel commenced work 3 June as Senior WH&S Advisor. Mingo is bringing ten plus years of experience, working for retail and FMCG safety, with roles at Fonterra Brands New Zealand and Woolworths New Zealand involving safety across their sales, supermarkets, manufacturing, logistics and supply chain and property portfolios.

### Health, Safety and Wellbeing focus for the next three to six months

7. Improve HSW reporting including lead KPIs that test the performance of critical risks, such as:
  - a. Property checks undertaken.

A safety property inspection pilot program is being carried out with a recently engaged provider, this will be the basis for the creation of KPI. More details in section 9 (Property Risk Assessment Reporting)
  - b. Capital Works inspections reporting.

Starting in August 2024, we will introduce a bimonthly summary safety report. This will monitor the execution of monthly safety audits conducted by project managers and consolidate the identified findings.
  - c. Psychosocial risk assessment actions.

The psychosocial risk management program is starting in June 2024, the activities to be carried out will allow the creation of Key Performance Indicators. More details in section 8 (Psychosocial risk plan)
8. Psychosocial risk assessment plan

We have secured a third-party specialist in Psychosocial Risk Assessment provision.



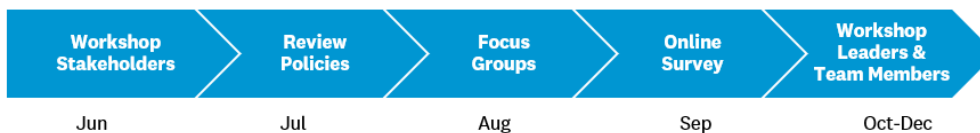
**UMBRELLA®**

**Umbrella** is a leading psychosocial risk consulting company in New Zealand with extensive experience in managing psychosocial risk in city councils around New Zealand.

The approach leverages data collected via the following steps:

- a. **Conducting a workshop session** with key stakeholders to determine Eke Panuku priorities.
- b. **Review of relevant policies** and past/current wellbeing initiatives, including information from existing organizational metrics.
- c. **Conduct focus groups** on a representative sample of your employees, work divisions, and hierarchies within the organisation.
- d. **Conduct an Online Wellbeing Survey.**
- e. **Conduct workshops for leaders.**

**f. Conduct workshops for team members.**



**9. Property risk assessment reporting**

In line with our commitment to improve forward looking H&S indicators, we have worked closely with our property management team to improve our property inspection reporting. They have engaged a specialist risk consultancy firm to pilot some property inspections which blend our annual property inspection regime with a tailored risk assessment for a sample of property within our management portfolio.

**Property Risk NZ Ltd** is a specialised risk consultancy firm with 15 years' experience in property risk and hazardous materials industry.



The property risk checks -

- i. Encompass an assessment of 17 key criteria, divided into two phases. Prior to the on-site inspection, all documentation pertaining to these criteria will be reviewed. Subsequently, during the on-site assessment, the implementation of these criteria within the property will be confirmed.
- ii. Will be provided a report describing the degree of legal compliance of each property, ranked in order of relevance from highest to lowest. This report will be complemented by photographs and references to relevant legislation. In addition, the report will contain an action plan that outlines the priority actions necessary for compliance, ensuring clarity on the most crucial steps to follow, and establishing whether the tenant or Eke Panuku is responsible.
- iii. Whether the property necessitates an annual or biannual inspection.

The first property risk inspection was conducted as a trial by Property Risk NZ Ltd on Thursday 13 June at The Sails building 103-113 Westhaven Drive. We are currently reviewing the draft report and lessons learned from the initial pilot.

A second trial will take place during the fourth week of June.

We anticipate agreeing KPI's for facility managers and the wider team, reporting on the number of inspections carried out monthly, and the progress of issues raised from our property inspections once we have some more experience of the resource requirements and completeness of our records.

**10. Capital Works inspections reporting**

- a. Capital works inspections reporting.
  - i. To streamline safety audits conducted monthly by project managers, we will digitize the current process. Initially, Noggin was under consideration; however, due to the transition to Donesafe, the latter will now serve as the platform for these inspections.
  - ii. .
- b. Agree monthly KPIs for Project Managers to report against.
  - i. To be defined with Capital works team.

#### 11. Transition to Donesafe

- a. Work with the Auckland Council team to transition H&S systems from Noggin to Donesafe by January 2025.

#### 12. Get Home Safe APP implementation

- a. A pilot program will be initiated with a group of employees to assess the feasibility of implementing the GET Home Safe app within the property and facilities team, currently utilised by other Auckland Central departments.
- b. This initiative aims to enhance employee safety during outdoor work activities.  
This initiative will be led by Pooja Parshottam from property team and Kevin Musgrove from HSW department.

## Health and safety key performance indicators

13. Health and safety key performance indicators (KPIs), featuring both lead and lag measures, are represented in table (Figure 1) and chart (Figure 2) format.

Measure	Performance May	Critical or high risks	Previous month (April)
Safety concerns	2	0	1
Near misses	2	0	0
Near Misses from Contractor reports	0	N/A	0
Lost time injuries	0	0	0
Medical treatment injuries	0	0	0
Other incidents	0	0	1
Total recordable injury frequency rate	0.5	N/A	0.5
Total incidents	0	0	0
Total events	4	0	2

Figure 1 – Health and Safety Key Performance Indicator Table



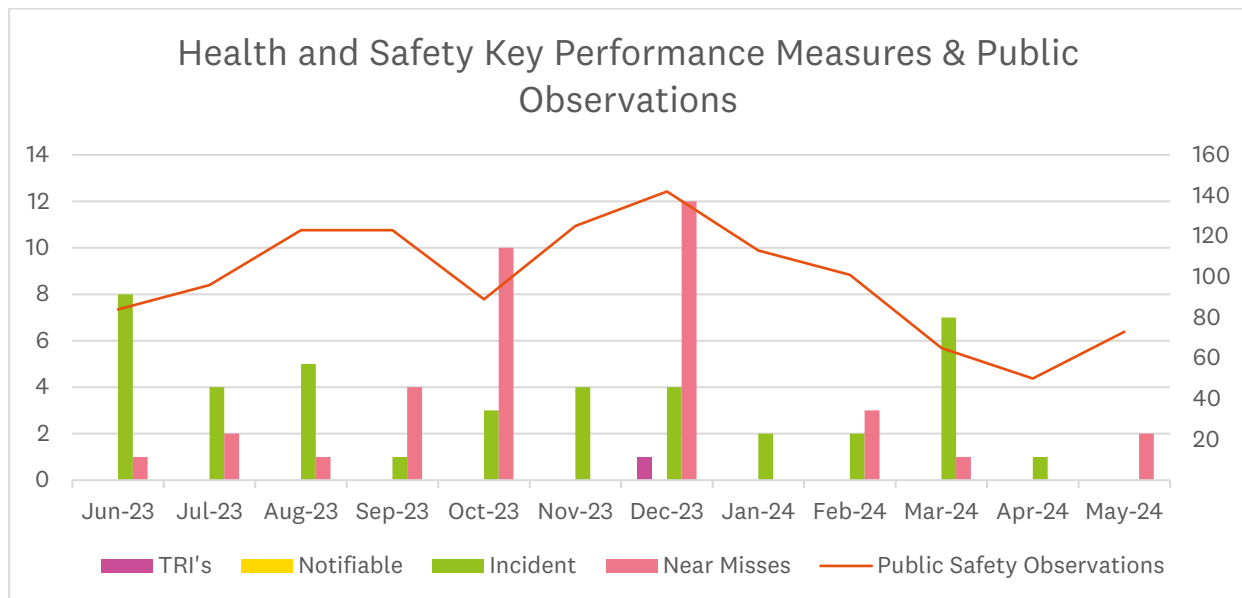


Figure 2 – 12 Month rolling H&S performance measures  
 TRI – Total Recordable Injuries includes lost time injuries and medical treatment injuries.  
 Notifiable refers to incidents and injuries reportable to the health and safety regulator.

## Workplace incident themes and trends

14. There were ten safety events reported into Eke Panuku’s Health, Safety and Wellbeing system, Noggin, in May. Five incidents involved contractors and two with employees.
15. There were no contractor reports or contractor monitoring observations submitted in May.
16. There were no high-risk or medium-risk safety event reported, leaving nine low-risk events reported in May.

## Notable low risk events

### 17. Incident 1

Date:	15 May 2024
Location:	135 Albert Street, Auckland House CBD
Event:	Lift incident - Employees
Description:	Two employees have reported malfunctions with elevator E, where its doors open intermittently for brief periods and subsequently generate a small movement with the doors closed, spanning approximately 30 centimetres.
Incident category:	Health & Safety
Actual Severity:	Low
Potential Severity:	Critical
Immediate action taken:	Event reported to corporate services and elevator company was contacted.
Investigation needed:	No, was stated in Noggin but requires discussion with Facilities Manager.

### Incident 2

Date:	31 May 2024
Event:	Skin reaction – Employee
Location:	135 Albert Street, Auckland House CBD
Description:	An employee reported tingling, itching, and burning sensations in their hands after using the surface disinfectant spray available in the office.
Incident category:	Minor chemical-sensitivity
Actual Severity:	<span>Low</span>
Potential Severity:	<span>Medium</span>
Immediate action taken:	The product was removed from the office and stored until a product review is completed.
Investigation needed?	Yes.

### Incident 3

Date:	8 May 2024
Event:	Golf Cart minor Incident – Employee
Location:	Westhaven Drive
Description:	A member of the security contractor team while operating an Eke Panuku golf cart grazed a streetlight with the vehicle. There were no injuries or substantial property damage.
Incident category:	Property Damage
Actual Severity:	<span>Low</span>
Potential Severity:	<span>High</span>
Immediate action taken:	Event reported.
Investigation needed?	Yes.

### 18. Incident 4

Date:	22 May 2024
Event:	Golf Cart minor incident – Employee
Location:	Westhaven Drive
Description:	It was reported that a member of the security contractor team took a wrong turn while operating an Eke Panuku golf cart colliding with street planting / bushes. There were no injuries or substantial property damage.
Incident category:	Health & Safety
Actual Severity:	<span>Low</span>
Potential Severity:	<span>High</span>
Immediate action taken:	Event reported.
Investigation needed?	Yes. Due to the number of recent similar incidents occurred during the last 12 months, an investigation has started.

## Public health, safety and wellbeing events

		Performance May	Previous Month (April)
Public Realm	Security and Māori Warden observations	73	68
	Public injuries	0	0
	Public incidents or observations	0	0

Figure 3 - Public realm incident and observation table

Data provided for information purposes and are not key performance indicators as Eke Panuku has very little influence or control over the outcome of these events.

19. There were 73 observations raised by security guards and Māori Wardens. All the observations occurred in the public realm and were outside the direct influence or control of Eke Panuku. All issues were also reported through to other agents, responsible for dealing with the identified issues, such as New Zealand Police and emergency services, Auckland Transport and parking enforcement.
20. The security guards patrol the waterfront seven days per week. The Māori Wardens patrol the waterfront on Friday and Saturday nights.

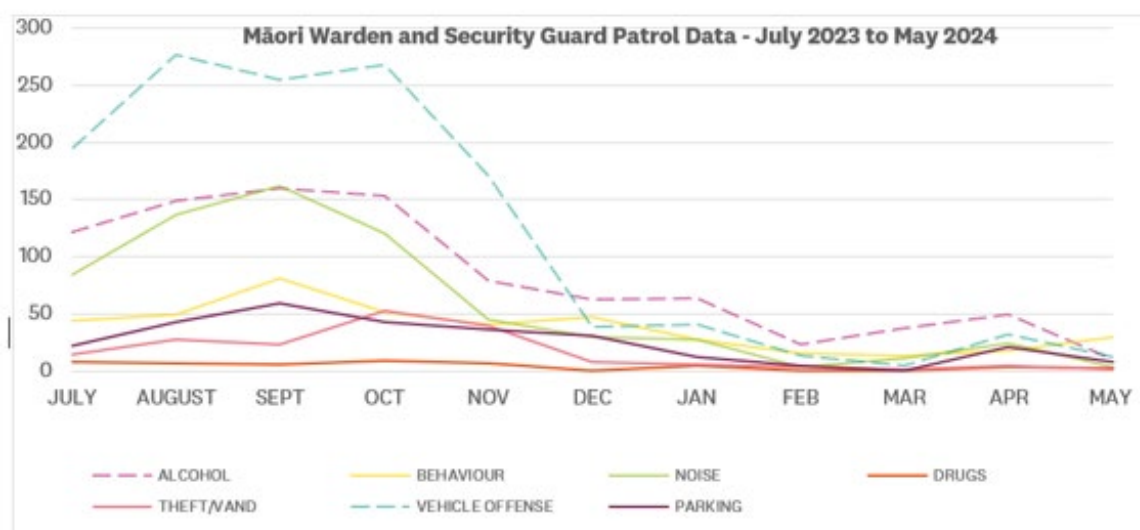


Figure 4 - Combined public observation data by category


21. The top three most common observations are highlighted below in Figure 5.

Rank	Issue	No. of observations
1	Behaviour	46
2	Vehicle Offences	12
3	Liquor Ban	10

Figure 5 - Top three issues raised through Waterfront Patrols in May 2024

## Ngā tāpirihanga | Attachments

**Executive summary:** Vehicle collided into site furniture in a restricted vehicle area

	Event #	Date	Location	Highest Impact Type	Actual Severity	Safety Potential Severity	With Energy	Repeat
	00433	27 APR 2024	West Pavilion, North Wharf	Property Damage	Low	High	No	No
	Description	On Sunday, April 27, 2024, at night, during the commercial activities carried out by the commercial operator called Night Market, who leased the commercial premises called Blue Frog located at West Pavilion, North Wharf, to operate a street vendor food court, one of the food vendors entered with a van-type vehicle to drop goods and set up their business. At the end of this operation, the driver begins the exit process for which he must execute a reversing manoeuvre through a crowded pedestrian area and collided with a large item of street furniture located in the area. The event is observed by an Auckland Council employee who generated an incident report on the Noggin platform. Damage to the vehicle and site furniture was minor.  During the safety inspection, some additional risks were identified and are under evaluation.						
	Immediate Cause(s)					Key Actions		
	<b>Inadequate guards or barriers:</b> One of the entrances to the pedestrian area did not have bollards that prevent vehicle access.  <b>Operating equipment without authority:</b> Despite requests made by EP to the Market Operator, vehicles used by vendors continued to enter the pedestrian-only zone.					<ul style="list-style-type: none"><li>• Installation of bollards to prevent vehicle access to pedestrian areas.</li><li>• Review and update the area's Traffic Management plan.</li><li>• Include the requirements made by EP in the Risk Assessment requested to the Market Operator.</li><li>• Disclose the event to the Eke Panuku work team through a Safety Alert</li></ul>		
<b>Inadequate or Improper Controls, Plans or Layouts.</b> The traffic management plan for this area did not include bollards at the entrance to the restricted vehicle zone.  <b>Inadequate identification and evaluation of loss exposure.</b> The vehicle entry controls requested by EP to the market operator were not officially registered in the Risk Assessment Plan requested in the Lease agreement.								

# 98 St George Street and 15 Kolmar Road, Papatoetoe – Go to Market Strategy

Author(s): Tom Belgrave, Development Manager

June 2024

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

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

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- Approves the sale of 98 St George St and 15 Kolmar Road, Papatoetoe through a contestable process to achieve urban renewal as a public work (Public Works Act 1981).
- Delegates authority to the Chief Executive to execute the required documentation to sell the properties based on the following key terms.
  - Price at or above the current market valuation based on independent valuation advice.
  - In accordance with the essential outcomes for the development being in general alignment with the following:
    - Appropriate use, scale, and density,
    - High quality design,
    - High quality street edges,
    - Minimised car parking impact, and
    - Environmentally sustainable.
  - Māori outcomes to be achieved as part of section 6.2 of the Eke Panuku Selecting Development Partners Policy will form 15% of the criteria for assessing developer proposals.

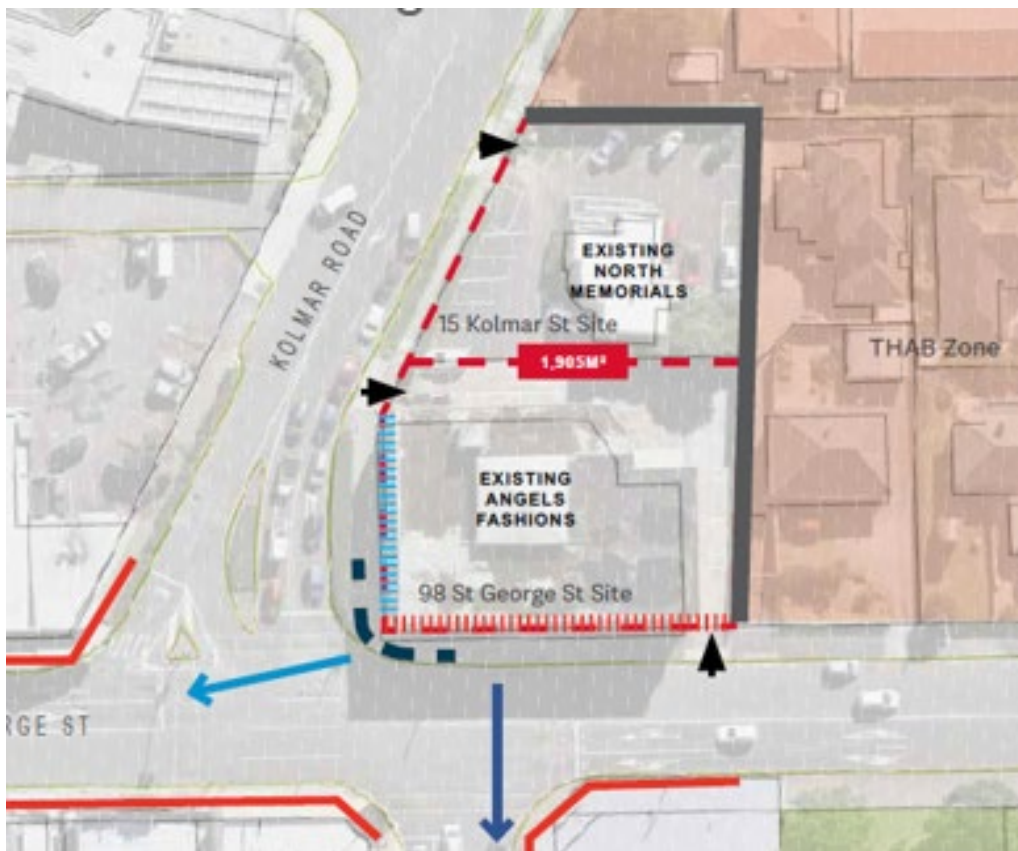
## Whakarāpopototanga matua | Executive summary

- 98 St George Street and 15 Kolmar Road, known as the Kolmar Site, comprises two properties with a combined site area of 1,905m<sup>2</sup>.
- The site is located within the Old Papatoetoe town centre on the corner of the St George Street, Kolmar Road, and Wallace Road intersection.
- This sale will deliver outcomes envisaged in the Unlock Old Papatoetoe High Level Project Plan (HLPP). The site is expected to be developed in accordance with the Essential Outcomes and Design Guidelines (EODG) (Attachment A), and meet the urban renewal assessment criteria as outlined in



Attachment B. However, discretion is provided to the Eke Panuku Chief Executive to alter the EODG provided the key intent of the outcomes remains intact.

4. [REDACTED]



## Horopaki | Context

5. 98 St George Street, Papatoetoe was acquired Manukau City Council in 2006 under the Public Works Act 1981 (PWA) for strategic purposes including improving the intersection of Wallace Road, St George Street, and Kolmar Road.
6. 15 Kolmar Road was acquired by Manukau City Council in 2005 under the PWA for the same purpose.
7. Following an investigation into the feasibility of undertaking the intersection alignment, Auckland Transport confirmed that 98 St George Street and 15 Kolmar Road, Papatoetoe were no longer required for Auckland Transport purposes and transferred them to Auckland Council.
8. Council's Finance and Performance Committee approved the sale of 15 Kolmar Road and 98 St George Street, Papatoetoe in October 2021 (FIN/2021/95) for urban renewal purposes.
9. The sale of the property will align strongly with the outcomes of the Unlock Old Papatoetoe HLPP. The Kolmar site is identified as one of the development opportunities within the HLPP and the planned sale and development is consistent with the programmes key goals including:
  - a. Enhancing town centre vitality,
  - b. Make a step change in housing,
  - c. Look for opportunities for collaborative partnerships with mana whenua, and

- d. Demonstrate leadership in sustainable development.
10. As the sale of the property is being undertaken to achieve urban renewal as a public work under the PWA, the Essential Outcomes and Design Guidance document has been prepared in accordance with the Unlock Old Papatoetoe HLPP and the predetermined urban renewal assessment criteria within the Defining Urban Renewal in Unlock Old Papatoetoe document.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
October 2032	FIN/2021/95	Approved the disposal of 98 St George Street and 15 Kolmar Road, Papatoetoe, for urban renewal purposes.

## Nga whiringa me te taatai | Options and analysis

### Kua whakaarohia nga whiringa | Options considered

11. The Unlock Old Papatoetoe HLPP provides clear direction for the use of the Kolmar site. Therefore, a short list of options was assessed for the sale and redevelopment of the site.
12. The options were to sell the property with outcomes via the open market, sell the property without outcomes via the open market, and sell the property with outcomes via direct negotiation.
13. These options were assessed based on the HLPP goals and some critical success factors.
14. The HLPP goals include enhancing town centre vitality, making a step change in housing, improving connections to and within the town centre, looking for opportunities for collaborative partnerships with mana whenua, and demonstrating leadership in sustainable development.
15. The critical success factors used include service provider capacity and capability, achievability, and affordability.
16. Based on the multi criteria analysis, the preferred option is to sell the Kolmar site via an open market process for redevelopment, in accordance with the Essential Outcomes and Design Guidance.
17. To achieve these outcomes, the proposed assessment criteria for procurement of a development partner is as follows:
  - a. Capability, financial capacity, Greenstar and/or Homestar, urban renewal criteria (pass/fail). Assessed as either acceptable or non-acceptable. If acceptable, then submission is then assessed on b and c below.
  - b. Price & contract terms (50%)
    - i. Price 40%
    - ii. Other commercial terms (including programme) 10%
  - c. Non-Price criteria (50%)
    - i. Quality urban design 20%
    - ii. Innovation and compliance with the essential outcomes 15%
    - iii. Maori outcomes 15%, comprising:

- Mana whenua partnerships- inclusion of mana whenua in a development consortium 9%
- Social procurement- growing capability and capacity of mana whenua 3%
- Expression of culture and identity 3%

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

18. [REDACTED]
19. [REDACTED]  
[REDACTED]
20. [REDACTED]  
[REDACTED]  
[REDACTED]
21. [REDACTED]  
[REDACTED]

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

22. Achieving a site sale could be delayed by current economic conditions. The uncertainty caused by global inflation, interest rate movement and geopolitical dynamics is causing a deterioration of market conditions. This is reducing the demand for development land.
23. [REDACTED]  
[REDACTED]
24. The condition of the building at 98 St George Street is particularly poor with the first floor of the building having been vacated due to building maintenance and resulting health and safety issues.
25. [REDACTED]  
[REDACTED] In addition, the property management team will continue to monitor the condition of the building and vacate additional parts of the building and/ or demolish the building if the risk level becomes too high.
26. Whilst there are no known specific flooding or subsidence risk for this property, there is the general risk of climate change and the associated effects. This project seeks to mitigate these risks through the initiatives described in the Climate Change Impact statement below.

## Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

27. Key stakeholders, including the Ōtara-Papatoetoe Local Board, Papatoetoe Business Association, and existing tenants have previously been consulted and remain informed.
28. Following a decision on the go-to-market strategy for the Kolmar site, a workshop will be scheduled with the Local Board to keep them informed of key decisions.

## Tauākī whakaaweawe Māori | Māori outcomes impact

29. Eke Panuku recognises the commitment to enable commercial opportunities for mana whenua as part of a wider commitment to achieving Maori outcomes in an open market sale process. The outcomes to be assessed as part of the sale process will include a 15% weighting for Maori outcomes.

30. Mana whenua will be provided advanced notification of this opportunity before the go-to-market date.

### **Tauākī whakaaweawe āhuarangi | Climate change impact**

- 31. Climate objectives are supported by the requirement for the developer to target minimum Five Green Star rating for commercial uses over 1,000sqm and minimum 7 Homestar rating certification for residential units (6 for townhouses).
- 32. Deconstruction and a process to maximise landfill diversion is also required as part of the removal of any existing structures from the site.

### **Ngā koringa ā-muri | Next steps**

- 33. Eke Panuku will procure a real estate agent and aim to have the property on the market by August 2024.
- 34. Following the marketing process, Eke Panuku will select a preferred development partner and execute a development agreement to enable the redevelopment of the site.

### **Ngā tāpirihanga | Attachments**

Attachment A – Essential Outcomes and Design Guidance

Attachment B – Defining Urban Renewal in Unlock Old Papatoetoe

### **Ngā kaihaina | Signatories**

Allan Young, GM Development

David Rankin, Chief Executive



98 St George Street  
and 15 Kolmar Road

# *Old Papatoetoe*

**Essential Outcomes and  
Design Guidance**

May 2024 | Revision B





# Contents

<b>Project Name</b>		
Kolmar Road Site Sale		
<b>Site Address</b>		
98 St Georges Street and 15 Kolmar Road, Old Papatoetoe		
<b>Essential Outcomes and Design Guidance</b>		
Prepared by Eke Panuku Development Auckland		
<b>Document Control</b>		
<b>Prepared by:</b>		
Tosh Graham   Intermediate Designer		
Maria Walker   Team Leader Urban Design and Masterplanning		
<b>Reviewed and Approved by:</b>		
Tom Belgrave   Development Manager		
Duncan Ecob   Head of Design		
<b>Contact</b>		
Eke Panuku Development Auckland		
Level 22		
135 Albert St,		
Auckland CBD,		
Auckland 1010 New Zealand		
09 3010101		
<b>Revision</b>	<b>date</b>	<b>description</b>
B	2024-05-21	

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# INTRODUCTION AND PURPOSE

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

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

- + Eke Panuku and Council’s vision for the Old Papatoetoe area
- + Eke Panuku review process
- + Site characteristics
- + Essential outcomes
- + Design guidance
- + Precedents

The Essential Outcomes will form part of the Eke Panuku Development Agreement with the selected development partner.

## THE OPPORTUNITY

98 St George Street & 15 Kolmar Road is a corner site located in Old Papatoetoe. The site is currently occupied by a 2 story commercial building on the corner and facing St George Street and a one storey standalone building used as a business, plus a carpark.

The site is on the centre’s main street (St George Street), close to the War Memorial Library, Town Hall, RSA and the Papatoetoe Mall. It is within walking distance to the bus stops and the Train Station.

A development on this site will provide an opportunity to create a gateway to the centre when approaching from the north-south and the east. With its area size and permitted height, this can become a focal and recognisable building for the community of Old Papatoetoe.

The recent and planned developments in the area show that there the activity and demand in this area will grow. This site can provide another retail or commercial component on the street with a residential component above retaining the height emphasis on the corner, edge of the centre.



98 St George Street and 15 Kolmar Road site opportunity. View from south west.



# DESIGN REVIEW PROCESS AT EKE PANUKU

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

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

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

Upon selecting the right development partner for this project, we will work together to create a vibrant, thriving town centre in Old Papatoetoe that sets a new benchmark for urban regeneration.

## COLLABORATING WITH EKE PANUKU

- + We seek a collaborative process around design to enable a productive and open dialogue on site outcomes from inception through the resource consent stage and beyond.
- + A complete design package is to be provided to Eke Panuku at stages outlined in the Development Agreement - including Preliminary Concept, Project Masterplan, Resource Consent and Building Consent stages. Eke Panuku approval must be obtained prior to lodging resource consent and building consent for review and approval.
- + The Development partner is required to obtain approval from Eke Panuku as a landowner. Our main focus is to ensure the proposal meets our Essential Outcomes and Design Guidance. Eke Panuku does not provide a resource consent approval.
- + The Eke Panuku Design Team will prepare a design review stating our recommendations and assessment in relation to the Essential Outcomes and Design Guidance document at each stage.
- + As part of our review process the proposal will be presented to the Technical Advisory Group (TAG) as outlined below. Final approvals are provided by Eke Panuku. Eke Panuku will refer to TAG’s recommendations as a guidance and rationale for approval. Eke Panuku prefer to engage with TAG early in the design process.
- + No pre application discussions should be held with Council without prior review and agreement from Eke Panuku.

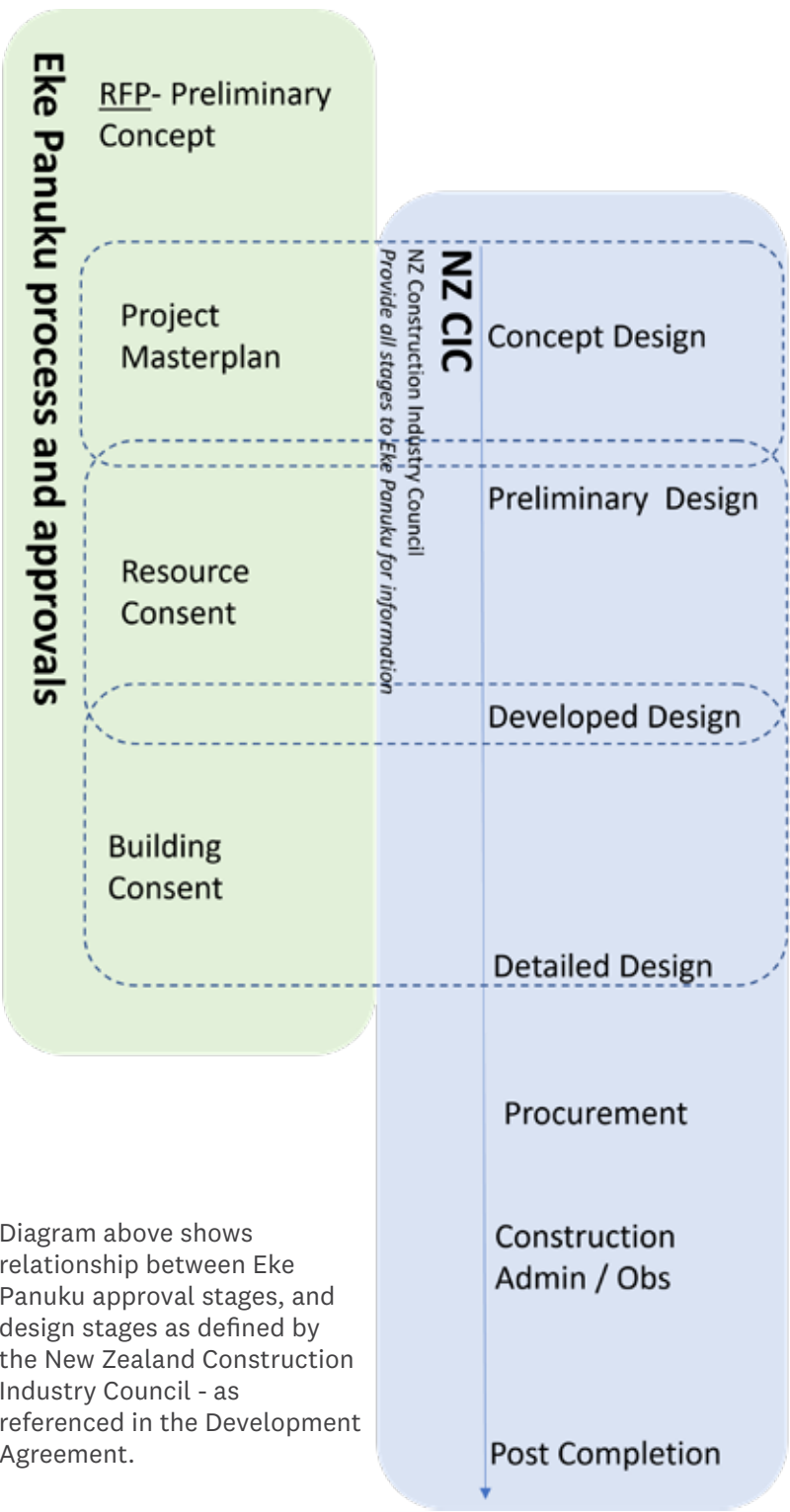


Diagram above shows relationship between Eke Panuku approval stages, and design stages as defined by the New Zealand Construction Industry Council - as referenced in the Development Agreement.

## THE TECHNICAL ADVISORY GROUP (TAG)

- + The Technical Advisory Group (TAG) is the independent design review panel made up of industry professionals working within the disciplines of Architecture, Urban Design and Landscape Architecture which provides advice on projects to Eke Panuku.
- + TAG is involved at each stage of our regeneration programme from masterplanning, concept design, through to resource consent stages.
- + TAG review will be required at multiple stages, including masterplan, concept design for buildings and open space, and prior to obtaining Resource Consent to ensure the proposal has taken the correct direction.
- + The Alliancing Framework Agreement between Eke Panuku and Auckland Council means that the TAG review prior to resource consent will be combined with Council review in the regulatory process. TAG will be used instead of the Auckland Urban Design Panel (AUDP)
- + Council staff will be part of the review process, and will be increasingly involved as the project enters the pre-application and consenting process.
- + If at a later stage a proposal needs fundamental design changes, Eke Panuku may require additional panel review.



# STRATEGIC CONTEXT - HLPP

In 2017 Auckland Council Planning Committee adopted the Unlock Old Papatoetoe High Level Project Plan (HLPP) which gave Eke Panuku a mandate to act as the lead regeneration agency for this area.

The vision for Unlock Old Papatoetoe was taken from the Ōtara-Papatoetoe Local Board Plan and integrated into Eke Panuku HLPP.

The vision is underpinned by the following Key Strategic Moves:

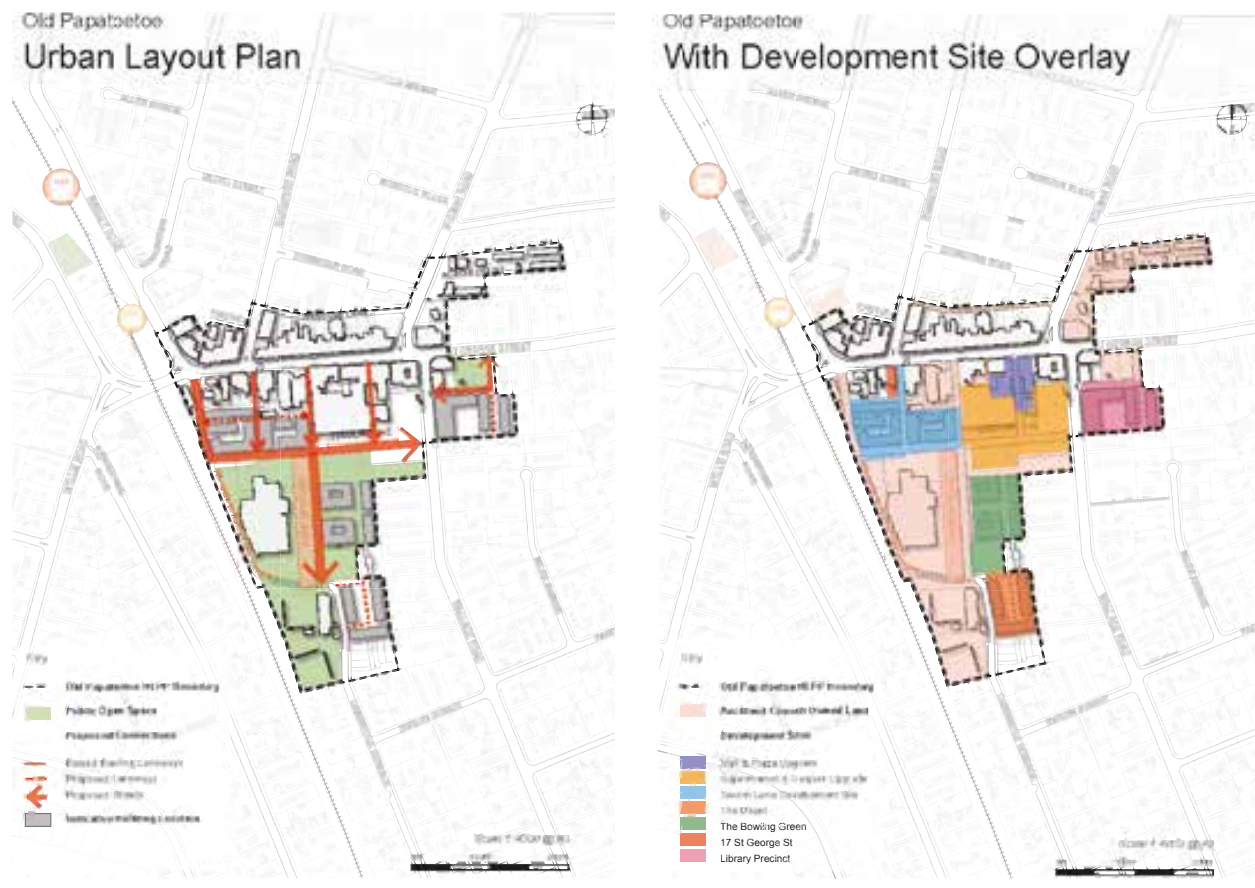
- + Develop quality urban form
- + Enable a humming main street
- + Stimulate local economic development and instil local pride
- + Undertake a housing development programme

The HLPP established the goals and key strategic moves, which we refer to and follow in the masterplanning process. The goals are listed below, and the full HLPP can be viewed at: <https://www.ekepanuku.co.nz/neighbourhoods/old-papatoetoe/>

Old Papatoetoe was chosen as an Eke Panuku priority location because there are large under-utilised Council owned properties in the town centre that have a potential for redevelopment. They have opportunity to transform parts of the town centre to meet the needs of a growing and prosperous town.

The HLPP sets out the following vision for Old Papatoetoe:

**“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”**



## OLD PAPATOETOE HLPP GOALS ARE:

**Goal 1:**  
Enhance *town centre vitality*

**Goal 2:**  
Make a *step change in housing*

**Goal 3:**  
*Improve connections* to and within the town centre

**Goal 4:**  
Look for opportunities for *collaborative partnerships with mana whenua*

**Goal 5:**  
Demonstrate leadership in *sustainable development*



# STRATEGIC CONTEXT - THE MASTERPLAN

In 2020 Ōtara-Papatoetoe Local Board approved a masterplan for Old Papatoetoe, which envisaged upgrades to the major public spaces, creation of a new road connection, and sale of several sites for residential and mixed use developments.

Some sites have already been sold and constructed, others are under construction or getting ready for sale. Eke Pnuku is also planning investment in public realm that will improve the quality of life in Old Papatoetoe.

The masterplan will ensure better pedestrian and cycling connections, improved access to public transport, higher amenity for residents, visitors and workers, and better safety overall.

## We've already achieved:

- + New World supermarket upgraded;
- + Papatoetoe Mall - retail mall with open space leading to the plaza in front of the supermarket;
- + Upgraded public carpark (partially also New World carpark)
- + 80 apartments development at the back of shops and the Town Hall - that will increase activity in the town centre
- + 29 new townhouses at 91 Cambridge Terrace.

## We are planning to also deliver:

- + Upgraded Stadium Reserve with new playground and spaces for community gathering and sports - starting construction early next year;
- + Improved pedestrian connection from St George Street to the playground and Allan Brewster Leisure Centre through a series of new laneways, especially Chambers Laneway.
- + New vehicular connection - extension of Cambridge Terrace
- + New residential or mixed use developments overseeing the upgraded reserve.
- + New mixed use with retail facing the main street.
- + Potential upgrades to the existing community facilities, or a brand new community hub - subject to further testing.

The site at **98 St George St and 15 Kolmar Rd**, is located on the corner bookending the town centre of Old Papatoetoe. It is on the main retail street and close to all amenities that this town currently has and will have on offer in the future.



## Future of Old Papatoetoe

This is an illustrative vision of Old Papatoetoe.

Everything shown here is only conceptual outlining how Old Papatoetoe could look like and how the projects might come together in a joined up plan.



# SITE PHOTOS



View of the building at 98 St George Street looking north from Wallace Rd at the intersection of St George St.



The site from the corner of St George St and Wallace Rd, Kolmar Rd can be seen on the left. Auckland Transport have recently made upgrades to this busy intersection.



The rear of the 98 St George St building and carpark of 15 Kolmar Rd. A hedge currently screens the site from the road and there are vehicle entry/exit points at either end.



Existing building on 15 Kolmar Rd - single storey building situated centrally on the site.



View looking south down Kolmar Rd toward the intersection. There is a thin strip of grass berm and a narrow footpath around 1.8m in width.



The corner of the building at the intersection of Kolmar Rd and St George St. This shows how the narrow path comes to a pinch point on this corner.



# SITE DESCRIPTION

98 St George St & 15 Kolmar Rd is a corner site bookending the Old Papatoetoe Town Centre and the shopping street of St George Street.

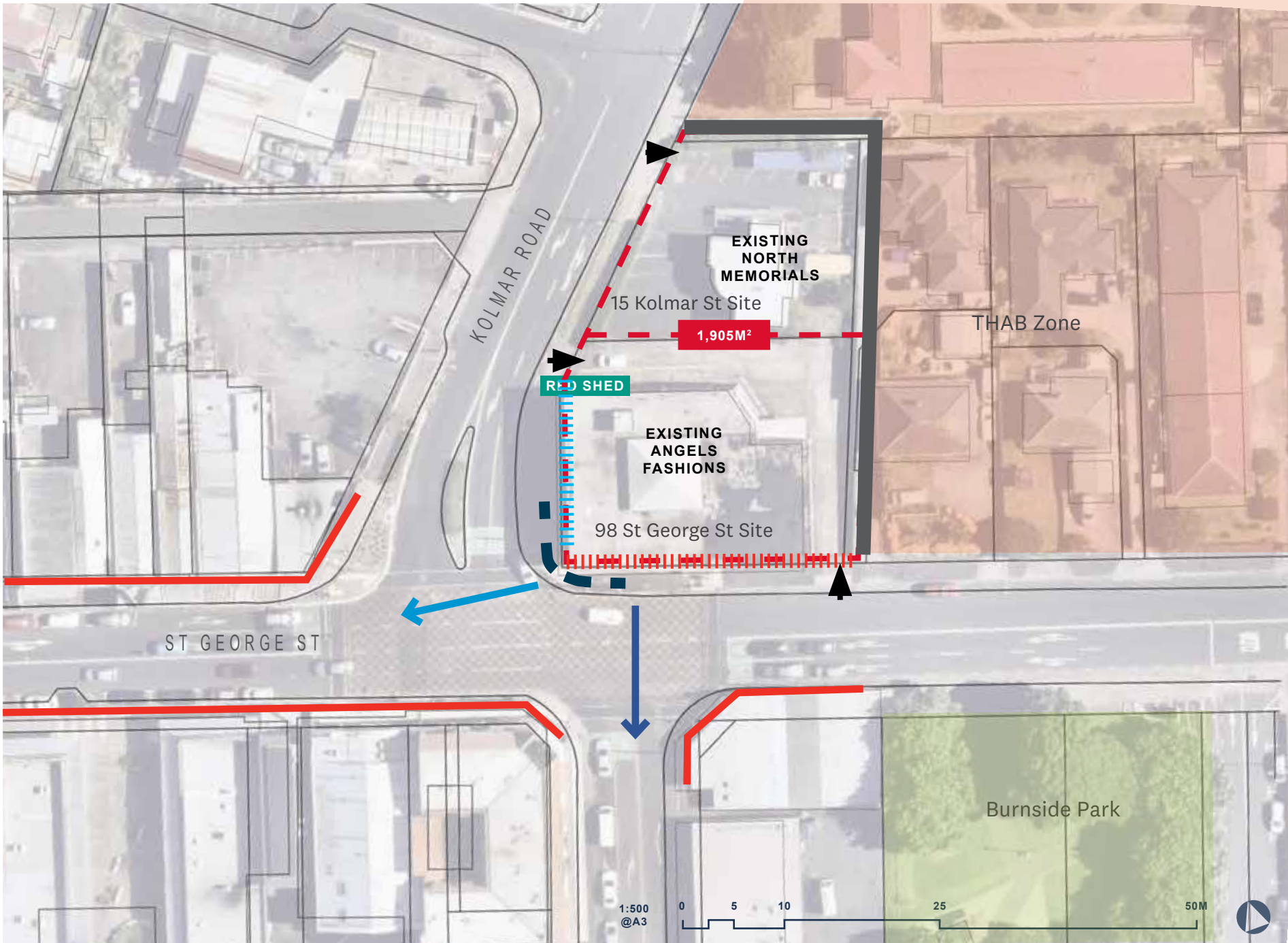
There are two existing buildings on the site - double storey clothing retail outlet on 98 St George St, and a single storey retail outlet on 15 Kolmar Rd. The existing buildings are tenanted, but need additional works and ongoing maintenance due to its age and low quality.

Site address:	98 St Georges Street and 15 Kolmar Road
Site area:	1,905 sqm
AUP Zoning:	Business - Town Centre
Permitted Uses:	Commercial/ Mixed use/ Residential
Historic Use:	Commercial/Retail
Height Control:	27m
Building Frontage:	For 98 St George St - Key Retail along St George St, and General Commercial to Kolmar Rd
Other Controls:	Height In Relation to Boundary

Note: Refer to the Auckland Unitary Plan for a summary of all provisions, including full detail on applicable standards.

## CONSTRAINTS AND OPPORTUNITIES

- + Opportunity to create a landmark and bookend the eastern end of the main shopping street of Old Papatoetoe.
- + Located within walking distance to the bus stop and the train station.
- + Located within walking distance to public library, RSA, Supermarket, Stadium Reserve; within 500m to Allan Brewster leisure centre and school.
- + Height variation of 27m gives opportunity to create a landmark/recognisable building on the corner.
- + Existing site has driveways which could be reused in the new development.
- + All or some of the existing built form can be reused in the redevelopment.
- + Footpath along the western edge is very narrow, especially around the corner of the site. The development has an opportunity to address this and improve this condition.



Existing site aerial and survey information

- Site boundary
- Bus stop (150m), Train station (450m)
- Library, RSA, Supermarket, Stadium Reserve walking distance, Allan Brewster Leisure Centre (within 500m)
- Narrow footpath
- Existing driveways
- THAB zone - residential next to site
- Burnside Park next to the library
- HIRB - 8m high and 60 degrees above
- Key Retail Frontage
- General Commercial Frontage
- Existing retail and commercial along the main street



# ESSENTIAL OUTCOMES

Eke Panuku encourage developers and their design teams to work in partnership with us to achieve the best outcome for the site and for Old Papatoetoe community.

The following Essential Outcomes must be achieved in the proposal and they should be read in conjunction with the Design Guidance and Design Review Process sections in this report.

These outcomes and guidelines do not encompass detailed aspects that are otherwise covered through planning consent requirements and other aspects, including mana whenua outcomes and collaboration in the Development Agreement.

## Essential Outcomes:

### 1. Provide appropriate use, density and scale:

- a. Proposal must achieve a minimum of 2 storeys in height. If variety of heights is proposed for the site, it must provide greater height emphasis to the corner site (south-west).
- b. Proposal must conform to the AUP standards and objectives of the Town Centre Zone.
- c. Proposal must address Kolmar Rd through a continuous built form to ensure better frontage response.

### 2. Ensure high quality design

- a. Concept must be designed by NZ registered architects.
- b. Proposal must demonstrate high quality architectural design that includes articulation of the built form that fits within the context.
- c. Proposal must respond to the existing Old Papatoetoe context when choosing materiality, colour and built form proportions. Contextual analysis should be provided for reference of the proposed design.
- d. Proposal must include a landscape strip with planting along the side and rear boundaries as a minimum.

### 3. Provide high quality street edges:

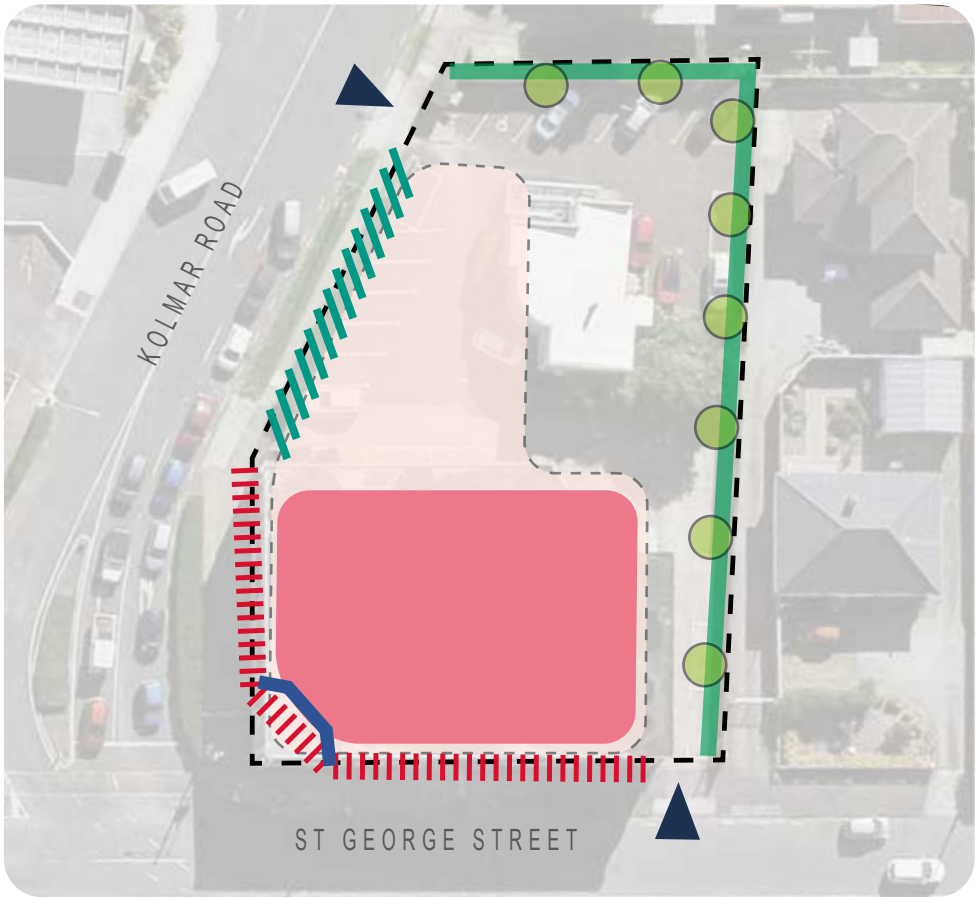
- a. Retail/commercial use activation must be provided to St George Street frontage and to half of the length of Kolmar Rd frontage with minimum ration of 60% glazed and activated frontage length.
- b. Where retail and commercial use is provided on ground level, no setback must be applied; except around the south-western corner where a setback for entry or to ensure more space for pedestrians must be incorporated into the design.
- c. Where retail/commercial use is proposed canopy must be provided. Canopy must be continuous along the street.
- d. Any residential lobbies along the street must include a canopy.
- e. Any residential use on the ground must be 750m-1.2m above ground and must be set back by a minimum of 3m with landscape treatment and a street entry must be provided directly to each unit from the footpath.

### 4. Minimised car parking impact:

- a. Parking must be ‘screened’ or ‘hidden’ within or behind built form – not visible, and not at the front of the development.
- b. Surface parking must be softened by landscaping.
- c. Maximum two vehicular entries to the site, ideally using locations of the existing driveways.
- d. Promote quality of pedestrian movement along the site by designing flush concrete surface along the footpath where driveways are located.

### 5. Environmental sustainability

- a. Provide New Zealand Green Building Council (NZGBC) certification: minimum Five Green Star rating for commercial uses over 1,000sqm and minimum 7 Homestar rating certification for residential units (6 for townhouses). Green Star and Homestar ratings must conform with the Eke Panuku curated pathway of credits.
- b. Structures on-site to be removed must be deconstructed so that the value of fixtures, fittings, and materials are preserved for reuse.



Illustrative representation of the key Essential Outcomes

- Site boundary
- Indicative extent of building footprint
- Height emphasis towards the corner of Kolmar Rd and St George St
- Corner setback at Ground level for pedestrian safety and amenity
- Primary activation (retail/commercial), canopy required and no setback.
- Secondary activation, canopy over pedestrian entries, setback is allowed, if residential use on ground - must be set back by min. 3m and screened with landscape strip
- Maximum two locations of vehicular access to site
- Soft landscaping to the rear and side boundary
- Planting/ Trees



# DESIGN GUIDANCE

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

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

## a. Contextually Responsive

- i. Development should respond to the challenges and opportunities of the site - and be forward thinking in defining the future vision of Old Papatoetoe as a mixed use transport oriented development.
- ii. Future development on the neighbouring sites, whether planned or potential should be taken into consideration.
- iii. The design proposal should include context analysis in design response, and refer to the work that has been undertaken in the Old Papatoetoe High Level Project Plan and masterplanning.

## b. Mana Whenua approach

- i. Mana whenua aspire to see themselves reflected in the urban landscape of their ahi ka (homeland). To ensure this happens, the development partner should engage with the 19 iwi and hapu (collectively known as mana whenua) to express their values, principles, and aspirations within the development. If needed, Eke Panuku can support the developer to engage with mana whenua.
- ii. Development partners should acknowledge and celebrate the rich cultural narratives of mana whenua in the area through the development either in the public realm/landscape or built form, or both.
- iii. In order to appropriately represent Mana Whenua in the proposal, the development partner should appoint a design team who has the expertise to engage with mana whenua on Māori design outcomes. Mana Whenua can provide advice on who is considered appropriate to develop narrative representation, and Eke Panuku can assist to facilitate an EOI process to appoint a mana whenua artist to support the project. The developer should consider how these can be integrated into the proposal.

## c. Architectural response

- i. Consider materiality and modulation of building form to provide facade variation and visual interest.
- ii. Consider orientation of habitable rooms and building cores along with fenestration to provide passive surveillance between public realm and private / communal areas.
- iii. Consider variation of the roof line to provide a visually interesting building or series of buildings.
- iv. Plan strong, legible entrances for buildings that are easy to find and easily understood.
- v. Design of service plants, air conditioning units and machinery should be considered to screen or concealed from view from the public realm, and minimise noise emissions.
- vi. Rooftop plant, including PV panels should be integrated into the design of the roof at early stages rather than allowing it to appear as an applied afterthought.

## d. Landscape response

- i. Consider how soft landscaping can enhance the street character and provide amenity for the people occupying the building initially and over time as it matures.
- ii. Consider maintenance requirements for any soft landscaping through design process.

## e. Pedestrian access and street activation

- i. Universal Design principles should be applied to shared spaces to allow access for people of all ages and abilities.
- ii. The design should take into account Crime prevention through environmental design (CPTED) principles for safety.
- iii. In addition to primary active frontage, secondary active frontage should be considered for the rest of

the building frontages. This could include pedestrian entries, lobby areas with windows, any commercial or services use at ground with windows facing the street, any residential living spaces with windows facing the street.

- iv. Internal pedestrian connections must extend from the street (allowing access to carparks) and connect with existing pedestrian paths and crossing points outside of the boundary.

## f. Parking

- i. Car parking on the site should be limited to a minimum, given the proximity to the public transport options.
- ii. Bicycle Parking should be in alignment with Green Star standard 17.4 - Secure bicycle parking for occupants should be provided at 1 bicycle park for every 1 unit and secure bicycle parking should be provided for 5% of dwellings.
- iii. Consideration should be given to car share schemes as alternatives to traditional private car use.
- iv. Loading or parking entries should be minimised and screened.

## g. Apartment amenity

- i. Consider passive approaches such as appropriate orientation, efficient spatial planning and natural cross ventilation.
- ii. Design buildings to moderate the environment as much as possible by using passive or low-energy efficiency measures, and use this as an opportunity for architectural expression.
- iii. Consider making any rooftops deemed unsuitable for energy generation accessible, landscaped and designed for use by occupants.
- iv. Architecture should consider size of surrounding trees at full maturity and respond with openings and windows accordingly.

- v. The design should limit the number of south facing and single aspect units.
- vi. To optimise the direct sunlight to habitable rooms and balconies and provide cross ventilation in the residential units a number of the following design features can be used:
  - dual aspect apartments
  - shallow apartment layouts
  - two storey and mezzanine level apartments
  - bay windows

## h. Environmental response

- i. Eke Panuku NZGBC Green Star and Homestar Mandatory Credits can be provided. They have been developed to facilitate the integration of both rating systems and to align with Eke Panuku ambitions for building sustainability and performance.
- ii. A document that outlines sustainability measures and initiatives should be provided at concept stage, so that Eke Panuku are able to understand the intent for the proposal.
- iii. Eke Panuku Corporate Responsibility Team can assist in the streamlining of achieving a Homestar 6 rating through the use of the Eke Panuku Homestar checklist.
- iv. Green Star rating is a requirement. Eke Panuku is open to using additional or alternative environmental sustainability certification, subject to achieving the same or better environmental outcomes.
- v. Consider the environmental sustainable design (ESD) principles including potential for low embodied material use, water conservation and waste management, including construction waste. Eke Panuku can provide a list of accredited deconstruction providers, if required.
- vi. Consider water sensitive design solutions on site to improve water quality and reduce stormwater runoff.

# PRECEDENTS

The following precedents are examples of different mixed-use residential, commercial and retail designs, each illustrating a different facade treatment that provide sufficient interest in the urban scale, and responses to the historical character of Old Papatoetoe.

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



**Riverlands House, Christchurch, Warren and Mahoney**  
Mixed use gateway site, 3-4 levels, articulated facade on busy road



**Lot 3 Ponsonby Road, Jasmax Architects**  
Mixed Use Commercial with retail ground floor. Corner site



**The Rochford, Erskinville, Sydney, Studio Johnston**  
Height emphasis on the corner, and good treatment of residential use on ground level.



**Monarch Development, Mosman Sydney**  
Mixed Use Commercial with retail ground floor and apartments above



eke

*ngā mihi*

hōchihihi





Defining Urban Renewal in

Unlock

*Old Papatoetoe*

December 2023 | Revision E







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This is a document produced by Auckland Council’s Regeneration Agency - Eke Panuku Development Auckland. It defines ‘urban renewal’ within the Unlock Old Papatoetoe area.

This document is intended to be a guide only, acceptance of a development proposal is subject to a development agreement including any Essential Outcomes and Design Guidance provided.

## Old Papatoetoe

### Defining Urban Renewal

Prepared by Eke Panuku Development Auckland

## Document Control

### Prepared by:

Ben Clark | Principal Urban Designer / Landscape Architect

### Reviewed and Approved by:

Maria Walker | Team Leader Urban Design and Masterplanning

Andrew Elcoat | Strategic Property Specialist

Tom Belgrave | Development Manager

Richard Davison | Priority Location Director

## Contact

Eke Panuku Development Auckland

135 Albert Street,

Auckland CBD,

Auckland 1010 New Zealand

09 336 8820

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# DEFINING URBAN RENEWAL IN UNLOCK OLD PAPATOETOE

This document aims to define urban renewal in the context of Eke Panuku’s urban regeneration plans for Unlock Old Papatoetoe.

Please note that defining “urban renewal” in Unlock Old Papatoetoe and on a specific site is different to the Essential Outcomes and Design Guidance (EO&DG) document prepared for a development agreement.

Urban renewal criteria are directly informed by the statutory definition of urban renewal and link directly back to the High Level Project Plan.

The EO&DG document will include elements to achieve the defined urban renewal criteria but are more specific to a proposal and may include other details based on development negotiation.

## URBAN *Regeneration*

The Urban Regeneration area is outlined in the Unlock Old Papatoetoe High Level Project Plan as the area that Eke Panuku has a mandate for improvement.



## URBAN *Renewal*

**Urban renewal on a site specific scale is defined as follows:**

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

## ESSENTIAL *Outcomes*

An Essential Outcomes and Design Guidance (EO&DG) document is included in a Development Agreement.

EO&DG must achieve the Urban Renewal definition and further define design and development controls.



# HOW TO USE THIS DOCUMENT

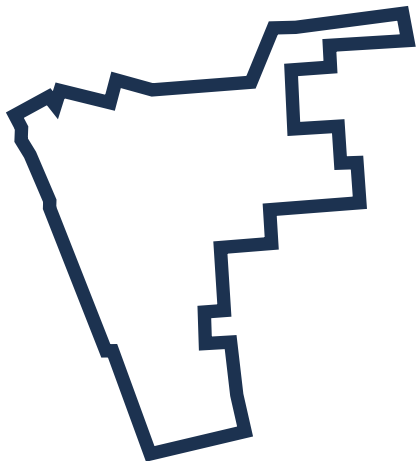
This document provides three levels of information set out in the three sections of this document.

Note: some of the names and language appear similar but there are important differences in relation to terminology and spatial scales.

This document includes:

- a. The overarching vision and goals for the urban regeneration area as defined in the HLPP.
- b. Definition of the urban renewal criteria and how they relate to the overarching HLPP vision and goals.
- c. How urban renewal criteria should be assessed for individual precincts or sites.

**Urban  
regeneration**  
area



**UNLOCK OLD  
PAPATOETOE**  
HLPP area

**Urban renewal criteria**  
for the *area*



**UNLOCK OLD  
PAPATOETOE HLPP**  
specific criteria

**Urban renewal criteria**  
for the *site*



Council landholdings  
within Unlock Old  
Papatoetoe HLPP area

**development  
proposal**  
for the urban renewal site



Applies to individual  
sites within the HLPP  
area

# 1

Describing Eke Panuku's vision for 'improvement'  
and **Urban Regeneration** in *Unlock Old*  
*Papatoetoe*





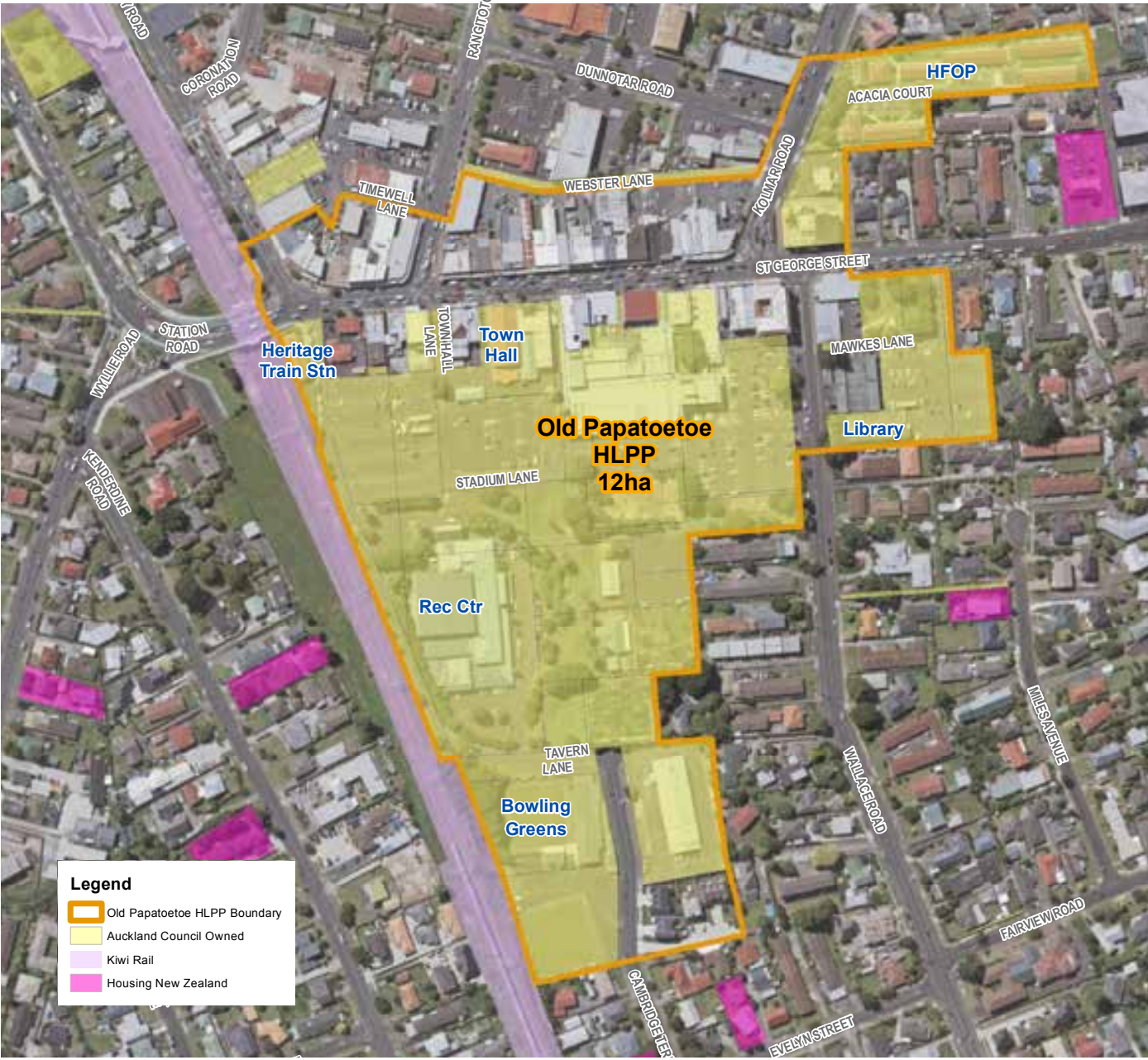
# DESCRIBING THE UNLOCK OLD PAPATOETOE URBAN REGENERATION AREA

The Old Papatoetoe project area is 12 hectares and covers the key retail area of St George Street and the surrounding council-owned land.

The project area is characterised by commercial buildings along St George Street and large areas of council car parking and community uses to the south. There is also a council-owned Housing for Older People (Haumaru Housing) facility and commercial property to the north-east on the corner of Kolmar Road and Shirley Road.

## LAND OWNERSHIP

Auckland Council owns a large amount of land around Old Papatoetoe town centre, as shown by the yellow shading in Figure 1. The dark pink areas are owned by Housing New Zealand (Kainga Ora) and the light purple areas are owned by KiwiRail.



UNLOCK OLD PAPATOETOE COUNCIL OWNED LAND



# THE VISION OF IMPROVEMENT FOR UNLOCK OLD PAPATOETOE

The 2017 High Level Project plan references the Ōtara - Papatoetoe Local Board Plan 2014 stating the following vision for Old Papatoetoe (PAGE 16):

“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”

This vision is supplemented by the following Goals, Principles and Key Strategic Moves.



OLD PAPATOETOE  
Town Centre Renewal

High Level Project Plan



## GOALS (PAGE:36)

These five project goals are based on the 14 outcomes specified in the Ōtara-Papatoetoe Local Board Plan 2014 and previous planning work for Old Papatoetoe.

- 

**Goal 1**  
Enhance town centre vitality
- 

**Goal 2**  
Make a step change in housing
- 

**Goal 3**  
Improve connections to and within the town centre
- 

**Goal 4**  
Look for opportunities for collaborative partnerships with mana whenua
- 

**Goal 5**  
Demonstrate leadership in sustainable development

## KEY STRATEGIC MOVES (PAGE:40-53)

These key strategic moves further describe the Eke Panuku Strategic approach to improvement for Old Papatoetoe

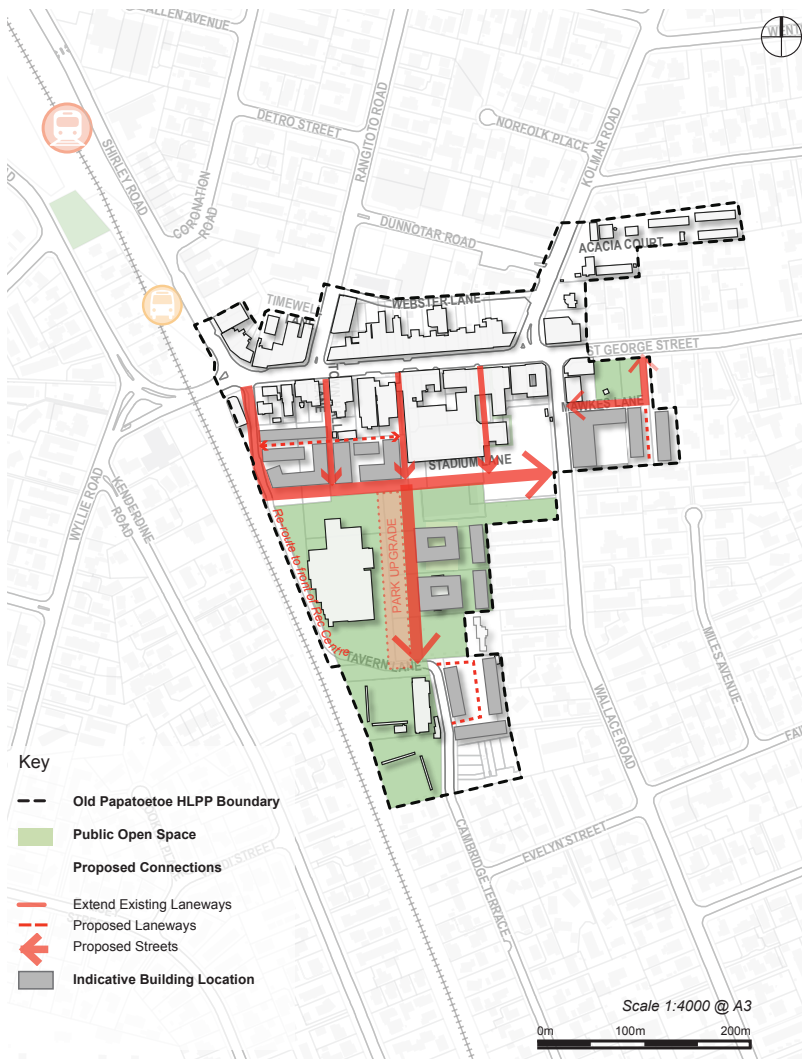
- 

**Strategic move 1**  
DEVELOP QUALITY URBAN FORM
- 

**Strategic move 2**  
ENABLE A HUMMING MAIN STREET
- 

**Strategic move 3**  
STIMULATE LOCAL ECONOMIC DEVELOPMENT AND INSTIL LOCAL PRIDE
- 

**Strategic move 4**  
UNDERTAKE A HOUSING DEVELOPMENT PROGRAMME



# UNLOCK OLD PAPATOETOE GOALS AND KEY MOVES

## Programme Business Case Overview Regeneration Approach (page 4)

The Programme Business case outlines goals and key moves to achieve the goals in Old Papatoetoe





## Establishing **Urban Renewal Criteria** to deliver on the vision for 'improvement' in *Unlock Old Papatoetoe*





# CRITERIA FOR URBAN RENEWAL IN UNLOCK OLD PAPATOETOE

The following urban renewal criteria outline the key requirements that must be considered for redevelopment sites in the Unlock Old Papatoetoe area. These criteria have been formulated in reference to the statutory definition of ‘urban renewal’ (s644A of the LGA 1974).

## Urban renewal definition:

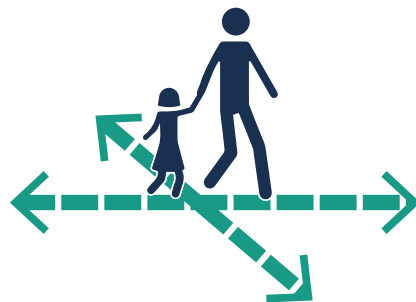
“Urban renewal means the conservation, repair, or redevelopment of any land the standard of which should in the opinion of the council be improved”



**1. Redevelop underutilised land to create a mixed use neighbourhood** that provides housing choice and / or town centre amenities



**2. Conserve and restore ecological health within the area** through protection and regeneration of environmental processes and ecological condition.



**3. Repair connections by providing high quality, direct pedestrian and cycling routes** enabling safe access to and through sites from key destinations within Old Paptoetoe.



**4. Repair built form frontage around the edges of streets and public spaces** to provide safe, overlooked places and connections.









**5. Provide appropriate building height and form** that supports the aspirations of growth and respects the village character of Old Papatoetoe.



**6. Optimise surface carparking** to avoid negative visual impacts of inactive carparking areas and physical impacts on the safety of the movement network.

# CRITERIA FOR URBAN RENEWAL IN UNLOCK OLD PAPATOEOTE

These criteria were peer tested and developed by Eke Panuku’s project team to act as a bridge between the principles and goals of the HLPP and the specific outcomes required to meet the definition of Urban Renewal in s644A of the LGA 1974.

CRITERIA TOPIC	DELIVERS ON HLPP DEVELOPMENT PRINCIPLES (see page 28-29)	DELIVERS ON HLPP GOALS (see page 36-37)	DELIVERS ON HLPP STRATEGIC MOVES (see page 41-53)
 <b>1. Redevelop underutilised land to create a mixed use neighbourhood</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li><li>• Integrate sustainability</li><li>• Provide for housing</li><li>• Strategically create value from assets</li><li>• Demonstrate leadership</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 1:</b> Enhance town centre vitality</li><li>• <b>Goal 2:</b> Make a step change in housing</li><li>• <b>Goal 3:</b> Demonstrate leadership in sustainable development</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li><li>• <b>Strategic Move 2:</b> Enable a humming main street</li><li>• <b>Strategic Move 4:</b> Undertake a housing development programme</li></ul>
 <b>2. Conserve and restore ecological health within the area</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li><li>• Integrate sustainability</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 3:</b> Demonstrate leadership in sustainable development</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li></ul>
 <b>3. Repair connections by providing high quality, direct pedestrian and cycling routes</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li><li>• Integrate sustainability</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 1:</b> Enhance town centre vitality</li><li>• <b>Goal 3:</b> Improve connections to and within the town centre</li><li>• <b>Goal 5:</b> Demonstrate leadership in sustainable development</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li><li>• <b>Strategic Move 2:</b> Enable a humming main street</li></ul>
 <b>4. Repair built form frontage around the edges of public spaces</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 1:</b> Enhance town centre vitality</li><li>• <b>Goal 3:</b> Improve connections to and within the town centre</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li><li>• <b>Strategic Move 2:</b> Enable a humming main street</li></ul>
 <b>5. Provide appropriate building height and form</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 1:</b> Enhance town centre vitality</li><li>• <b>Goal 2:</b> Make a step change in housing</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li><li>• <b>Strategic Move 4:</b> Undertake a housing development programme</li></ul>
 <b>6. Optimise surface carparking</b>	<ul style="list-style-type: none"><li>• Deliver quality place-led design</li><li>• Support local economic development</li></ul>	<ul style="list-style-type: none"><li>• <b>Goal 3:</b> Demonstrate leadership in sustainable development</li></ul>	<ul style="list-style-type: none"><li>• <b>Strategic Move 1:</b> Develop quality urban form</li></ul>

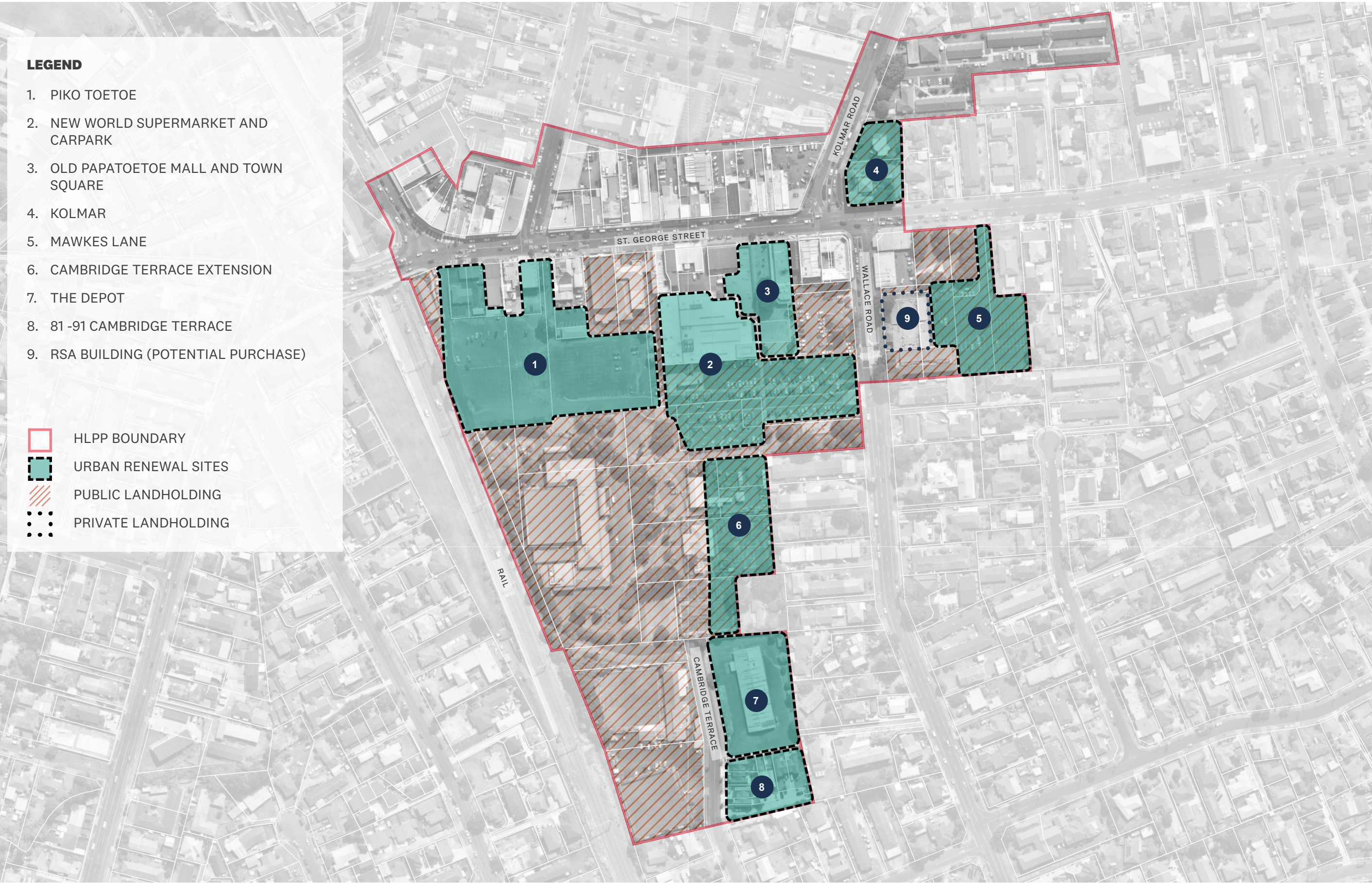


Defining how these **Urban Renewal**  
**Criteria** are applied to site in *Unlock Old*  
*Papatoetoe*











# SITES WITH URBAN RENEWAL OPPORTUNITY IN OLD PAPATOETOE





# URBAN RENEWAL ASSESSMENT CRITERIA DEFINED FOR DEVELOPMENT SITES

Exceeding a criteria in one category can balance out not meeting a criteria in a different category. However, a proposal must meet the criteria on average overall to meet the definition of urban renewal. Additionally, criteria 1. must be fulfilled to meet the definition of urban renewal overall.

OLD PAPATOETOE CRITERIA FOR URBAN RENEWAL	CAN THE DEVELOPMENT SITE DELIVER URBAN RENEWAL IN OLD PAPATOETOE?	ASSESSMENT APPLICATION		
		EXCEEDS	MEETS	DOES NOT MEET
<div>1. <b>Redevelop underutilised land to create a mixed use neighbourhood</b></div> <div></div>	<p>Is the residential density and intensity of the development appropriate to the location and proximity to neighbourhood amenities within Old Papatoetoe? Does the development site provide quality residential housing and amenity to a standard that is consistent with the Auckland Design Manual?</p> <p>OR</p> <p>Does the proposal contribute to a 20min city ‘complete neighbourhood’ model, providing key amenities / land uses that are accessible within a 20min walk of planned/future, and existing, residential housing and the Old Papatoetoe train station?</p>	<p>Proposal provides multiple important activities, that will contribute to a thriving, walkable, mixed use town centre</p>	<p>Proposal provides an important activity that contributes to a thriving, walkable mixed use town centre</p>	<p>Proposal provides an activity that is considered inappropriate, poorly integrated or in oversupply that will preclude a thriving, walkable mixed use town centre</p>
<div>2. <b>Conserve and restore ecological health within the area</b></div> <div></div>	<p>Does the proposal improve the environmental health of the town centre through retaining and increasing biodiversity, water sensitive design solutions and ecological connectivity?</p>	<p>The proposal demonstrates significant improvement to environmental processes / ecological condition currently on site</p>	<p>The proposal conserves or improves environmental processes / ecological condition currently on site</p>	<p>The proposal does not conserve or improve environmental processes / ecological condition on site</p>
<div>3. <b>Repair connections by providing high quality, direct pedestrian and cycling routes</b></div> <div></div>	<p>Does the proposal promote safe, easy movement within the town centre ? Can a pedestrian walk comfortably, directly and with priority from the public street or adjoining footpath into the core of the proposal? Are the quality of the connections convenient, logical and safe between key destinations and to a standard that is consistent with the Auckland Design Manual.</p>	<p>Multiple connections provided at key pedestrian desire lines</p>	<p>Connection provided at key pedestrian desire line</p>	<p>Connection(s) are not provided at key pedestrian desire lines</p>
<div>4. <b>Repair built form frontage around the edges of public spaces</b></div> <div></div>	<p>Does the proposal for the site repair the interface between public and private realm? Does the proposal provide appropriate built form frontages and height proportional to the context, and that provides enclosure to and activation of public edges</p>	<p>Continuous active frontage(s) with appropriate building setback and height to ensure engagement with the public street</p>	<p>Active frontage(s) on key public realm interfaces with appropriate building setback and height to ensure engagement with the public street and only small areas of servicing and vehicle entrances on the street</p>	<p>Inappropriate inactive frontage(s), building setbacks, heights and / or open frontage(s) to public realm</p>
<div>5. <b>Provide appropriate building height and form</b></div> <div></div>	<p>Does the redevelopment proposal for the site provide appropriate building height for the location to support a sense of scale for Old Papatoetoe as a town centre? Does the proposed building height(s) respect the village character of Old Papatoetoe?</p>	<p>Development maximises built form potential within the Old Papatoetoe context</p>	<p>Development responds to context and provides building height(s) that will contribute to the scale and legibility of Old Papatoetoe as a Town Centre</p>	<p>Development does not respond to context and is of inappropriate scale / intensity</p>
<div>6. <b>Optimise surface carparking</b></div> <div></div>	<p>Is the carparking within redevelopment sites minimised, mitigated and located within a building or at the rear of the site?</p>	<p>Carparking numbers minimised, and located in the basement or sleeved by other activity.</p>	<p>Visual impact of carparking is minimised through planting and appropriate landscaping and avoids large areas of surface carparking.</p>	<p>Surface carparking is not integrated with development and has negative visual and safety impact</p>

# ASSESSMENT AGAINST URBAN RENEWAL CRITERIA

Any development proposal seeking to be defined as meeting the definition of urban renewal on this site will be reviewed and assessed by Eke Panuku’s internal design team and using other available tools to help determine appropriate urban renewal outcomes, including the use of independent design review panel TAG (Technical Advisory Group).

Architectural, landscape and staging plans must be provided to Eke Panuku with detail sufficient to show how the detailed urban renewal criteria and outcomes described in this document will be met.

For urban renewal to constitute a public work of a local authority it must be constructed or intended to be constructed by or under the control of a local authority- section 2 Public Works Act 1981.

Eke Panuku will retain control of the delivery of these urban renewal outcomes through an Essential Outcomes and Design Guidance document as part of a Development Agreement, which will include mechanisms to provide surety that the outcomes will be delivered.

Urban renewal criteria  
for the *area*

Urban renewal *sites*

*development  
proposal*  
for the urban renewal site



UNLOCK OLD  
PAPATOETOE  
specific criteria

UNLOCK OLD  
PAPATOETOE HLPP  
AREA

To be assessed against  
this document



## Ardmore Hall and Bell Field Service Property Optimisation

Author(s): Moira Faumui

May 2024

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

- *prejudice or disadvantage commercial activities (s7(h)) and future negotiations (s7(i))*

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. note that the Franklin Local Board approved the disposal of 177 Burnside Road (Ardmore Hall) Pt Allot 53 Parish of Papakura and 587R Papakura-Clevedon Road (Bell Field) Lot 1 DP 76303 utilising the service property optimisation framework in September 2022;
- b. support the sale of 177 Burnside Road (Ardmore Hall) Pt Allot 53 Parish of Papakura and 587R Papakura-Clevedon Road (Bell Field) Lot 1 DP 76303 by way of service property optimisation and note that a Go to Market Strategy decision paper will be presented to the Eke Panuku Board for approval.

## Whakarāpopototanga matua | Executive summary

1. In September 2022, the Franklin Local Board approved the disposal of Ardmore Hall and Bell Field using service property optimisation, subject to staff completing the required due diligence.
2. Ardmore Hall is a 2,023m<sup>2</sup> site comprising a venue for hire and First World War memorial. A fire in January 2021 resulted in the facility no longer being useable and it is not financially feasible to repair.
3. Ardmore Hall is an endowment property and cannot be sold without an identified, eligible use for the proceeds of sale. The Franklin Local Board would like to allocate the proceeds to the capital improvement of Clevedon Hall, which meets the necessary requirements.
4. Public consultation in accordance with s138 Local Government Act 2002 (LGA 2002) is required prior to disposal as it meets the definition of a 'park.'
5. Bell Field is a 1.0036Ha recreation reserve subject to the Reserves Act 1977 (RA 1977). It was used as a cricket field but is no longer fit for purpose as a cricket or sports field. It is fit for purpose as a suburban park, however, there is adequate provision in the local area now and the future. Disposal has been recommended with the sale proceeds being allocated to capital improvements of Clevedon Showgrounds. Its reserve status will need to be revoked to enable disposal.
6. Both sites are zoned Open Space – Sport and Active Recreation and will require a plan change to enable disposal.

## Horopaki | Context

7. Service Property Optimisation seeks to maximise efficiencies from council's service assets while maintaining levels of service and releasing some or all the service property for sale or development. A key element of service property optimisation is that the sale proceeds are locally reinvested to advance approved projects and activities.
8. Ardmore Hall was donated for a public hall by John Henry Mullins via trustees George Bell, David Barker Burnside and John Henderson appointed under a Deed of Trust of 1899 and as such, disposal is subject to s140-141 LGA 2002. This requires that proceeds of sale are utilised in accordance with the endowment.
9. Bell Field was acquired in 1977 for recreation reserve purposes subject to the Reserves and Domains Act 1953 (now the RA 1977).

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
March 2015 Finance & Performance Committee meeting	FIN/2015/16	The service property optimisation framework was approved
September 2022 Franklin Local Board business meeting	FR/2022/134	The Franklin Local Board resolved to approve the proposed disposal of 177 Burnside Road and 587R Papakura-Clevedon Road, Ardmore, in accordance with the service property optimisation process

## Nga whiringa me te taatai | Options and analysis

### Kua whakaarohia nga whiringa | Options considered

10. In September 2022 the Franklin Local Board approved the disposal of Ardmore Hall and Bell Field using service property optimisation, prior to staff evaluating the suitability of the sites for disposal or appropriate projects for the sale proceeds to be reinvested. This work has now been completed.
11. Both sites have no wastewater infrastructure.
12. Ardmore Hall is not scheduled as a heritage building but is included in Auckland Council's Cultural Heritage Inventory (CHI). The CHI is a dataset of the presence and nature of historic heritage sites in the Auckland region. It was collected by the legacy Auckland Regional Council since 1997. Council's Heritage team suggested conditions be included in the sale and purchase agreement to protect the heritage values of the building. However, any such heritage protections will not be binding on successive purchasers and will likely adversely impact the sale price. For this reason, the Executive will recommend to the Franklin Local Board does not include heritage protection as a condition of divestment.
13. The war memorial is currently located at the northern corner of Ardmore Hall. Its relocation is being led by Auckland Council and the Franklin Local Board. The war memorial will be moved prior to sale.

14. The Franklin Local Board would like the properties sold for the benefit of the community. The Executive has worked with the local board to understand how its aspirations to sell these sites with 'community outcomes' could be realised. For example, the Board of Trustees for the adjoining school expressed interest in acquiring the sites. However, the Ministry of Education subsequently confirmed it is not interested in purchasing the sites.
15. Eke Panuku has received several purchase enquiries from community groups and individuals. These enquirers will have the opportunity to participate in an expression of interest process.
16. Public consultation and approval from the Minister of Conservation is required to revoke the reserve status of Bell Field. If the reserve status is revoked, it would likely trigger s40 Public Works Act 1981 offer back obligations to the former owner/s or their immediate successors.
17. The sites will not go to market until completion of the required statutory and regulatory processes.
18. If the service property optimisation proposal is not approved or an agreement cannot be reached, then the preferred option is to hold both sites in the current state.

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

19. [REDACTED]
20. Council's Legal Services team has confirmed that the boards proposal to use the proceeds from sale from Ardmore Hall towards capital improvement of Clevedon Hall aligns with the purpose of the endowment. The Franklin Local Board proposes utilising the proceeds of sale from Bell Field towards the capital improvements of Clevedon Showgrounds.
21. Independent valuation advice will be obtained to support the Go to Market strategy prior to sale.
22. Staff from the Strategic Property Optimisation, Planning and Property Transactions teams will be required to complete the required statutory, planning and go to market processes for both sites. This can be accommodated within current resourcing.

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

23. The following table outlines the main risks and mitigations associated with the recommendations in this report.

<b>Risk</b>	<b>Mitigation</b>
Market fluctuations could negatively affect property values at the time the transaction is concluded.	Conclude and execute a sale and purchase agreement based on agreed property valuations.
Negative community perception of divestment of the property.	Where public consultation is required, it will be made clear that the divestment is to fund a local project
Submissions opposing the sale through the public consultation process as part of s138 Local Government 2002 and the Reserves Act 1977.	Include the benefits/outcomes to be achieved within the public notification material.



## **Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts**

24. Staff from relevant council business units have contributed to the assessment of this opportunity including council's Regional Services & Strategy team, Parks & Community Facilities team, Heritage team and Eke Panuku.
25. At workshops with the local board in April 2023 and January 2024, staff set out the requirements of the endowment, the statutory processes required to enable the disposal of both sites and discussed the proposed outcomes sought through the sale of these sites. The local board verbally advised support for the opportunity and the next steps required to enable the sales. Following board endorsement, Eke Panuku will seek updated approval from the local board.
26. The public will continue to be able to access Bell Field without restriction until it is sold.

## **Tauākī whakaaweawe Māori | Māori outcomes impact**

27. On the 28 November 2023, Mana Whenua were informed of the intention to dispose of the two properties for the purpose of service property optimisation. No feedback was received.
28. Mana Whenua will be engaged as part of the s138 LGA 2002, reserve revocation and plan change consultation processes.

## **Tauākī whakaaweawe āhuarangi | Climate change impact**

29. It is anticipated that should Ardmore Hall be restored and Bell Field developed by a potential purchaser, there could be a potential short-term increase in emissions due to the emissions associated with development and construction.
30. While an overland flow path runs through Bell Field, the sites are not located in a flood prone area or subject to other environmental instabilities.

## **Ngā koringa ā-muri | Next steps**

31. The steps to implement the recommendation are as follows:
  - a. obtain approval from the Franklin Local Board for the allocation of sales proceeds from:
    - i. Ardmore Hall, 177 Burnside Road, Ardmore to the capital improvement of Clevedon Community Hall;
    - ii. Bell Field, 587R Papakura-Clevedon Road, Ardmore, to the capital improvement of Clevedon Showgrounds;
  - b. commence s138 LGA 2002 consultation process and plan change for Ardmore Hall and, reserve revocation process and plan change for Bell Field; and
  - c. subject to satisfactory completion of the above, Go to Market strategies will be presented to the Eke Panuku Board for approval, with final commercial terms and conditions to be executed under the appropriate delegation.

## **Ngā tāpirihanga | Attachments**

Attachment A – images

Attachment B – Local Board resolution

## **Ngā kaihaina | Signatories**

Marian Webb, GM Assets & Delivery

David Rankin, Chief Executive

## Attachment A - Images



Image 1: Ardmore Hall - aerial image

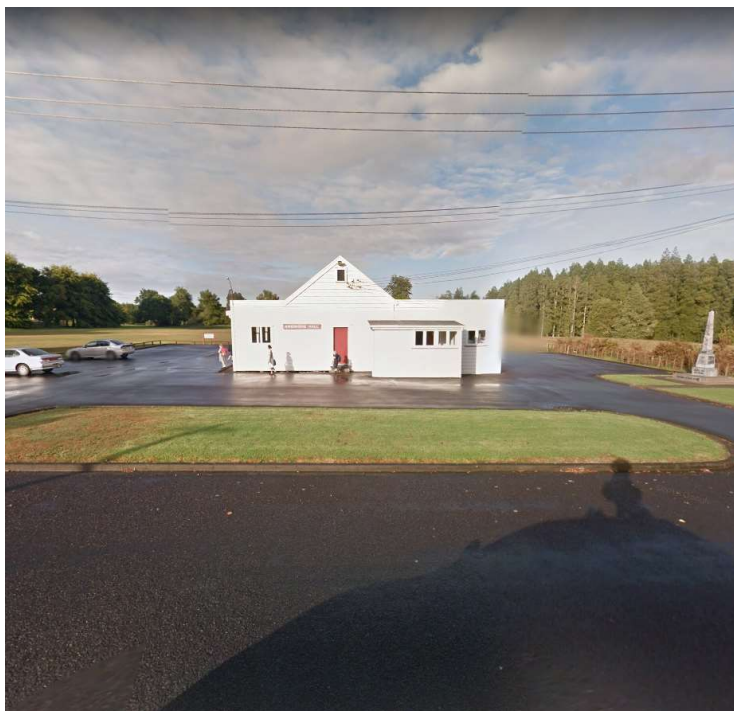


Image 2: Ardmore Hall - street view from Burnside Road





Image 3: Bell Field – aerial view



Image 4: Bell Field – street view from Burnside Road

## Attachment B – local board resolution

### 11 Options for the future of Ardmore Hall and Bell Field

Ren Kirk, Service and Asset Planning Specialist and Hannah Alleyne, Service and Asset Planning Team Leader, were in attendance for this item.

Resolution number FR/2022/134

MOVED by Deputy Chairperson A Fulljames, seconded by Member M Bell:

**That the Franklin Local Board:**

- a) **whakaae / approve the proposed disposal of 177 Burnside Road and 587R Papakura-Clevedon Road, Ardmore, (option 6) in accordance with the service property optimisation process with:**
  - i) **proceeds of sale proposed for reinvestment as a contribution to an eligible project in the Ardmore/Clevedon area**
  - ii) **conditions of sale to provide protection of historic heritage**
  - iii) **terms and conditions to be approved under the appropriate Eke Panuku Development Auckland board delegation, noting the caveats outlined in (d), (e) and (f) below.**
- c) **request Regional Service Strategy department staff return to the board with advice and for direction on suitable options for reinvestment, noting the board's preference for projects or initiatives that provide for the social, cultural and recreational needs of the community in the Ardmore or Clevedon areas.**
- d) **request that Eke Panuku work closely with the board in developing any sales strategy so that local and heritage considerations are included and that local opportunity can be leveraged if appropriate. For example, the board would request that the Ministry of Education (for Ardmore School) or other local groups be given a clear opportunity to purchase the property(s).**
- e) **note the board's expectation that Eke Panuku return to the board with the potential purchaser options so that the board can ensure the appropriate fit for the location and community.**
- f) **request that Eke Panuku and Auckland Council staff prioritise community, social and heritage outcomes in the development of the sales strategy and reinvestment approach.**

**CARRIED**

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# Decision paper

## Urban Regeneration Future Programme

Author(s): Brenna Waghorn

June 2024

*Some information in this report should be treated as confidential. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information where making available the information:*

- *maintains the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority in the course of their duty(s7(2)(f)(i)).*

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. Approves the proposed process outlined in this report for the selection of future locations to be recommended to the Planning Environment and Parks Committee, [REDACTED]

- b. [REDACTED]

## Whakarāpopototanga matua | Executive summary

1. The Long-term Plan will be approved by Auckland Council in June 2024. The budget decisions already made provide an ongoing capital budget for Eke Panuku of \$70m per annum for urban regeneration and opex of \$26m per annum. Our inputs to the LTP process outlined that with a continuation of current budget levels we would be able to add 2-3 new locations to the programme, as others are completed, when budget comes available and as agreed with council. [REDACTED]
2. This report proposes a selection process and outlines the timeframes, resource requirements and preliminary engagement plan. Decisions on the process, criteria and future programme will be made by the council’s Planning Environment and Parks Committee (a committee of the whole).
3. [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]



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

4. Critical to the process is the selection criteria. Revised selection criteria, building on that used in 2015 and 2018, and feedback from the Board Strategy Day in November, is being developed. [REDACTED]

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

5. An engagement and communications plan will be developed. Engagement with Local Boards, Mana Whenua and the Council Group is proposed, and only limited stakeholder engagement beyond this.
6. Eke Panuku has the resources available to undertake the proposed process. [REDACTED]

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

7. There are many locations across Tāmaki Makaurau Auckland, which on the face of it, have urban regeneration potential, and there is a lot of interest from elected members. The key risk is managing expectations from across the council group, for a larger number of locations and more detailed assessment which will impact timeframes and budget. It will be critical to ensure that a clear process, selection criteria and engagement plan are endorsed by the Planning, Environment and Parks Committee at the outset, and the overall scope (adding 2-3 locations) and process is clearly and widely communicated.

## Horopaki | Context

8. Eke Panuku Development Auckland is the council's urban regeneration agency working in thirteen town centre locations including the city centre and further supporting urban regeneration through the regional programme (e.g. Optimisation, Eastern Busway).
9. Many town centres and brownfields across Auckland have the need and potential for urban regeneration in order to support the implementation of the Auckland Plan.
10. The Board considered the selection criteria for the future programme and possible locations in the Board Strategy Day in November 2023. At the time we were also progressing the future urban regeneration programme options (do same, do less, do more, do differently) as an input to the LTP process.
11. Some of the current urban regeneration programmes will be completed during the next 10 years. With urban regeneration budget now confirmed there is an opportunity to commence a process to select new locations to add to the programme in the next few years.
12. The opportunity is for 2-3 new locations to be added to the Eke Panuku programme, depending on their scale and complexity. Given this relatively small opportunity compared to the likely demand, the process needs to be fit-for-purpose and pragmatic and expectations will need to be managed. The intention is to have a cost-effective process that enables sufficient engagement, technical analysis and provides quality information to support decision making.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
Eke Panuku Board Strategy Day, 22 Nov	Future programme – criteria and locations discussion	Feedback noted and included in this report
Council Budget Committee, 1 November 2023	Options for urban regeneration programme (Pre-read) - Do same, do more, do less, do differently.	Highlights presented. Information received.
Council Budget Committee Workshop, 27 Sept 2023	Eke Panuku budget overview and options development (café-style discussion, handout)	Information received.
CCO Direction and Oversight Committee, 10 August 2023	Status of the Eke Panuku urban regeneration programmes – update; Future Eke Panuku urban regeneration programme and funding model.	Received and noted as preliminary advice and an input to the LTP process; comprehensive update and scenario approach commended.
Eke Panuku Board, May 2022	Eke Panuku Future Programme – proposed approach	a. Endorse the selection and assessment criteria for the Eke Panuku future programme as follows: potential for greatest urban regeneration benefit, transit-oriented development opportunity, development unlikely to happen without intervention in

		<p>market, equity, quality developable land available and/or funding for acquisitions.</p> <p>b. Endorse a targeted approach to analysing future options for the Eke Panuku future programme and associated funding model to inform the next long-term plan.</p> <p>c. Endorse a recommendation to the Auckland Council Planning Committee that a targeted approach to develop the future programme is the Eke Panuku preferred option.</p> <p>d. [REDACTED]</p> <p>e. [REDACTED]</p> <p>f. [REDACTED]</p> <p>g. [REDACTED]</p>
--	--	---

## Nga whiringa me te taatai | Options and analysis

### Kua whakaarohia nga whiringa | Options considered

#### Proposed process

13. [REDACTED]
- [REDACTED]
- [REDACTED]
  - [REDACTED]
- [REDACTED]



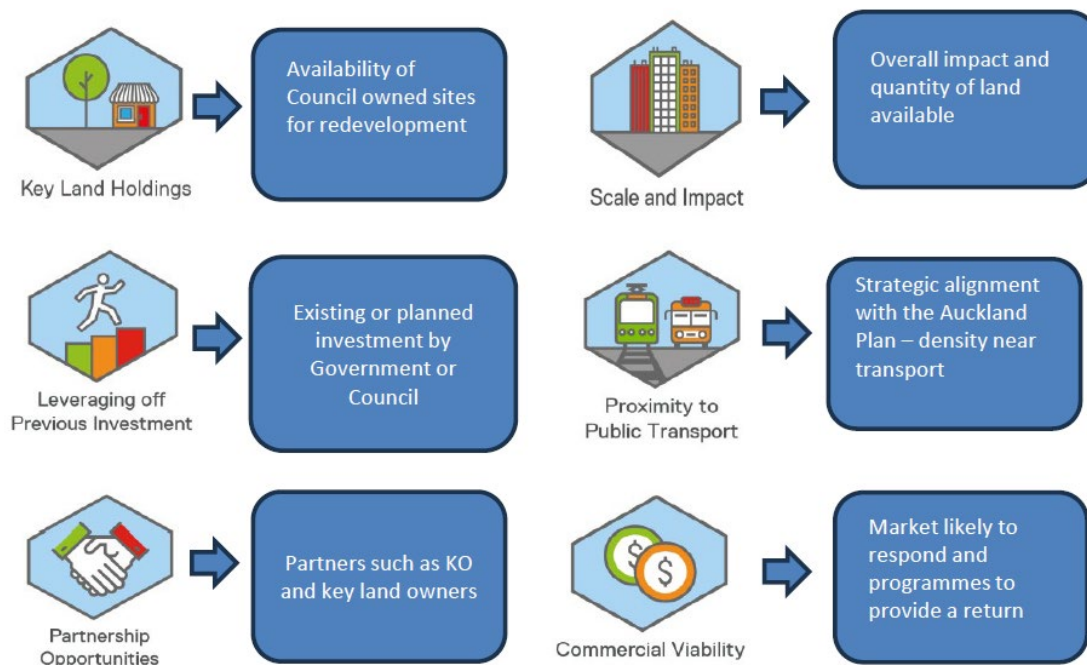
- \_\_\_\_\_

- 
- A horizontal bar chart with a light gray background. The y-axis lists four categories: 'All men', 'All women', 'Men 18-29', and 'Women 18-29'. Each category has one or more dark gray bars representing percentages. The 'All men' category has one bar at approximately 92%. The 'All women' category has three bars: the top one at approximately 93%, the middle one at approximately 88%, and the bottom one at approximately 42%. The 'Men 18-29' category has one bar at approximately 85%. The 'Women 18-29' category has two bars: the top one at approximately 94% and the bottom one at approximately 98%.
- | Category    | Percentage |
|-------------|------------|
| All men     | 92%        |
| All women   | 93%        |
| All women   | 88%        |
| All women   | 42%        |
| Men 18-29   | 85%        |
| Women 18-29 | 94%        |
| Women 18-29 | 98%        |

14. [REDACTED]

## Selection Criteria

15. Selection criteria will be agreed with council as part of phase one. The criteria used in 2018 are illustrated below.



16. \_\_\_\_\_

- 
- | Group   | Percentage of respondents who believe that the current government is responsible for the current state of the country |
|---|---|
| All respondents   | 85%   |
| Respondents who believe that the current government is responsible for the current state of the country | 45%   |

- [REDACTED]
  - [REDACTED]
  - [REDACTED]
17. [REDACTED]
18. As recently set out in the budget committee report, on behalf of council, Eke Panuku leads urban regeneration where:
- there has been a lack of investment in tired town centres with poor amenity and housing choices
  - where there is an opportunity to enable growth in existing town centres with good transport
  - where intervention is required to unlock development opportunities and attract investment through an agreed vision and partnering with others, in many places it will not happen by itself
  - significant council investment in public transport is not being leveraged with the appropriate surrounding development
  - where council owns unused and underutilised property that if redeveloped provides revenue and strategic outcomes, such as new housing and commercial development
  - and where leadership to demonstrate quality intensification is required.
19. Development of the selection criteria is underway. Part of this is an understanding of the critical data that will be used for evaluation and assessment purposes in order to manage the size and complexity of the process.
20. [REDACTED]
21. Future locations are likely to have limited surplus property for redevelopment or renewal. Acquisitions will likely be more critical. The Strategic Development Fund (SDF) which has been reinstated, enables Eke Panuku to:
- Increase the scale and development potential of Council land through purchasing adjacent sites
  - Purchase strategic sites and/or aggregate landholdings to create development sites thereby essentially unlocking the market
  - Enhance the development potential and value of sites through value-adding actions such as consenting or the provision of infrastructure
  - Unlock opportunities that would not happen or be highly unlikely, such as aggregating leasehold sites in a town centre to enable redevelopment
  - Facilitate better development outcomes including improved amenity, connections, access and quality housing intensification etc.

22. No additional funding for acquisitions in new locations beyond the Strategic Development Fund is assumed at this time. Recycled capital in SDF for new acquisitions is unlikely to be available for five or so years. We can use capex but within limitations as the overall annual capex budget is limited and would then not be available for public realm lever.

### **Governance**

23. The decision on the urban regeneration locations programme sits within the Terms of Reference of the Planning Environment and Parks Committee. [REDACTED]  
[REDACTED]  
[REDACTED]
24. The technical work and engagement will be led by Eke Panuku utilising the multidisciplinary skills within the organisation and building on the experience and mahi.
25. The Eke Panuku Board will provide input to the project bringing their urban regeneration and commercial expertise. The Board will review and endorse any recommendations to the Committee as per usual practice.
26. Support for the process will be sought from the Council ELT and for the establishment of a council group working group. The council group working group will be invited to provide input through workshops, and review assessments, etc.
27. Updates will also be provided to the Chief Executives Forum, if required.

### **Process options**

28. Wide interest in the selection process is anticipated. There is a need for a pragmatic, fit-for-purpose process that contains the costs but enables appropriate engagement and provides sufficient quality information to support decision making.
29. [REDACTED]  
• [REDACTED]  
[REDACTED]  
• [REDACTED]  
[REDACTED]  
• [REDACTED]  
[REDACTED]
30. [REDACTED]  
[REDACTED]
31. The council group continues to be stretched with limited availability of people and resources to support new work programmes. The significant reform agenda of central government, together with the council's own priorities set out in the LTP, means that staff availability to work on new initiatives is highly constrained.
32. An extensive locations analysis as in 2015 with more extensive engagement and technical analysis is beyond our resource envelope, and not considered prudent given the ability to add only 2-3 new locations to the urban regeneration programme.

### **Timing options**

33. Following recommendations of the CCO Review Panel in 2020, there has been an intention that Eke Panuku and council work together to define options for the future medium-long term urban regeneration programme, including how this is funded. This is included in our current Statement of Intent 2023-2026 and this work was an input to the decision-making in the 10-year budget process.



The Long-term Plan, to be approved in June, includes that we commence urban regeneration programmes in new locations, as agreed with Auckland Council, as existing programmes are completed, and funding comes available.

[Redacted]

[Redacted]

34. [Redacted]

**Delivery options**

35. Eke Panuku has the role and mandate for urban regeneration on behalf of the council group. Eke Panuku has several years of experience to build on and has run two previous selection processes and is therefore well placed to lead this project, with the requisite skills. A clear process and governance approach is set out.

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

36. Urban regeneration is currently funded via a mixed funding model including a reinvestment approach, debt-funded regeneration for the waterfront and a Strategic Development Fund (credit recycling facility) for acquisitions.
37. Eke Panuku proposed four scenarios (do the same, do more, do less, do differently) to the budget committee with a preference for a continuation of current funding levels c. \$26m opex pa and \$70m capex pa and reinstatement of the SDF. This has been confirmed in the LTP preliminary decisions. As such, the LTP provides sufficient funding to add to the urban regeneration programme overtime as some locations are completed.

38. [Redacted]
- [Redacted]
  - [Redacted]



## **Tauākī whakaaweawe Māori | Māori outcomes impact**

48. The way in which mana whenua choose to engage in this work will be discussed with Mana Whenua at a forthcoming governance hui. Mana Whenua will determine the nature and timing of their involvement and the support required.
49. The opportunities for Māori and Mana Whenua will depend on the locations selected. Eke Panuku processes supporting partnership and providing cultural, environmental and commercial opportunities will apply in any new locations.

## **Tauākī whakaaweawe āhuarangi | Climate change impact**

50. Urban regeneration of town centres enables increased housing and mixed-use intensification in locations with good transport options and access to services and amenities. Climate resilience is also supported through capital investment, placemaking and engagement. Eke Panuku processes that support sustainable building, regenerative design, reduced waste and supplier diversity will be used in any new locations.

## **Ngā koringa ā-muri | Next steps**

51. [Redacted]



52. [Redacted]

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



## **Ngā tāpirihanga | Attachments**

N/A

## **Ngā kaihaina | Signatories**

Brenna Waghorn, GM Strategy & Planning

Ian Wheeler, acting Chief Executive

**123-127 Arthur Street, Onehunga – Waiapu Precinct North-South Axis Enabling Works**

This paper has been redacted as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information where making available the information where:

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

**Lower Gerrard Beeson Place, Onehunga – Waiapu Precinct East-West Axis  
Enabling Works**

This paper has been redacted as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information where making available the information where:

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



Out of Cycle Decisions – at the time of publishing there were no out of cycle decisions between the May and June meetings.

## Director interests at 18 June 2024

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

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>David Kennedy</b>	Director, Deputy Chair	Eke Panuku Development Auckland Limited	
	Chair	Beachlands South GP Ltd (JV between NZ Super Fund and Russell Property Group)	
	Member	Business Reference Group Te Arotake Future for Local Government	
	Director	Cathedral Property Limited	
	Board Advisor	Civix Limited	
	Director	Grantley Holdings Limited	
	Chair	Kaha Ake GP Ltd (JV between NZ Super Fund and Classic Developments)	
	Director	Naylor Love	
	Trustee	New Zealand Housing Foundation	Possible
	Chief Executive	Te Kaha Project Delivery Limited	
	Director	Westhaven Marina Limited	
<b>John Coop</b>	Director	Eke Panuku Development Auckland Limited	
	Trustee	JE and CS Coop Family Trust	
	Managing Director and Principal	Warren and Mahoney	Yes
<b>Kenina Court</b>	Director	Eke Panuku Development Auckland Limited	
	Shareholder	Arrakis Limited	
	Director	Banking Ombudsman Scheme Limited	
	Director	BDE Bonus Limited	
	Director	Business in the Community (2013) Limited	
	Director	Business Mentors New Zealand Limited	
	Director	Eight Peaks Holdings Limited	
	Director	Everege Orbis Holdings Limited	
	Director	Fale Developments Limited	
	Director	Fortitudine Trustees Limited	
	Director	Greer Family Trustees Limited	
	Director	Huma Holdings Limited	
	Director	IBS	
	Director	It's Happened Trustees Limited	



Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Kenina Court</b> continued	Director	KW Westgate Limited	
	Director	Lovelock Trustees Limited	
	Director	Lujato Trustees Limited	
	Director	M&G Trustees Limited	
	Director	Nathan Whanau Trustees Limited	
	Director	New Gipsy Limited	
	Director	NTA Holdings Limited	
	Director	Oceania Career Academy Limited	
	Director	Pathfinder Management Partner Limited	
	Director	Pathfinder Trustees Limited	
	Director	Pathsol Limited	
	Director	PGFT Trustees Limited	
	Director	Platinum Securities Limited	
	Director	PSL Freedom Limited	
	Director	Rice Family Trustees Limited	
	Director	Silvereye Investments Limited	
	Director	Slice Limited	
	Director	Stak Trustees Limited	
	Director	Twinlion Trustees Limited	
	Director	Up Skill Teams Limited	
<b>Steven Evans</b>	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Director	Kaipatiki FRL Limited Partnership	
	Chief Executive	Fletcher Building Limited	Yes
	Director	Homai General Partner Limited	
	Director	Okahukura GP Limited	
	Member	Steering Group Construction Industry Accord	
	Director	Tauoma FRL Limited Partnership	
	Director	Te Tau Waka Limited Partnership	
	Deputy Chair	Urban Development Institute of New Zealand	Yes

Member	Interest	Company / Entity	Conflicts pre-identified?
Jennifer Kerr	Director	Eke Panuku Development Auckland Limited	
	Committee member	Audit and Risk – Police	
	Chair	Callaghan Innovation	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Craig Investment Ltd	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Forsyth Barr	
	Settlor, Trustee, Beneficiary	J.R. Kerr Trust	
	Chair	NZTE	
	Member	Port Nicholson Trust	
	Trustee	Te Manawaroa Trust	
	Member, Advisory Board	University of Waikato Management School	
	Director	Waipa Networks Limited	
	Director	Waipa Networks Growth Limited	
	Chair	WorkSafe New Zealand	

## Director interests: Changes since May 2024 Board meeting:

### Additions:

Director	Conflict/interest <b>added</b>	Date notified
Steve Evans	Director - Kaipatiki FRL Limited Partnership Director - Te Tau Waka Limited Partnership	17 June 2024

### Amendments:

Director	Conflict/interest <b>amended</b>	Date notified
Steve Evans	Deputy Chair - Urban Development Institute of New Zealand	17 June 2024

### Deletions:

Director	Conflict/interest <b>deleted</b>	Date notified
Steve Evans	Member - Construction Industry Accord Residential Sector Reference Group	17 June 2024



## Meeting Attendance Register – 2024

	2024										
	28 Feb	27 Mar	24 Apr	22 May	26 Jun	24 Jul	28 Aug	25 Sep	23 Oct	27 Nov	11 Dec
P. Majurey	✓	✓	✓	✓							
D. Kennedy	✓	✓	✓	✓							
J. Coop	x	✓	✓	✓							
K. Court	✓	✓	x	✓							
S. Evans	✓	✓	✓	✓							
J. Kerr	✓	✓	✓	✓							

**Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in partly **confidential** session, in person at the Westhaven Marina office, Unit 2 / 135 Westhaven Drive, Auckland and online via Microsoft Teams, on Wednesday 22 May 2024**

<b>Attending</b>	<p><b>Board:</b> Paul Majurey (Chair), David Kennedy (Deputy Chair), John Coop, Kenina Court, Steve Evans, Jennifer Kerr</p> <p><b>Executive:</b> David Rankin, Chief Executive; Gyles Bendall, GM Design &amp; Place; Alaina Cutfield, Head of People &amp; Culture; Angelika Cutler, GM Community &amp; Stakeholder Relations; Carl Gosbee, Chief Financial Officer; Brenna Waghorn, GM Strategy &amp; Planning; Marian Webb, GM Assets &amp; Delivery; Ian Wheeler, Chief Operating Officer; Allan Young, GM Development</p> <p><b>In Attendance:</b> Rachel Wilson, Principal Advisor, Auckland Council; Alice Newcomb, Governance Manager; Rosemary Geard, Governance Advisor (minutes)</p>
<b>1.0 Meeting opening</b>	<p>The meeting opened at 10.00am with a karakia.</p> <p>The chair welcomed everyone to the meeting.</p>
<b>1.1 Apologies</b>	<p>Apologies were received from Councillor Angela Dalton.</p>
<b>1.2 Procedural motion to exclude the public</b>	<p>Pursuant to clause 12.3 of the Development Auckland Ltd Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed.</p>
<b>2.0 Chief Executive's Report</b>	<p>David Rankin, Chief Executive, spoke to the report.</p> <ul style="list-style-type: none"> <li>• <b>Eastern busway urban regeneration</b> John Coop left the meeting for this topic due to a disclosed conflict of interest.</li> <li>• <b>Wynyard Crossing Bridge</b> [REDACTED]</li> <li>• <b>Waste Disposal Services (WDS) – Board Director Fees</b> [REDACTED]</li> <li>• <b>Avondale Central</b> Paul Majurey left the meeting for this topic due to a disclosed conflict of interest, and David Kennedy took the Chair. [REDACTED]</li> </ul>

	<p><b>ACTION:</b> [REDACTED]</p> <p>[REDACTED]</p> <p>The Eke Panuku Board received the report.</p> <p>Rachel Wilson left the meeting.</p>
<b>3.0 Health and Safety</b>	<p>Bernardo Vidal, Acting Head of Health, Safety and Wellbeing, joined the meeting for this item and introduced the report.</p> <p>The Eke Panuku Board discussed and received the Health and Safety report April 2024.</p>
<b>4.0 Decision papers</b>	
<b>4.1 Grants &amp; Donations Plans FY25</b>	<p>Carl Gosbee, CFO, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <p>a. [REDACTED]</p> <p>b. [REDACTED]</p> <p>c. [REDACTED]</p> <p>d. [REDACTED]</p>
<b>4.2 Own Your Own Home Village Network</b>	<p>David Kennedy left the meeting for this item due to a disclosed conflict of interest.</p> <p>Dawson Mutu, Development Manager, joined the meeting for this item.</p> <p>Marian Webb, GM Assets &amp; Delivery, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <p>a. [REDACTED]</p> <p>b. [REDACTED]</p> <p>c. [REDACTED]</p>



	<p>[REDACTED]</p> <p>d. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<b>4.3 65 Haddington Drive, Ormiston – Go to Market Strategy</b>	<p>Carwyn Walker, Head of Property Transactions, joined the meeting for this item.</p> <p>Allan Young, GM Development, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <ol style="list-style-type: none"> <li>a. approve the amended essential outcomes for the sale of 65 Haddington Drive, Ormiston.</li> <li>b. note the property was approved for sale by the Eke Panuku Board in February 2021, was marketed for sale on the open market, but did not sell.</li> <li>c. note the change to the essential outcomes is the removal of the requirement to include residential.</li> <li>d. delegate authority to the Chief Executive to execute the required documentation to sell the property based on the following key terms: <ol style="list-style-type: none"> <li>i. Price at or above the current market valuation range based on independent valuation advice.</li> <li>ii. In accordance with the essential outcomes for the development being in general alignment with the following: <ul style="list-style-type: none"> <li>• high quality design,</li> <li>• active Ground Level,</li> <li>• minimise vehicular entry impact,</li> <li>• minimise car parking impact,</li> <li>• quality landscaped / planted edges,</li> <li>• environmentally sustainable development.</li> </ul> </li> <li>iii. Māori outcomes to be achieved as part of section 6.2 of the Eke Panuku Selecting Development Partners Policy will form a minimum 15% of the criteria for assessing developer proposals.</li> </ol> </li> </ol>
<b>4.4 Karanga Plaza Tidal Steps: swimming facility pilot</b>	<p>Fiona Knox, Priority Location Director, joined the meeting for this item and introduced the report.</p> <p>The Board's position is that Eke Panuku is not managing the swimming facility. The proposal is based on another council department managing the facility.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <p>a. [REDACTED]</p> <p>[REDACTED]</p>

	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul> <p>b. [REDACTED]</p> <ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul> <p>c. [REDACTED]</p>
<b>4.5 Approval of SOI performance targets</b>	<p>Marian Webb, GM Assets &amp; Delivery, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <p>a. approve the SOI commitment for FY24/25 being \$60m asset recycling unconditional sales and \$16m for unconditional sales in the Transform and Unlock locations.</p>
<b>5.0 Information papers</b>	
<b>5.1 People and culture update</b>	<p>David Rankin, Chief Executive, spoke to the report.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p> <p>A board-only session was held with David Rankin &amp; Alaina Cutfield, Head of People and Culture.</p>
<b>5.2 Quarterly Report to Auckland Council - Q3</b>	<p>Brenna Waghorn, GM Strategy &amp; Planning, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>6.0 Governance matters</b>	
<b>6.1 Out-of-cycle decisions</b>	<p>The Eke Panuku Board noted there were no out-of-cycle decisions made between the April and May 2024 board meetings.</p>
<b>6.2 Director's interests and Director's project interest reports</b>	<p>The Eke Panuku Board reviewed and received the reports.</p>
<b>6.3 Director meeting attendance</b>	<p>The Eke Panuku Board noted the Directors' meeting attendance.</p>

<b>6.4 Minutes of previous meeting held 24 April 2024</b>	The Eke Panuku Board reviewed and confirmed the minutes of the Board Meeting 24 April 2024, with confidential information included, as a true and accurate record of the meeting.
<b>6.5 Board action list</b>	The Eke Panuku Board received the board action list.
<b>6.6 Board forward work programme</b>	The Eke Panuku Board received the board forward work programme.
<b>7.0 General Business</b>	There were no items of general business. It was noted that after the meeting the board was undertaking a health and safety construction site tour of the Westhaven seawall project.
<b>Meeting close</b>	The meeting closed with a karakia at 12.07pm.

Confirmed as a true and accurate record:

----- **Chair** ----- **Date**



At the time of publishing there were no items of general business.