



Manukau is
on the *move.*

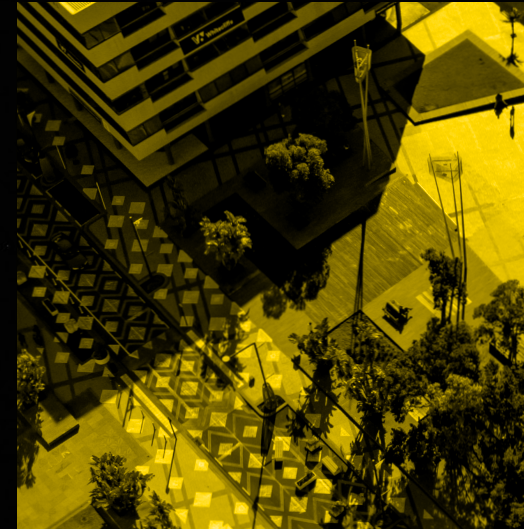
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transforming **Manukau**

A comprehensive guide
to current and future
development



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EXECUTIVE SUMMARY

Manukau is destined to become Auckland's southern city centre. Focused central and local government investment have given Manukau top-class infrastructure and amenities. The city's location, its proximity to transport and markets, and strong economic base make it an even more desirable place to do business, work, learn and live. Strong forecast growth coupled with public sector investment make Manukau an appealing prospect for investors and developers. Manukau offers many investment and development opportunities, some of which are outlined in this paper. Much is already underway and there is a lot in the pipeline.



Introducing *Manukau*

A well-connected hub with a strong economy and a well-established, educated workforce.



Manukau is Auckland's largest and most established metropolitan node, outside of the City Centre.



Millions of dollars are being invested by multiple agencies to regenerate central Manukau and the nearby Wiri area.



While the population of Manukau is currently relatively small, it will swell once new and proposed intensive housing and commercial developments are completed.



Manukau is Aotearoa's most connected transport hub. With easy access to both State Highway 1 and 20 it is located just 9km east of Auckland International Airport.



Manukau Train Station is an impressive architecturally designed complex. Next door is Manukau Bus Station, New Zealand's largest, architecturally award-winning bus interchange. Both the bus and train stations are a mere 50m from Manukau Square in the heart of Manukau and a short 45 minute ride to Britomart.



Safe walking and cycling paths are a priority for Manukau, with millions being invested to improve connections over the coming years.



Both central and local government recognise Manukau's potential to create service hubs in the area, drawing together services from throughout Tāmaki Makaurau/ Auckland.



Demand for high-quality office and commercial space is already evident and will increase as more public and private sector organisations discover the benefits of locating to this key hub.



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MANUKAU IS ON THE MOVE

Manukau has been the focus of sustained and ongoing development in recent years.

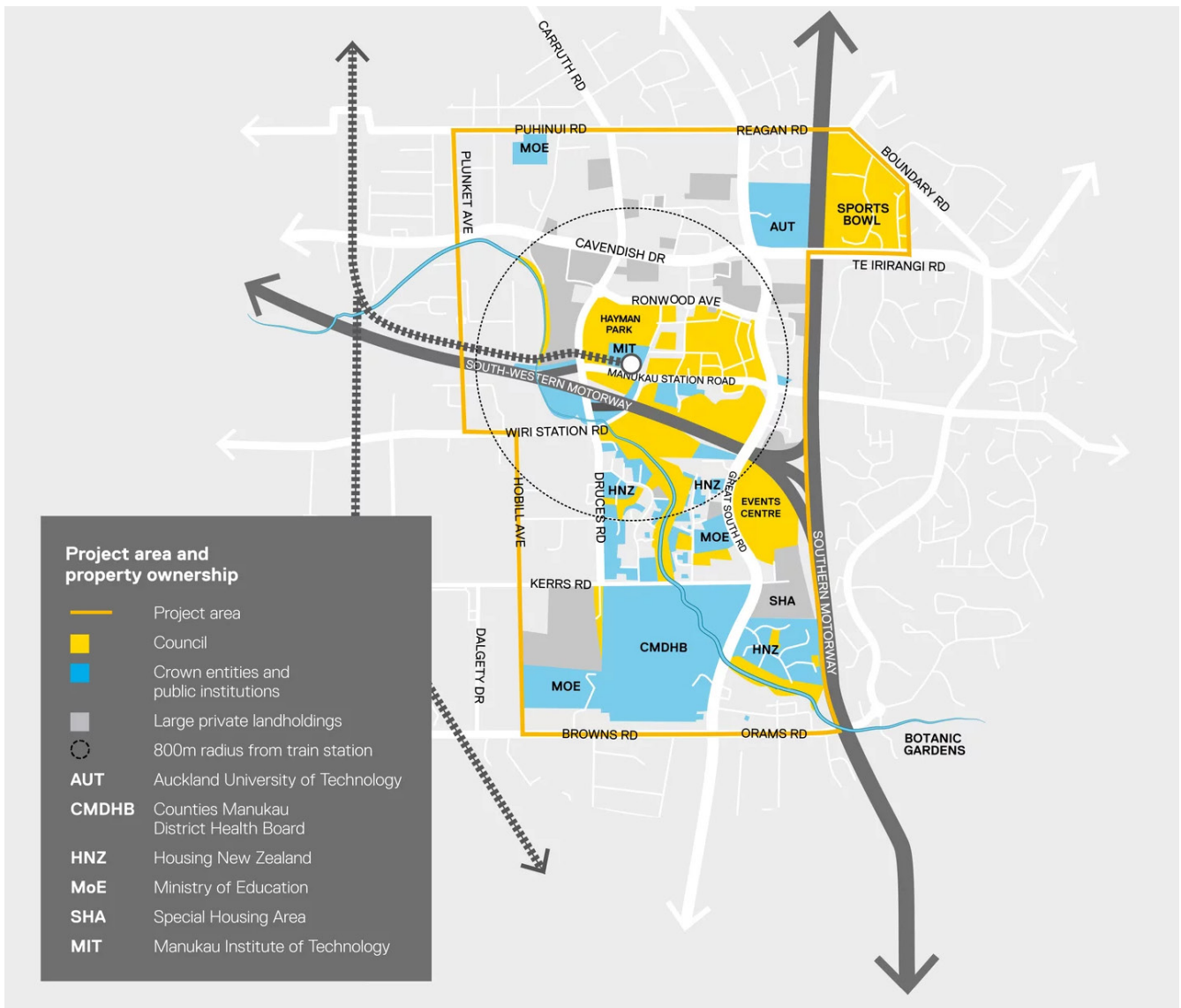
Decades of growth, coupled with extensive investment from central and local government and others, means Manukau’s infrastructure, accessibility, and investment and development opportunities are among the best available nationwide.

Recent changes in how people do business, driven by pandemic and climate responsibility concerns, are making these opportunities increasingly attractive.

Manukau is destined to become Auckland’s southern city centre. This shift is underway, endorsed by central and local government, and the local business community. Further growth is inevitable and significant investment continues.

This paper updates what is happening for Manukau’s infrastructure and development now, and what is planned. It details who is involved and where there are openings for others to be instrumental in the city’s transformation.

Manukau is *already* on the move. There are places for investors and developers to be part of that future; to help shape the vibrant southern hub that Manukau will become.



MANUKAU IS AUCKLAND’S SOUTHERN HUB AND GATEWAY TO NEW ZEALAND

Manukau is the area within an 800m radius or 10 minute walk of Manukau train station. This is the city’s commercial, retail and civic heart, and the epicentre of the broader 600 hectare Transform Manukau area, within which Eke Panuku works.

Manukau is Auckland’s largest and most established metropolitan node, outside of the City Centre. This function has been cemented in the *Auckland Plan 2050*¹, which identifies Manukau as one of three major metropolitan and civic centres within the city; the others being Albany and the City Centre.

Manukau is well placed to perform this role. It sits at the centre of the rapidly expanding South Auckland region, and at the apex of the golden economic triangle formed with Tauranga and Hamilton. Physically, it is the gateway for travellers in and out of Auckland, from the rest of the country and the world.

¹Auckland Council. (2018). Auckland Plan 2050. Auckland: Auckland Council.



MANUKAU TO

Auckland	22 km
Albany	40 km
Auckland Airport	9 km
Tauranga	191 km
Hamilton	102 km
Wellington	626 km

MULTIPLE AGENCIES AND COMMUNITIES ARE INVESTING IN THE FUTURE OF MANUKAU.

Manukau is an area of Auckland that requires a long-term, integrated approach to its development.

Since 2016, Eke Panuku has been working with local communities and other stakeholders to transform Manukau through urban redevelopment, regeneration and intensification.

The **Manukau Framework Plan²** is a route map for how that transformation will be achieved; detailing how \$123 million will be invested over 20 years.

Eke Panuku’s Transform Manukau plan and programme are themselves just part of a broader multi-party regeneration programme for Manukau, involving:

- Auckland Council – Auckland Transport; Healthy Waters; Eke Panuku; Tātaki Auckland Unlimited.
- Central government – Ministry of Housing and Urban Development; Kāinga Ora – Homes and Communities; Ministry of Education; Waka Kotahi; Ministry of Health, Ministry of Social Development, Justice and Corrections. Ministry of Business, Innovation and Employment.
- Our 19 mana whenua partners, particularly the iwi belonging to Te Waiohū who have expressed a strong interest.
- Education providers - Auckland University of Technology, Manukau Institute of Technology, The University of Auckland, and Laidlaw College.
- Local organisations and development agencies – Business Manukau, the Southern Initiative.
- Private enterprise, developers and investors.

Many of these agencies have major infrastructure projects underway with most due for completion within the next ten years. Collectively they represent billions of dollars being invested in Manukau. The only other area of Auckland with a similar investment profile is the waterfront.

²Panuku Development Auckland. (2017). Manukau framework plan: March 2017. Auckland : Auckland Council.



Manukau is the thriving
heart and soul of the south



MANUKAU’S POPULATION IS DIVERSE, GROWING AND ENGAGED

Manukau sits in the middle of what is forecast to be the fastest growing area of New Zealand.

Local iwi are active in the community and work closely with developers and placemakers to ensure their story and cultures are represented in Manukau. South Auckland accounts for one-third of Auckland’s population and has consistently higher-than-average growth. Karaka, Flat Bush and Alfriston all currently have strong residential growth, and are all within 15 minutes’ drive of Manukau.

The heart of Manukau itself has a relatively small resident population (*771 people in roughly 400 dwellings: 2018 Census*)³. However, growth is happening. New housing developments in the centre and on its fringes are bringing in more residents.

The broader Manukau population will also increase: from 6,000 households at present, to over 10,500 households with 20,000 residents by 2040. All these extra people will add demand for the services and amenities Manukau provides.

Manukau’s population is characterised by its youth and diversity. The average median age is 36 years. Population data shows a trend towards increasing diversity, with more Asian and Pacific people settling here, and around 17 per cent of the resident population identifying as Māori.

Manukau’s people embody a rich mix of languages (more than 13 were identified in the 2018 Census), cultures, faiths (around two-thirds of residents report a religious affiliation) and enduring trans-national relationships. They are also invested in the city’s future. Since 2016, membership of the Transform Manukau Manutahi Advisory Group has grown from four members to over 50.

ETHNIC GROUPS FOR PEOPLE IN MANUKAU, 2006-18 CENSUSES

	2006 (%)	2013 (%)	2018 (%)
European	43.3	43.0	32.7
Māori	22.6	23.3	17.1
Pacific People	19.8	17.1	25.3
Asian	21.2	26.8	34.6
Middle Eastern/Latin American/African	1.4	1.3	3.1
Other Ethnicity	6.5	0.9	1.9

MANUKAU IS NEW ZEALAND'S MOST CONNECTED TRANSPORT HUB

Manukau's location and its extensive transport infrastructure make it the city's, and New Zealand's, most connected transport hub. This connectivity provides business advantages through efficient travel times and costs, and reduced carbon and emissions. In these times when climate responsibility is crucial, having easy access to international and national freight routes, reliable public transport options, and alternative means of travel, all become key.

An integrated hub for rail and bus

Opened in 2012, Manukau Station was the flagship major transport infrastructure project in Manukau, providing a fully electric rail connection to Britomart in Auckland's City Centre and the North Island Main Trunk Railway.

Entrance to the station is through the Manukau Institute of Technology's (MIT) TechPark Campus. The station and campus were co-developed by MIT and Auckland Transport to provide a complex of equivalent stature to those at Britomart, Panmure and Newmarket, and an impressive entrance for passengers arriving at Manukau.

During peak times, train services run six times an hour. The journey to Karangahape Road will be 22% faster once the CRL is opened.

Manukau Bus Station, located next to the train station and 50m from Manukau Square, is the biggest bus interchange in New Zealand. Services from the station follow 13 routes to 430 locations Auckland-wide. InterCity buses also stop here, connecting with locations throughout the North Island. Passengers disembark straight into the heart of Manukau.

Well served by national and regional roads

Manukau sits at the confluence of State Highway 1 and State Highway 20. Five sets of on and off ramps link the city to the motorways. From Manukau, state highways lead directly to Auckland International Airport, Auckland City Centre, Ports of Auckland, the North Shore, Hamilton, Tauranga and beyond.

Close to New Zealand's largest airport

Manukau is just 9km from Auckland Airport, New Zealand's largest and busiest international airport. Passenger numbers and flight frequencies are increasing, with 1.3 million domestic and international passengers and **12 thousand aircraft using the airport in December 2022⁴**. During that same period 15,000 tonnes of international import and export cargo was also shipped through the airport⁵.

Waka Kotahi's Southwest Gateway Programme is improving how people and freight travel around southwest Auckland⁶. As part of the programme, Auckland Transport's \$2 billion Airport to Botany Rapid Transit Project will provide an 18km mass transit route between the airport, Puhinui Station, Manukau and Botany⁷. High-frequency, electric AirportLink buses will use the route, along with other bus services. Two new rapid transit stations in Manukau will give local residents who work at the airport a direct service to and from work, with travel times to and from the airport reduced to 18 minutes off peak.



Safe cycling and walking routes

Eke Panuku and Auckland Transport are focused on improving active transport options around wider Manukau and into the central area. Key projects include:

- Connected Communities – Auckland Transport investing \$25 to \$30 million on bus priority, active modes facilities and road safety improvements.
- Manukau Cycling Project – Auckland Transport investing \$42 million for an improved cycle network.
- Walking and cycling network – Eke Panuku investing \$8 million building connections and amenities to ensure the network is continuous and attractive.
- Streetscape upgrades and shared paths – Eke Panuku investing \$15 million to create accessible routes through Manukau and beyond to Wiri.

These projects make it safer to move in and out of Manukau, reduce demand for private vehicle travel, and help businesses and individuals meet their climate responsibilities. Importantly, they boost Manukau's amenity, making it even more desirable as a place to live and work.

³Stats NZ Tatauranga Aotearoa. (2022). 2018 Census place summaries:Manukau. Retrieved from: <https://www.stats.govt.nz/tools/2018-census-place-summaries/manukau-central>

⁴Auckland Airport. (2022). May 2022 monthly traffic update. Retrieved from: <https://corporate.aucklandairport.co.nz/news/publications/monthly-traffic-updates>

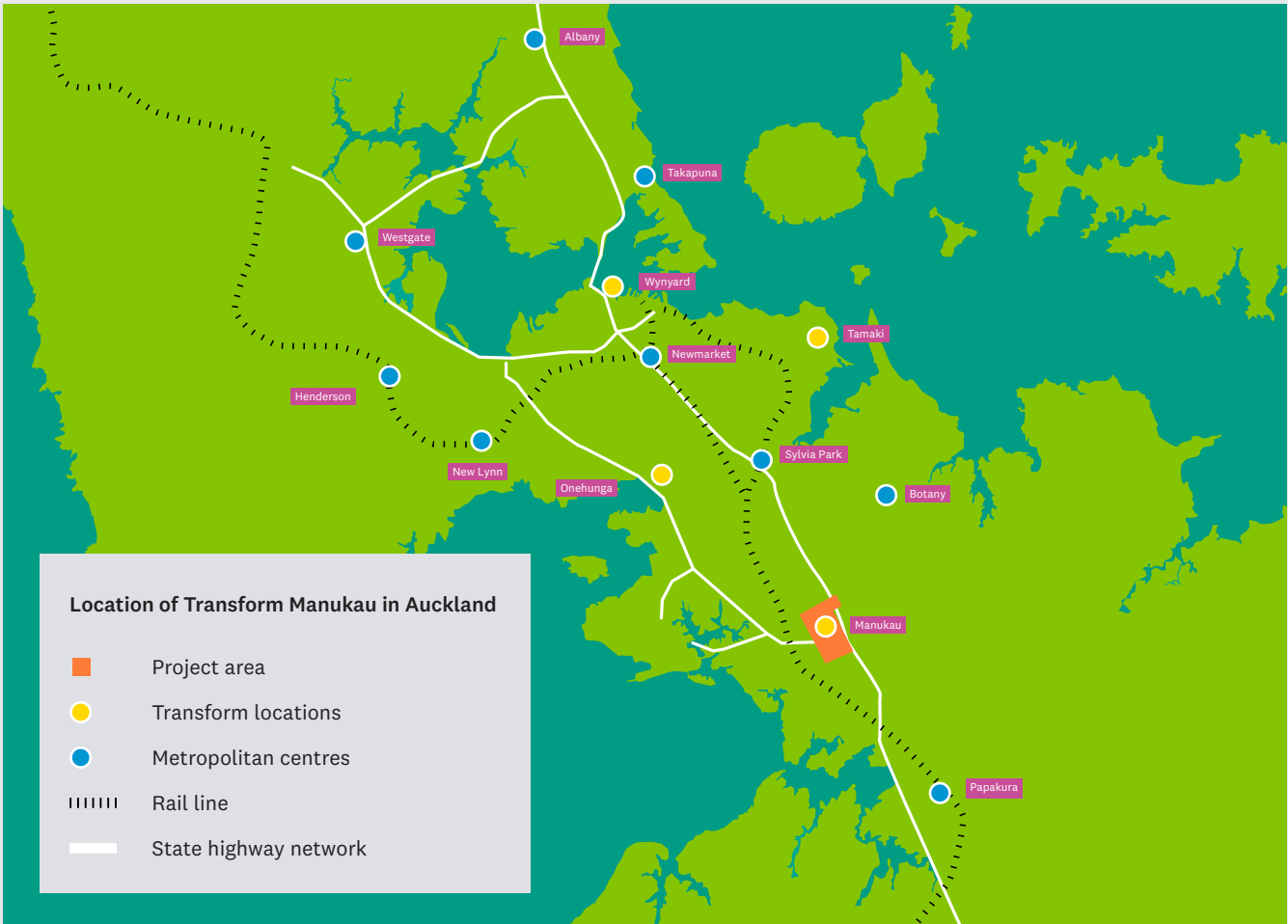
⁵Auckland Airport. (2022). April 2022 monthly traffic update. Retrieved from: <https://corporate.aucklandairport.co.nz/news/publications/monthly-traffic-updates>

⁶Waka Kotahi NZ Transport Agency. (2022). Southwest gateway. Retrieved from: <https://www.nzta.govt.nz/projects/southwest-gateway/#airport-botany>

⁷Auckland Transport. (2022). Airport to Botany rapid transit. Retrieved from: <https://at.govt.nz/AtoB>

Deep water port access

Manukau is located centrally to three of New Zealand’s major international ports – Port of Auckland in the City Centre (22km); Northport in Whangarei (160km), and Port of Tauranga in the Bay of Plenty (187km) – as well as the smaller Port of Onehunga in the Manukau Harbour (14km).



MANUKAU'S POTENTIAL AS A KEY CENTRAL AND LOCAL GOVERNMENT HUB

Manukau is one of three Auckland Council regional service hubs, along with the City Centre and Albany.

The Manukau hub was established in 2021, after the council consolidated its key operations. To accommodate the move, an annex to the Manukau Civic Building is currently under construction.

Demand for quality office space in Manukau is already significant. The opportunity now is to provide more high-quality green-star-rated commercial buildings, either new or refurbished, to better accommodate existing companies and provide space for new ones.

This opportunity has not gone unnoticed by central government, whose ministries and agencies occupy considerable office space throughout Manukau, with Justice, Police, Corrections, Work and Income, and Immigration NZ with a presence here. Quality development in the heart of the civic centre offers the opportunity to provide multiple services in one easily accessed location.

Enabling redevelopment of underutilised sites in this prime location is a key lever for Eke Panuku when it comes to encouraging investment. Work begun with the sale of Kotuku house, the council's current service centre on Osterley Way.

These initiatives will bring people and life into Manukau, providing a visitor destination and a critical mass of workers and customers to support local businesses.

Manukau is ideally set up to be a hub for government services, with its proximity to the airport, and extensive local conference and meeting facilities. This potential would see significant demand for apartments, allowing workers to walk to work, as well as short-term accommodation and entertainment services.



MANUKAU’S COMMERCIAL ENVIRONMENT IS ROBUST AND THRIVING

Manukau has a well-established central business district, with quality businesses and an active business association (Business Manukau).

Manukau is a Business Improvement District; one of 50 within Auckland. The district is an economic development partnership between Business Manukau and Auckland Council, and is the second largest business improvement district in Auckland by retail spend, after the Auckland City Centre. Retail spend in Manukau will soon hit \$1 billion, and will continue to grow year on year.

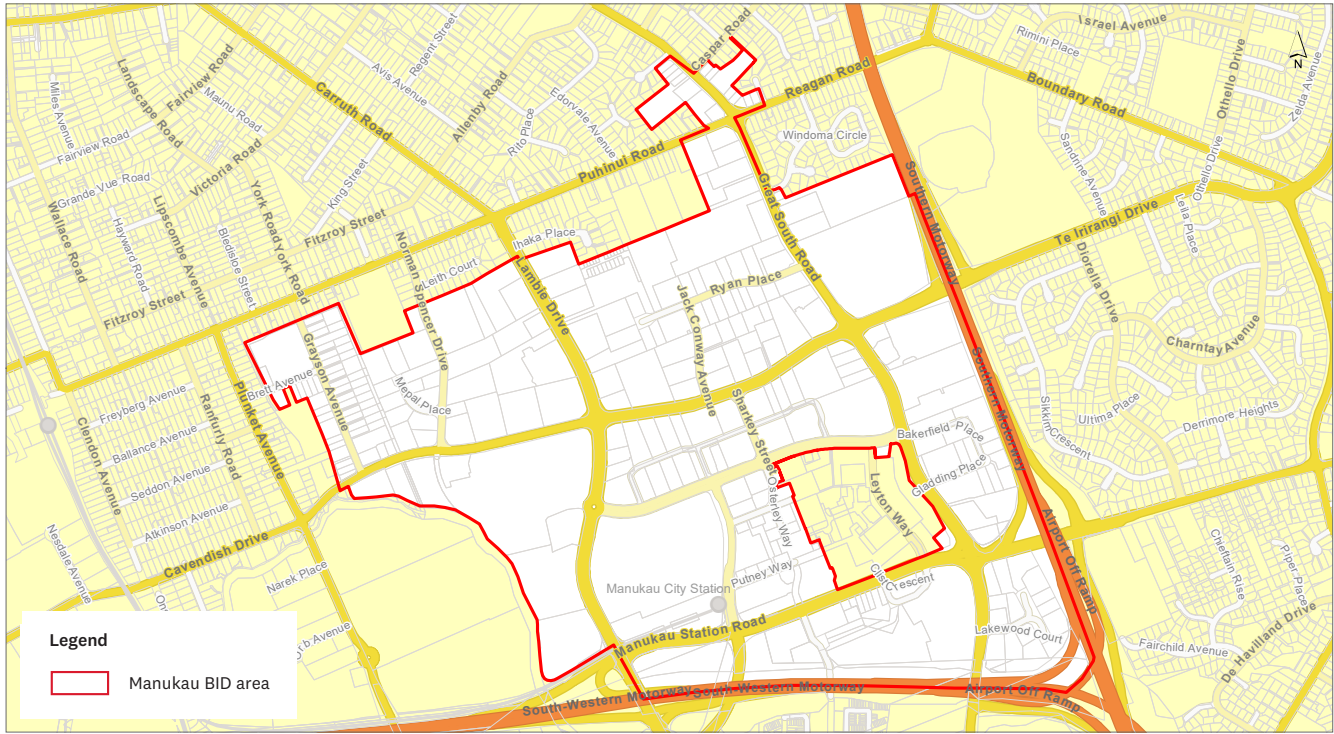
The business association has over 1,700 members. All the major national retail brands have a presence here. There is also wide range of smaller businesses catering to local taste and demand.

Manukau is home to the Westfield Manukau City shopping mall and the Manukau SupaCenta retail park. The Westfield Mall has 45,081sqm gross lettable floor area and 178 retailers, attracting 5,700,000 annual customer visits, and **\$242 million in annual retail sales**⁸. The mall incorporates an Event Cinema complex, and is looking to expand its entertainment and food offerings in the near future.

Manukau SupaCenta is a large format retail park, with 40 major stores, services and restaurants arranged around central car parks.

Business Manukau indicates that demand for retail, commercial and office space within Manukau remains consistently high, despite the impact of Covid-19. There are few vacancies, and potential tenants are seeking additional space.

Research conducted by Bayleys in 2021 confirms this **assessment**⁹, with steady demand noted for the leasing market and strong demand for the investment market, but a scarcity of available properties for both. Commercial rents at the time ranged up to \$500/sqm.



Eke Panuku helps address this scarcity by identifying key sites and working with potential investors on developments that best meet the public good and demand. There are a number of these sites throughout Manukau that will become available soon. The gross floor area available for all uses within Manukau currently sits at around 662,000m². With additional sites coming online, this is expected to expand to 1,019,656m² by 2050, putting Manukau on a par with the floor area currently available in Newmarket.

Overall, Manukau and its surrounding business areas produce about 14 per cent of Auckland’s **gross domestic product**¹⁰. The city enjoys a strong local economy, and benefits from its proximity to the industrial areas of Wiri and Airport Oaks, home to many of the country’s largest manufacturing and logistics operations.

There are solid cost benefits and efficiencies for businesses locating their operations in Manukau, and opportunities to work with development partners to refurbish existing buildings or construct purpose-built facilities.

A ready pool of increasingly skilled workers

Manukau and its hinterlands are well-served by a strong local trades base, and a ready pool of increasingly skilled and educated workers. This is good news for businesses looking to operate out of Manukau. In Manukau, local people prefer local jobs.

Manukau’s workforce draws mainly from surrounding residential areas. Ninety per cent of workers live within the local area; a trend that will continue as people seek to avoid unnecessary travel and live closer to where they work. The local workforce will inevitably increase through residential intensification and growth, and as Manukau’s educational establishments continue to produce cohorts of graduates.

The number of jobs in the Transform Manukau area is also expected to increase, by over 22,500 jobs (from 2018 levels) to **around 56,000 by 2050**¹¹. Expansion at the Manukau SuperClinic will also boost the local health workforce. Further afield, there are between 100,000 and 150,000 jobs within a 45 minute commute of Manukau; a figure that will also grow.

All of these additional workers will need places to live, preferably within walking distance of their workplace. High-quality apartment living in Manukau will become very desirable. Residential growth in the centre and local neighbourhoods will then feed into the employment cycle, generating demand for more community and service-based roles.

⁸Scentre Group. (2022). Westfield Manukau City. Retrieved from: <https://prd-corpwebsite.azurewebsites.net/our-customers/westfield-destinations/westfield-manukau-city>

⁹Bayleys (2021). Research retail: Auckland retail market update 2021.Retrieved from: <https://www.bayleys.co.nz/insightsanddata/commercial>

¹⁰Infometrics, 2016; cited in Auckland Council. (2022). What will Manukau look like in the future. Retrieved from: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/development-strategy/future-auckland/Pages/what-manukau-look-like-future.aspx>

¹¹Auckland Council. (2018). *Auckland Plan 2050*. Auckland: Auckland Council.



MANUKAU IS AN ESTABLISHED CENTRE FOR TERTIARY EDUCATION AND TRAINING

Manukau's reputation as an educational centre is on the rise.

Manukau Institute of Technology has invested over \$170 million so far in Manukau and opened its \$100 million seven-level campus here in 2013.

The recently constructed TechPark nearby now houses over 100 staff and 1,200 students, providing a centre of excellence for engineering and trades. MIT Manukau also offers business, digital technologies, health, logistics and nursing, delivering more workers for high-value jobs in the Manukau community.

Auckland University of Technology South Campus, on the northern edge of Manukau, also boasts state-of-the-art facilities in its Mana Hauora Building, opened in 2017. AUT is committed to increasing local youth participation in tertiary education, and offers art and design, business, economics, education, engineering, computer and mathematical sciences, health sciences, law, and sport and recreation study options.

In the heart of Manukau, University of Auckland's South Auckland Campus – Te Papa Ako o Tai Tonga, offers teaching, business, education and preparatory programmes.

Also right in the centre, Whitecliffe College of Arts and Design is one of New Zealand's highest ranked private sector research institutions, with a long-standing record of academic excellence. Whitecliffe students study design innovation, creative arts therapies, fashion and sustainability, fine arts and information technology.

Within the broader Transform Manukau area, the Manukau SuperClinic is the northern home for the University of Otago's Faculty of Dentistry, with a new \$28.2 million dental teaching facility opened in 2020.

Other tertiary education providers in Manukau include Skill New Zealand and NZSE College, while Te Wānanga o Aotearoa operates out of multiple locations close by, including Māngere, Manurewa, Ōtara and Papakura.

This conglomeration of major education providers around Manukau fulfills local demand for trained, skilled workers and provides a breadth of education and training opportunities for local people.

At present, most Manukau students draw from local communities. With improved public transport it will be easier for students from further afield to study here.

There are opportunities for more education providers to move into Manukau, taking advantage of the city's growing reputation as an education destination. There are also exciting possibilities for student accommodation providers to operate halls of residence in the city centre, so local students can experience the full tertiary education experience.

Education and students are catalysts for development and change. The Ministry of Education has recognised this, investing \$260 million in local schools to cater for forecast population growth and new residential neighbourhoods. These primary and secondary-aged students are the tertiary students of the future, and will bring with them demand for facilities, services, experiences and places to live.

MANUKAU ENJOYS HIGH-PROFILE ATTRACTIONS AND GROWING AMENITY

Manukau is home to a number of high-profile regional attractions, drawing visitors from Auckland and beyond.

Eke Panuku and its partners are working to improve Manukau's overall amenity: lifting the city's vibrancy and usability, and improving the quality and extent of its natural environments. The aim is to cement Manukau's reputation as a desirable place to visit and live.

A host of regional attractions

Rainbow's End has put Manukau on the map as a visitor destination. Opened in 1982, and located right next to Manukau, Rainbow's End is a classic theme park and the biggest of its kind in New Zealand. The future of Rainbow's End has been secured to 2054 after confirming a new lease with Eke Panuku.

Further south, the Vector Wero Whitewater Park is New Zealand's first artificial whitewater facility, open for recreation, sports and emergency services training, school programmes and youth development.

Next to the park, the Vodafone Events Centre has hosted more than 2.2 million visitors over the past decade. The centre provides around 5,000sqm of flexible venue space, capable of hosting conferences for 1,200 people and concerts for 4,000. The newly constructed Ramada Suites, run by the Wyndham hotel chain, are next door, which was facilitated and enabled by Eke Panuku and the Second Nature Charitable Trust.

Built-in the late 1980s, the Manukau Sports Bowl has been home to large sporting events and cultural gatherings, such as Polyfest and Diwali, for over 30 years. The bowl is undergoing a major planning exercise to explore its redevelopment to make it more accessible, inviting and inclusive for everyone in the community.

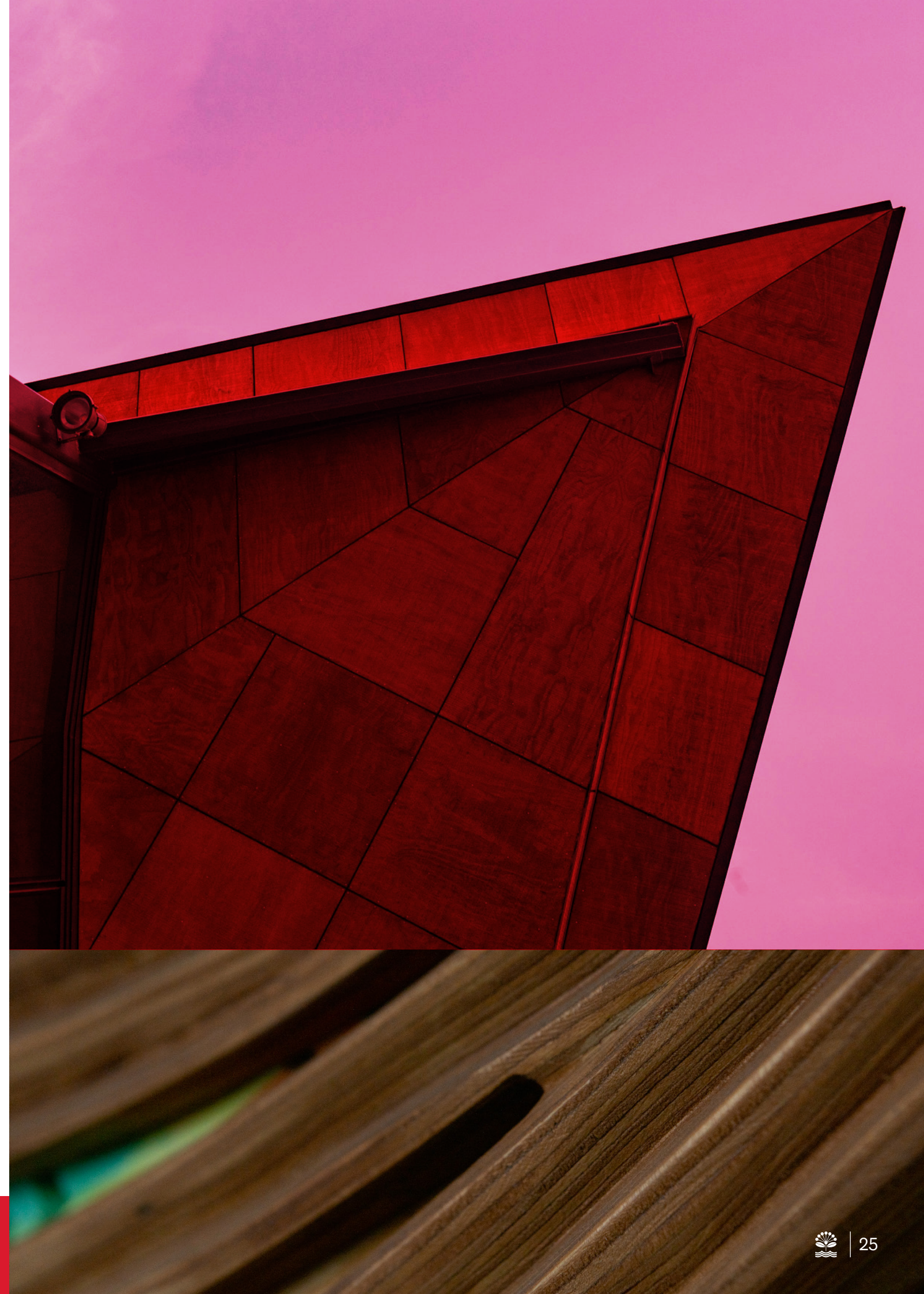
A restored natural environment connecting people to place

Manukau has abundant open space – space that will be improved and maintained as the city intensifies.

Eke Panuku has two major open space regeneration projects underway, representing a significant investment in Manukau's environment.

The first – regenerating the Puhinui Stream – is one of five key moves for Manukau's transformation. A May 2022 multi-agency charter sets out a roadmap for restoring the stream's environment and communities to health. A programme of physical works and strategic initiatives will bring the charter to life, with over \$30 million investment planned over the next five years, with more to follow.

The second major project, to regenerate Hayman Park, is seeing at least \$12 million invested to establish the park as the green heart of a vibrant city centre. Located adjacent to the city centre, train station and MIT campus, Hayman Park is a haven, including new play spaces and adventure activities for all ages, lunch and exercise venue for office workers and students, and the upgrades will be a major addition to the city's amenity.





People-focused improvements to local access and amenity

Numerous projects are making connections between Manukau and surrounding residential areas more usable and appealing.

- \$5.8 million has been invested to provide safe, attractive, pedestrian and cycling access to Manukau with upgrades to Barrowcliffe Bridge, as well as a shared path alongside Barrowcliffe Pond linking Wiri to the bridge.
- Work on Osterley Way continues the Barrowcliffe Bridge cycling and pedestrian route along Manukau Station Road and Putney Way, and through to the civic building and precinct, and Manukau Square.
- A cycleway and better paths alongside the Puhinui Stream link Rata Vine to the Botanic Gardens, and will eventually lead all the way to Manukau.

Other projects by Eke Panuku and its partners boost Manukau's amenity and accessibility

- Wi-Fi infrastructure installed at three locations, with the aim of eventually providing free 24/7 Wi-Fi throughout Manukau.
- Streetscape upgrades to improve amenity and vibrancy in the city centre and beyond, with better lighting and wayfinding, gathering spaces and public toilets.
- Wiri Stream Reserve playground, investing \$600,000 to create an agility boosting playground based around mara hupara (traditional Māori play items).
- A 3km landscape sculpture trail through the Wiri community.
- As part of the broader Te Whakaoranga o te Puhinui - Puhinui Regeneration programme (\$30 million+ investment), we are partnering with Healthy Waters to create connected wetlands, walkways, cycle paths and stream naturalisation and habitat improvements.

All of these projects help make Manukau more vibrant and accessible. There are opportunities for residential and commercial developers, accommodation providers, restaurant and entertainment operators, and businesses to add their own mark to Manukau – raising its reputation as a great place to explore, stay and enjoy.

MANUKAU IS SURROUNDED BY SIGNIFICANT RESIDENTIAL GROWTH

The Auckland Plan has identified that Manukau will experience high levels of residential growth over the next 30 years. The number of households in the transform area is forecast to increase from around 6,000 to over 10,500 by 2050.

This growth has started, as has work to construct high-quality residential developments.

Within the Transform Manukau area, stage 1 and 2 of the new award winning Kōtuitui Place residential neighbourhood in Wiri are complete. A partnership between a private developer and mana whenua, the development has produced 110 new homes. A further 180 new homes being built by the NZ Housing Foundation are 80% completed on the adjoining land. These are all located within 500m of Central Manukau, via the newly opened Barrowcliffe Bridge.

New large-scale residential development will also take place on 13 hectares of the SuperClinic site, providing 1,000 new homes. Other public sector sites will generate an additional 1,600 homes (for 4,350 residents).

Within Manukau, Kāinga Ora is constructing a 16-storey tower building to provide social housing apartments for seniors (aged 55+). Once finished, the tower will contain 123 apartments, plus ground-floor commercial space to add vibrancy and provide services for residents. Kāinga Ora is also active in Wiri, transforming large areas of low-density state housing, into warmer, healthier affordable homes.

Eke Panuku is reserving sites for high-density residential development in Manukau in the longer term (7 years), and exploring options for lower-density mixed-use residential developments.

The aim is to provide at least:

- 850 publicly owned homes (on Kāinga Ora and Eke Panuku land).
- 2,750 affordable and market-attractive homes (on Kāinga Ora and Eke Panuku land).
- 1,800 affordable and market-attractive homes on private land (developed by iwi, community housing providers and private developers).

Partners are being sought for these developments, with opportunities for early investment and innovative approaches.

The aim is a significantly increased residential population in the centre of Manukau. It will sit at the heart of the diverse mixed-income communities throughout the area.

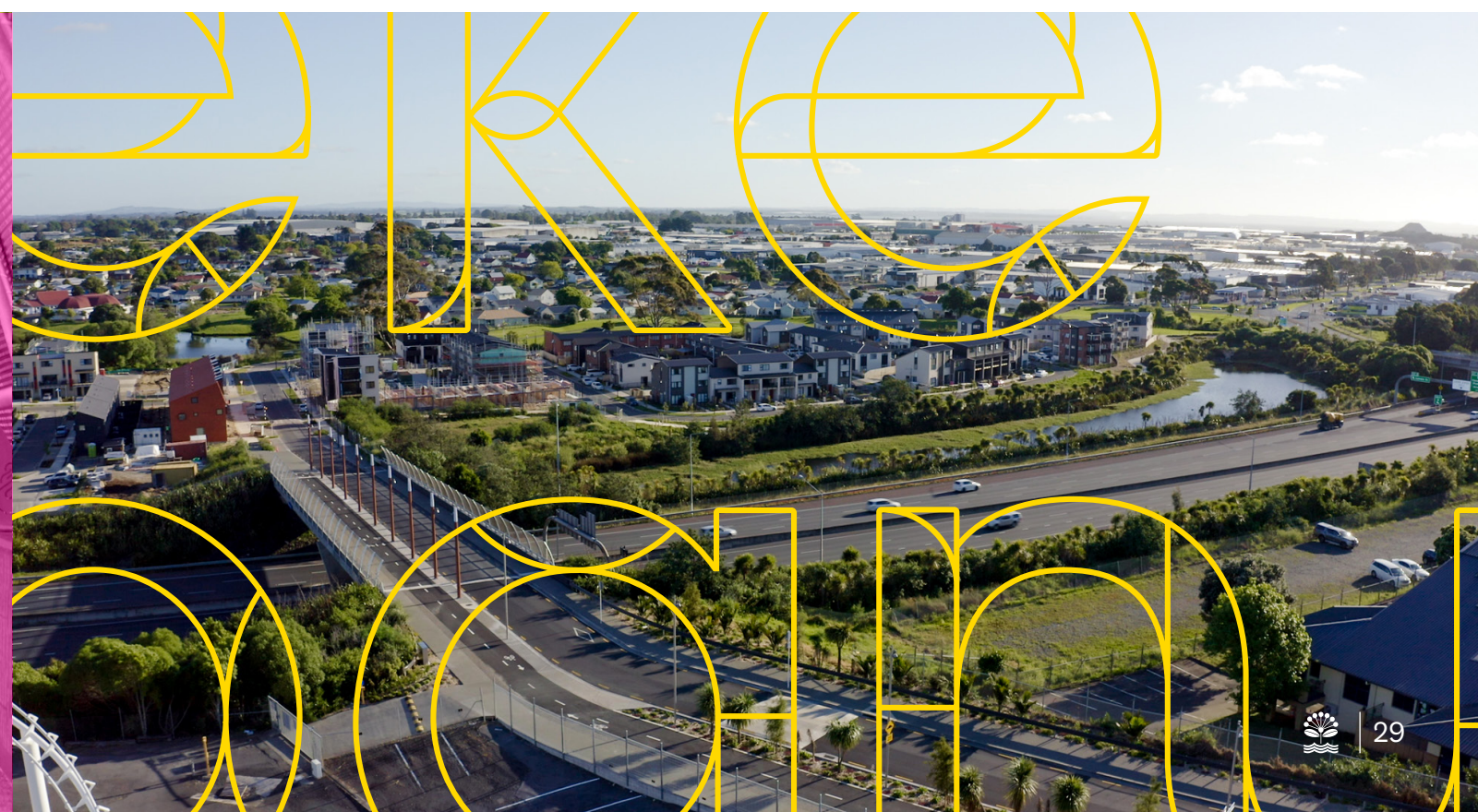
Short-stay accommodation for commuters, visitors and workers

Manukau also has growing demand for more short-stay hotel accommodation.

The city's proximity to the airport and undoubted potential for commercial and government growth make it an attractive option for accommodation providers and operators.

Manukau is a natural stopping off point for domestic and international travellers. Quality accommodation in Manukau's city centre with its convenient links to the airport would offer in-transit travellers even more options of places to stay.

Recent additions include the 10-storey Ramada Suites, conveniently located next to the Vodafone Events Centre and the Sebel Auckland Manukau, based right next to Rainbow's End. More options are still needed though, and Eke Panuku has identified a central city site ideally placed for a top-end hotel development.





ADDITIONAL INFORMATION

The Auckland Plan – Auckland Council. (2018). *Auckland Plan 2050*. Auckland: Auckland Council.

Manukau Framework Plan – Panuku Development Auckland. (2017). *Manukau framework plan: March 2017*. Auckland: Auckland Council.

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