

Board Report

Date

Wednesday
22 May 2024

Time

10.00am

Venue

Westhaven Marina offices
135 Westhaven Drive
Auckland



Board Agenda

Where: Westhaven Marina offices, Unit 2, 135 Westhaven Drive,
Westhaven Marina

When: Wednesday 22 May 2024 | 10.00am – 12.00pm

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

		Time
	Public meeting open	10.00am
1.	Welcome / Acknowledgements 1.1 Apologies	
2.	Chief Executive's report (open items)	
3.	Health and Safety report	
4.	Decision papers (open items) 4.1 65 Haddington Drive, Ormiston – Go to market strategy	
5.	Information papers 5.1 People and Culture update 5.2 Quarterly Report to Auckland Council – Q3	
6.	Governance matters (open items) 6.1 Out of cycle decisions 6.2 Director interests 6.3 Director meeting attendance 6.4 Minutes meeting held – 27 April 2024	
	Public meeting close and confidential meeting open	
7.	Chief Executive's report (confidential items)	
8.	Decision papers (closed items) 8.1 65 Haddington Drive, Ormiston – Go to market strategy 8.2 Grants and Donation Plan – FY2025 8.3 Own Your Own Home Village Network 8.4 Waterfront activity pilot update	
9.	Information papers (closed items) 9.1 People and Culture update	
10.	Governance matters (confidential items) 10.1 Director interests' projects 10.2 Board action list 10.3 Board work forward programme 2024 10.4 Minutes meeting held – 27 April 2024	

11.	General business	
	Meeting close	12.00pm

Apologies have been received from Councillor Dalton.

Chief Executive Report

Author(s): David Rankin

May 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

Onehunga update

Waiapu Precinct and Paynes Lane

1. Since our last update in February 2024, the Waiapu Precinct and Paynes Lane public realm consultation has concluded. We received over 200 public submissions on the concept design. The feedback showed support of the design with feedback comments relating to details of the design, such as ensuring the play and outdoor spaces catered to all ages. The feedback received does not change the concept design but will be helpful for us in the next stages of detailed design.
2. We did also receive comments on carparking through the consultation. Just over half of these comments were expressing concern about reductions or changes in car parking. The feedback also included comments supporting changes to car parking and creating more safe and accessible spaces. Car parking changes will be over time and there will be opportunities to provide some transitional car parking on development sites before the supermarket, with its car parking, is constructed. All car parking currently used in the Waiapu Precinct for short stay will be replaced either by car parking under the new supermarket, or through street parking we construct with the new road layout in Waiapu. Car parking used by commuters or for all-day, will need to transition to other car parking found around the town centre.
3. The Maungakiekie-Tāmaki Local Board approved the concept design at its April meeting. We are now progressing towards final detailed design, preparing building consents as required and ground testing has commenced.

4. Acquisitions for four properties within the Waiapu Precinct are underway and in various stages of the Public Works Act process. Section 18 and/or 23 notices have been served to the owners of three of the properties we are needing to acquire to complete the urban renewal of this precinct. The fourth acquisition is of a laneway adjacent to the church on the corner of Onehunga Mall and Church Street. We are in negotiations with the church owner on the best way to ensure a safe laneway. The acquisitions will create better linkages and visual connections into the Waiapu Precinct from Arthur Street and from the main retail street, Onehunga Mall. These acquisitions also create development sites that would activate the edges of these connections.
5. There has been an increase in antisocial behaviour in the Onehunga town centre. We are participating in a workshop with community groups, elected members and the police on this increase in antisocial activity and to discuss what actions we could all do to potentially alleviate this behaviour. A lot of this behaviour is occurring in the Waiapu Precinct or on the pedestrian bridge between Onehunga wharf and Mangere.
6. Business cases, development strategies and design outcomes are being drafted for the Waiapu Precinct development sites. These will determine the most appropriate time to take all the development sites to market depending on market conditions and our infrastructure and public spaces construction timing.

Te Pumanawa o Onehunga Precinct

7. Workshops are being held with Auckland Transport to determine the future bus network requirements in Onehunga town centre and look to get bus stops and bus layover parking off Upper and Lower Municipal places. Moving the significant number of buses traveling and parking on these two roads is the first step in delivering the Te Pumanawa o Onehunga Precinct plan. This would create a more pedestrian friendly street that, following the construction of a new town square, would connect the community precinct of Onehunga to the main street of Onehunga Mall.

Onehunga Wharf

8. A site clean-up, facilitated by Sustainable Coastlines, of the area of the Onehunga wharf land that we will be making public space, is being held in June. This is the first step in delivering public access to the wharf area. The area of public space will have a better, safer, connection from the popular link to the town centre via the pedestrian bridge to Mangere. Once the space is open to the public, we will run a series of stakeholder workshops and public consultation approaches to get feedback from the community on what activities and uses they would like to see in the wharf area to help set the long-term plan.
9. We are looking forward to taking the board on a visit of Onehunga at your June meeting. Please see the attached link to the video we shared in February which explains the upcoming development in Onehunga <https://www.youtube.com/watch?v=kP2amsPr1S0>.

Port Precinct Framework and Central Wharves update

10. At the 30 April Budget Committee, Eke Panuku presented workshop material that reflected the work completed on the Port Precinct Framework Plan. The material focus was on the strategic moves associated with the Central Wharves component of our work and the assumption that the Port Company would release Captain Cook and Mardsen wharfs and the Admiralty steps and the adjacent wharf running east-west known as the breastworks.
11. The presentation outlined the:

- a. high level principles for regeneration of this area and connection back to the City Centre and westwards towards Wynyard Quarter.
 - b. opportunity of a refreshed look at a strategic level of the function of all wharves, land and adjoining waterspace.
 - c. opportunities for each wharf – from Hobson Wharf extension in the west to Marsden Wharf in the east.
 - d. key move to unlocking the central wharves is the exit cruise functions out of the downtown ferry basin and off Queens Wharf.
 - e. refreshed opportunity that Queens Wharf can offer, particularly with the exit of the Cloud in 2026 and a revised use of Shed 10 without cruise.
 - f. new public space in the admiralty steps ‘amenity area’, activation and commercial opportunities that the central wharves can provide.
12. The Port Company was also at the workshop and contributed to questions asked by the councillors on cruise and the release of Captain Cook and Marsden Wharves and cruise specifically. The Port has specifically confirmed that it will be able to transition within five years off Captain Cook and Marsden, if it has a consent for Bledisloe North to build a new structure to accommodate Ovation sized cruise vessels and continue its roll-on roll off trade.
13. As part of finalising the LTP, the Mayoral proposal will be discussed at the Budget Committee. The recommendation will likely to be to:
- approve the central wharves component of our Port Precinct Framework Plan.
 - approve \$6m in opex funding for a masterplan process over four years.
14. Note that the \$6m will be funded by way of the Governing Body approving reallocation of the savings from our office rent, with the work to be roughly staged to match that money over approximately four financial years.
15. Some of this information was fed into the Mayors Proposal already released to the public and media. The Mayors Proposal will be workshopped with Councillors on the 13th of May and will formally be considered at the Budget Committee on the 16th of May. The Governing Body will also convene on the 16th of May to consider and vote on all proposals. Assuming Governing Body approval of the recommended decisions, Eke Panuku will need to approve through our executive approval processes this work programme spread over four years to roughly match the freed-up opex funding. This will be a significant piece of new work for Eke Panuku as lead agency to manage. An update on the formation of the project will be provided to the Board in July.

Avondale Central

16. [REDACTED]
17. [REDACTED]

Wynyard Crossing Bridge

18. As a result of the increasing problems with the Wynyard Crossing bridge over the summer period, particularly from January to its full closure on 13 March, I provided updates to the board at its February, March and April meetings. It is appropriate, now that bridge reconditioning work is underway, to provide the board with more context as well as the pathway forward.
19. It is important to understand the history of the bridge as context for the issues being experienced now. The bridge was installed in 2010 in time for the 2011 Rugby World Cup on the basis that it was to be 'temporary'. A more ambitious bridge design at the time, following a design competition, did not proceed due to budget constraints. It is important to understand that the use of the word 'temporary' did not indicate that the bridge had a short-term, defined design life. Rather, it was considered too basic and utilitarian a structure to place in a prominent part of the Auckland waterfront for any lengthy period of time.
20. As part of the 2018 LTP process Eke Panuku submitted a proposal for a \$35m budget to fund a new bridge noting that at that point substantive design and costing work had not yet been undertaken. In due course, Eke Panuku was allocated the sum of \$20m via that LTP as the council, understandably, reprioritised its waterfront expenditure to focus on what had to be done for Americas Cup 36 (AC36). Eke Panuku work at the time indicated that a budget of \$20m fell well short of what was required for a new bridge with a cost of around \$35m being a more realistic figure. Accordingly, any intention to replace the bridge prior to AC36 was abandoned.
21. The impact of Covid on the council group and its capital investment budgets meant that it was not realistic for Eke Panuku to seek a budget for what would now likely be around \$50m particularly as a fit for purpose bridge was in place, present problems aside.
22. The current Wynyard Crossing bridge required, and has had in place, a code of compliance certificate valid for 50 years and resource consent since its commissioning.
23. In 2023, we realised that unusually the bridge had a time-limited building consent which had lapsed in 2020. Advice from the council's legal team and consenting staff was that Eke Panuku was required to get a new building consent to get a code of compliance certificate re-issued.
24. We anticipated that to obtain a new building consent Eke Panuku would need to undertake certain remedial repair work on the bridge over the twelve months following consent. In the main this was expected to relate to remedial and preventative work to deal with corrosion of the steel. This would have resulted in the need to close the bridge throughout a reasonably lengthy period during 2024. The quieter winter months was a logical time for the bridge to be out of action.
25. Work on getting the building consent lodged by Christmas 2023, which was the intention, was not completed as staff effort was increasingly diverted to the priority of keeping the bridge functioning as much as possible over the busy summer months. A consent application has been lodged subsequently. The work being undertaken will address all anticipated consenting issues but will also mean the bridge should now sustain another 15 or more years of normal use as the opportunity is being taken to fully recondition the mechanics and hydraulics.
26. The priority now is to progress the work as quickly as possible and to get a specific, reliable completion date confirmed. A 'lessons learnt' assessment of the maintenance regime will also be undertaken as would be usual for our organisation on any significant project. Work on this is underway and will be concluded soon after the bridge is operational again.

27. In terms of mitigating the impact of the bridge closure, the organisation is open to assessing any ideas that are affordable and practicable and which will likely have a useful impact. This has been made clear to staff, stakeholders and the media.
28. Amongst other ideas, we have been asked to consider the use of the red boat ferry service, which we have been trialling; the use of a shuttle service, which risks largely duplicating the Citylink; promoting the fact the Quarter is open for business; potentially increasing activation spend; and to enable more temporary parking to be available. Over coming weeks, we need to determine which combination of these levers makes the best use of our resources to meaningfully mitigate the impact of the closure. This includes assessing whether or not there is any ability to offer temporary parking until the bridge has reopened and assessing any consenting challenges with that.
29. The red boat trial over the last weekend of 11 and 12 May was considered successful in that 95 per cent of users rated their overall experience as 'very satisfied'. Speed, safety, ease of use and intention to reuse the service all contributed to that satisfaction level. The operator carried approximately 750 passengers on Saturday with one boat in operation and 1520 on Sunday with two boats in operation. The team is assessing the merits of undertaking another two trials over the next two weekends as there are two events planned in Wynyard Quarter across that period. These additional trials will enable us to determine if and how we will use the red boats as an alternative transport option more regularly over the winter period.
30. We have informed the Eke Panuku tenants at North Wharf that if a tenant is able to substantiate a material drop in turnover attributable to the timing of the bridge closure Eke Panuku would consider relief on rent. These discussions are progressing and will require consultation with the board as appropriate once more information is to hand.
31. Substantial information about the status of the Wynyard Crossing has been provided to the media, stakeholders and elected representatives by Eke Panuku over the past few months in response to various requests. This information focused on the current situation, the nature of the work to be undertaken on the bridge and ideas to mitigate the impact of its closure.
32. Our primary messaging is to encourage use of alternative routes to and from Wynyard. We have particularly emphasised the excellent Citylink bus service from Britomart directly to Wynyard and back. Our secondary messaging is around encouraging people to visit Wynyard over the quieter winter months.
33. Next steps:
34. Focus on completing all of the bridge reconditioning work as soon as possible consistent with a high-quality outcome.
35. Providing a reliable reopening date once we are fully confident of the timeframes.
36. Actioning whatever mix of measures cost effectively assists usefully with mitigating the impact of the bridge closure.
37. Renewing the bridge consent and properly understanding, in time and as informed by the remedial work, whether the maintenance regime could have been undertaken better or differently over the last few years, noting it would not have avoided the need for a closedown period.
38. Addressing any applications for Eke Panuku tenant relief in a way that is equitable to the tenant and to Auckland ratepayers.

Eastern Busway urban regeneration



Westhaven Marina 2024 customer satisfaction survey

46. We are grateful to the 480 customers who took the time to participate in Westhaven Marina's 2024 customer satisfaction survey. The results reveal a consistently high level of overall customer satisfaction, with 93% of respondents rating Westhaven Marina at five or higher on a one-to-seven-point scale.
47. Key highlights from the 2024 survey include:
- Staff satisfaction: We're pleased to report a 2% increase in overall satisfaction with our marina staff compared to the previous year, reaching 93%.
 - Personal safety: There's continued high overall satisfaction with personal safety, with 97% of customers expressing contentment with these services, up 2% from 2023.
 - Facilities: We've seen a notable 4% increase in overall satisfaction with our marina facilities compared to the previous year, achieving a rating of 91%.
 - Communication: Our communication efforts have seen significant improvements across all metrics. Email remains the most useful communication method at 93% (up 2% from 2023), followed by direct communication with staff at 83% (up 1% from 2023), and our newsletter at 80% (up 1% from 2023). Additionally, the ease of finding information from Westhaven Marina has increased from 83% in 2022 to 89% in 2023 and further to 90% this year.
48. The insights gathered from the survey serve as a valuable tool for identifying areas where we can improve our services and optimise operational performance. We take note of recurring themes within the feedback each year, and actively address and report on these matters via our marina newsletters. Over the past two years, we have made enhancements to our toilet and shower facilities, resulting in improved satisfaction scores (a 9% increase in the condition of toilets rating from 2023, and a 6% increase in the condition of showers rating from 2023).

Fast-track Approvals Bill (2024)

49. The Fast-track Approvals Bill was introduced to parliament on 7 March 2024. It aims to establish a single fast-track approvals legislation to deliver a range of nationally or regionally important development and infrastructure projects in a time and cost-effective manner. The proposed process is designed to be a 'one-stop-shop' for applicants to get approval for a project under the Resource Management Act 1991 and any other Act listed below and as applicable:
- a. The Wildlife Act 1953
 - b. The Conservation Act 1987
 - c. The Reserves Act 1977
 - d. The Freshwater Fisheries Regulations 1983
 - e. The Heritage New Zealand Pouhere Taonga Act 2014
 - f. The Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
 - g. The Crown Minerals Act 1991
 - h. The Public Works Act 1981
 - i. The Fisheries Act 1996.
50. The Bill provides the ability for an expert consenting panel to be set up and coordinate with several agencies to assess an application and provide a recommendation to the Ministers for final decision.
51. Submissions to the Bill closed on 19 April 2024. Over 27,000 submissions have been received by the Environment Select Committee. While some submissions support the Bill, there is general opposition to the Bill as it stands. In essence, these submissions relate to the role of ministers in decision making, the relative weight given to development over the environment, and the ability of others to 'have a say'. It also enables previously declined projects to be approved. These include seabed or land mining proposals within conservation land or infrastructure projects that can cause environmental damage.
52. Auckland Council group made a submission on the Fast-track Approvals Bill. The key issues raised were:
- a. giving the expert panel, not ministers the power to decide applications
 - b. natural justice and loss of local voice
 - c. risk of unplanned development reliant on council infrastructure for which there is no, or inadequate, funding or finance
 - d. poor environmental outcomes by not placing sufficient emphasis on those outcomes versus development
 - e. adverse impacts on asset management and regulatory management
 - f. inefficient/impractical processes.
53. Public realm projects delivered by Eke Panuku will not be eligible under the fast-track approval process. However, the new process may be beneficial to our development partners who seek to deliver housing as part of our urban regeneration programme.
54. This would enable accelerated delivery and success within our programme areas and the associated economic benefits. The main potential risk to Eke Panuku could be a 'reputational risk' of being perceived to be promoting a consent pathway that limits public engagement. However, this risk is considered to be low as the fast-track legislation is considered as a legitimate pathway to obtaining

resource consents if it is legislated for. The decision on using the process or not and associated risks will sit with the developer.

Elected Representative survey

- 55. Further to my update last month, Auckland Council routinely surveys elected members' satisfaction with staff support and advice. These survey results provide the council with an overall picture of satisfaction and help us identify focus areas to better meet elected members' needs.
- 56. Eke Panuku proactively worked with the council to understand the feedback so we could identify improvement areas and address elected members' concerns.
- 57. The insights from the Elected Member Survey 2023 showed three key areas for improvement including quarterly reporting to local boards, the quality of advice, and timeliness of engagement with local boards.
- 58. To improve our quarterly reporting and engagement, we will work collaboratively with the council to review the Local Boards' Joint CCO Engagement Plans and clarify reporting requirements within the appropriate engagement levels.
- 59. This will include updating the list of projects, ensuring accurate and timely updates are provided, and the involvement of senior executives in the review and sign-off on the information.
- 60. Furthermore, and to support continuous improvement, we will also ensure our reports and presentation materials meet the council's quality advice standards and priorities. We will continue to share our reports for independent assessment and review by the New Zealand Institute of Economic Research.

NZ Super Fund

- 61. 
- 62. 
- 63. 
- 64. 

Mana whenua engagement with the Eke Panuku Board

- 65. Eke Panuku has regular and broad engagement with mana whenua iwi across Tamaki Makaurau at many different levels from governance to operational matters. Our relationships with all iwi are different but overall, the outcomes of our relationships offer very positive outcomes to the people of Tamaki Makaurau.
- 66. To deepen our relationship with mana whenua, Eke Panuku committed in our Mana Whenua Outcomes Framework 2020-2023 to enhancing governance level relationships by offering iwi Rangatira (leaders) an opportunity to meet our board on a 'one-to-one' basis. The purpose of these hui are for iwi leadership and rangatira to meet with our board to discuss their history and

association to Tāmaki Makaurau and their iwi priorities. This is different and in addition to the annual Rangatira hui held with the Board, where representatives from different iwi join to discuss general matters.

67. At the April Eke Panuku board meeting representatives from Makaurau Marae Maori Trust – Te Ahiwaru, one of the Auckland Council’s 19 mandated mana whenua iwi groups made a presentation to the Board. Te Ahiwaru are regularly represented at our weekly operational hui.

The board requested a synopsis of the points of discussion:

- Te Ahiwaru is very interested in any developments on the Onehunga Wharf, in particular any reclamation given its proximity to the Manukau Harbour which is firmly within their area of interest. They are interested to understand how Eke Panuku plans to address iwi claims over the Manukau Harbour.
- Eke Panuku will respond to this query by engaging with all mana whenua who hold claims over the Manukau Harbour. This can be in a 1 to 1 or collective capacity. The current engagement approach we have is to invite iwi to meet with us when discussing any plans we have that impacts on the Manukau Harbour including the Onehunga Wharf public realm development. This is beyond the RMA and MACA obligations we need to consider.
- Te Ahiwaru is keen to see large events such as Matariki undertaken in a more integrated way across Tamaki Makaurau with more clarity around which iwi are leading the smaller scale activations in different neighbourhoods and that these decisions should be mana whenua-led.

68. This year our placemaking team has met with mana whenua in the Eke Panuku kaitiaki forum to work with Iwi in their locations to deliver small scale events. Our placemakers are currently communicating with multiple iwi across our Priority Locations. Our placemakers currently have a matariki programme of work that they can share with all mana whenua iwi who are interested. This programme differs from the Auckland Council – Iwi partnership major festival offerings and will add to the schedule of events over the Matariki period.

69. Noting the new service agreement with Eke Panuku and that the iwi will follow up on the details of this.

70. We communicate the opportunity to present to the board with iwi throughout the year. Dates are provided for iwi to arrange to meet with the Board if they wish. The Maori Outcomes team works with interested iwi to follow up and arrange logistics. Additional information about the iwi meeting will be provided to board members in advance of the next opportunity.

Accommodation update

71. Auckland Council corporate accommodation team requested we consider a full re-fit of the HVAC systems whilst we are undertaking our improvement works to floor 21. To give this proposal full consideration it was agreed that we would pause our program of works and undertake an engineer’s review of the plans, cost and timeline impacts. The proposed works require the removal of the full ceiling on floor 21 and will cause prolonged delay in the delivery of floor 21. We are currently awaiting the engineers report which was requested 3 weeks ago.

72. Auckland Council’s corporate accommodation team will use the report to formalise a proposal for the improvement works, so there is no certainty that this will fall within existing budgets.

73. [REDACTED]

74. The benefits of a potential full new system are clear, it will also mean we do not have to upgrade the floor again in a few years, which would require us to relocate floors. We still have the opportunity to push ahead with the original planned changes. We will weigh the potential delay to our program against the benefits of the new system with our internal working group, although the decision seems clear.

TAG and Alliance Framework Update

75. The Executive provided an information paper to the Board in March on the outcome of the TAG review and the recommendations. The Board has requested that this be brought back as a decision paper alongside the parallel work that the Executive is undertaking in reviewing the Alliance Framework with Council.

76. Work is progressing with Council on the Alliance Framework review. We are aiming to bring a paper back to the Board in June or July on the proposed changes once agreed with Council. Most elements relevant to consenting and plan changes are progressing well. The key outstanding component is how independent design panels are used. The steering group is currently testing two options to improve the process. One being the current process of using TAG with some operation improvements. The second is again using TAG, with testing how Council can take a greater lead role in TAG sessions once it is within the regulatory phase. The work is focused in particular on the preapplication phases of consent. This is a critical phase of informing design. It is also the phase that Eke Panuku is working closely with our development partners in approving projects for consents, and also when Council traditionally takes projects to AUDP. Therefore, it is a key transitional phase when both organisations have responsibilities to undertake.

77. In the meantime, the Executive is also updating the TAGs terms of reference. This is one of the key recommendations of the review and adds greater detail to suggested changes. The intent is to bring the TAG review recommendations back to the Board with the draft update Terms of Reference.

Media Report – Quarter 1 - 2024

78. There was a slight dip in both media impact score (MIS 2.2) and volume (148 reports) this quarter, in part due to the traditionally quieter time of year. A focus on proactive media activity, alongside in person executive briefings with key media, saw two thirds of our coverage reporting on our neighbourhood and urban development activities (66%).

79. Highlights included earned editorial supporting the Waiapu Precinct and Paynes Lane consultation, the leasing of one of our Panmure sites for a dementia day care centre, and extensive coverage of the inclusion of 1 Roulston Street in the Pukekohe Superblock and its subsequent use as a kai focused community space until it's needed for development.

80. During the quarter we were also invited by several independent developers to add commentary to their own media activity. This showed how our neighbourhood regeneration programmes in Avondale and the City Centre help to support and encourage private sector investment, which was positively received.

81. The publication of Project Auckland, an annual insert in the NZ Herald with a wide circulation and reach, focused on our wider programme, showcasing the upcoming redevelopment of Northcote Town Centre as well as our work as City Centre lead agency.

82. Negative coverage this quarter was primarily focused on the Wynyard Crossing bridge closure, along with a story highlighting some councillors confusion about when the CAB payment is due.

Waste Disposal Services – Board Director Fees

83. [Redacted]
84. [Redacted]

Long Term Plan

85. [Redacted]

[Redacted]	[Redacted]

86. [Redacted]

Ngā tāpirihanga | Attachments

There are five attachments for this report.

Attachment A - [REDACTED]

Attachment B - [REDACTED]

Attachment C - [REDACTED]

Attachment D - [REDACTED]

Attachment E - Board Dashboard



Monthly reporting pack

Period ending 30 April 2024

Executive summary

Programme

- Auckland Council Finance has given its provisional approval to reduce the original agreed capex budget of \$76.7m to \$59.7m. This reduction reflects the deferral of two significant projects, \$6.5m for the Hobsonville wastewater treatment plant due to a second tender which resulted in a large saving and a \$12.3m land property purchase where settlement has been deferred. The \$18.8m from these two projects will be included in the budget for next year. Year to date spend is tracking well to budget with \$45m 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 \$1.2m behind phased budget but is expected to be 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 \$26.7m in general asset sales has been achieved a further \$122.7m is forecast for a total of \$149.4m. This will exceed target. The Transform and Unlock sales target will not be met as some conditional sales are now expected to go unconditional in subsequent years.

Company wide financials

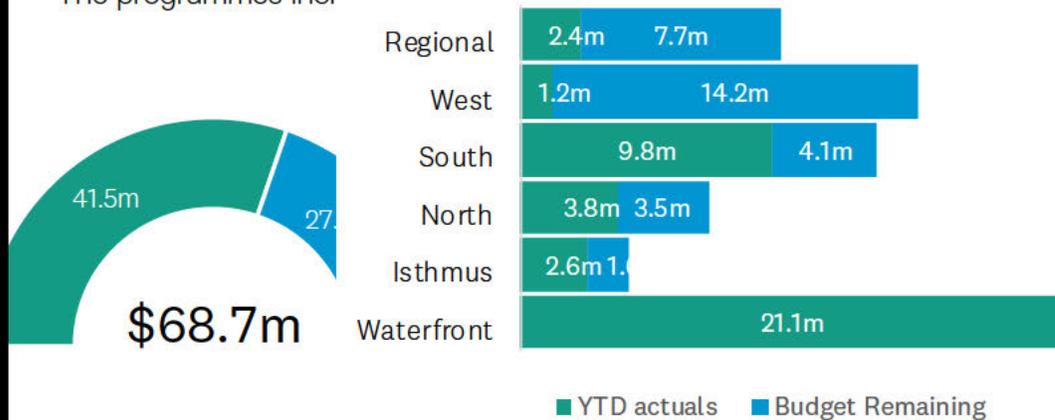
- Expenditure to date is tracking \$4.7m behind phased budget. Savings are in people costs and largely due to vacancies and general consultant spend not being utilised. An overall underspend of \$2.3m is forecast for this financial year. We have provisional approval from Auckland Council Finance to defer \$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 \$7.2m ahead of phased budget.

People and Culture

- Our overall FTE is 226.6. This includes our actual FTE of 205.5, 4 contingent workers in FTE roles and 17.1 vacancies. Of the 17.1 vacant roles, 11 are being actively recruited, 3 positions are being held, 2 positions are being rescope and 1 position is vacant.
- Staff turnover has increased slightly this month from 12.9% to 13.6%.
- The average occupancy for the month was 58% from a target of 60%.

Regeneration summary

The programmes incl



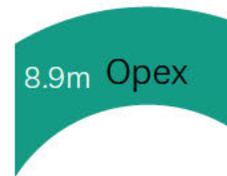
Capex spend in April was \$3.2m. Year to date spend is \$41.5m and is \$16.2m behind phased budget.

We now have provisional approval to defer two significant projects to the next financial year.

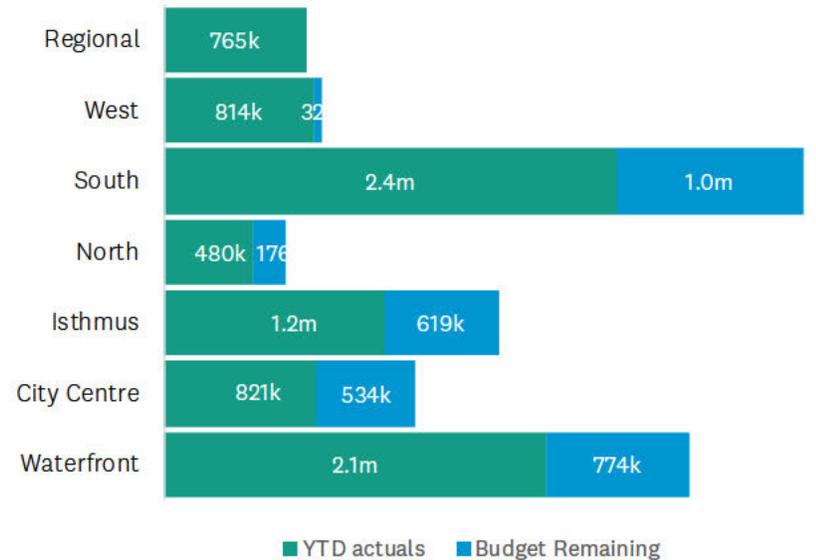
- Within the Regional programme, a new wastewater treatment plant in Hobsonville has been delayed due to the initial contract price for construction being too high. [redacted] The contract has been awarded [redacted] and construction is due to start this month. \$6.5m of cost has been deferred to FY25.
- The settlement on [redacted] has been delayed from this financial year to next, \$12.3m has been deferred.

The deferrals have a twofold effect, it reduces our capital spend this year dropping the target by \$18.8m to \$49.9m for regeneration and increases the budget available next year.

Regeneration programmes are currently forecasting to achieve the reduced capital target in year.



\$12.5m

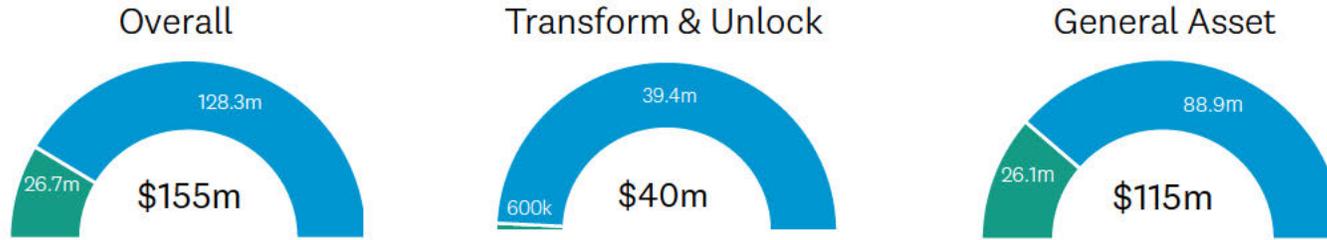


Regeneration spend in April was \$1.1m. Year to date spend is \$8.9m which is tracking \$1.3m behind phased budget.

- Communication and stakeholder relations is \$0.4m behind budget. There is potential for a level of savings to be generated in this area.
- City Centre is \$0.5m behind budget. In the last month, expenditure has picked up in this area, staff are all now time sheeting and any outstanding recharge of staff time in year has been captured.
- 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 work 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 April there was one unconditional general asset sale of 145 Keri Vista Rise, Redhill [REDACTED]

General asset sales are forecast to be \$149.4m. This includes the currently conditional sale of the Downtown carpark and a smaller value property currently in negotiation. There are a further 2 properties that we are also working hard to get across the line by the end of June. General asset sales should be \$34.4m ahead of target, with the possibility of a another \$2-\$3m.

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 \$2.6m. The Transform and Unlock target will not be met this year.

The combined overall sales forecast for year is currently \$152m, 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
- Property Optimisation
- Unlock Panmure
- Unlock Henderson
- Regional Renewals
- Unlock Papatoetoe
- Supports programme
- Unlock Pukekohe
- Transform Manukau
- Unlock Takapuna
- Transform Onehunga
- Waterfront programme
- Maungawhau

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 Tataki Auckland Ltd 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 \$29.7m, which is \$4.7m behind phased budget. Savings are made up of:

People costs are a \$2.1m saving to date and made up of \$0.2m in training costs, \$0.1m in timing of annual leave expense and \$0.5m of savings due to holding vacancies and recruitment delays. We currently have 17.1 vacant roles. The budgeted pay increase for FY24 was not fully utilised in the year.

Other management costs of \$2.6m saving to budget. There are savings expected in year over a range of expenditure - internal audit \$0.15m, 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 \$15.2m which is \$0.6m 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



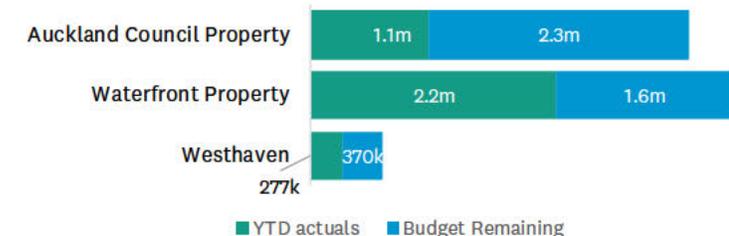
Managed Properties net surplus year to date is \$31.6m, which is \$7.2m ahead of phased budget.

- **Commercial Property Portfolio** is \$7.9m ahead of budget. Revenue is ahead of budget \$4.2m with \$1.4m 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 ██████████. Parking revenue is \$0.3m ahead of budget. Expenditure recoveries are \$1.4m ahead of budget. Expenditure is \$3.8m 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 \$1.7m is a timing difference and should correct in year.
- **Business Interests** are tracking \$0.5m behind budget with a \$6.1m surplus.
- **Marinas** are \$1.1m ahead of budget. Revenue to date is ahead of budget by \$0.4m. Expenses are tracking \$0.7m behind phased budget, this is due to the timing on the upgrade to K and L piers. Spend in year is still anticipated between \$0.5m to \$1.0m.
- **Public activities in the Wynyard Quarter** is \$1.3m unfavourable to budget 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 1.3m behind budget. Spend year to date is \$3.5m. Current forecast is a \$6.3m spend in year.



People and Culture

Our overall FTE is 226.6, this includes our actual FTE of 205.5, 4 contingent workers in FTE roles and 17.1 vacancies.

Of the 17.1 vacancies:

- 11 positions are being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
- 3 positions are being held
- 2 positions are being rescoped
- 1.1 positions are vacant

Our overall non-FTE is 23. This consists of 17 contingent workers in non-FTE roles and 6 contingent workers covering leave. These have not been included in the current FTE count.

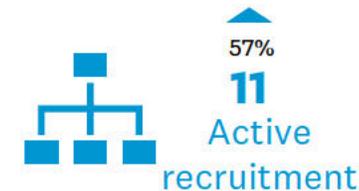
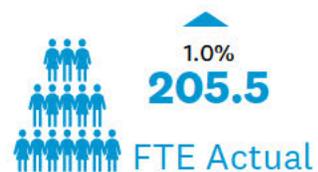
Staff turnover has increased slightly from 12.9% last month to 13.6% this month.

Office occupancy has decreased slightly from 59% last month to 58% this month.

This month we hosted one Self-Leadership Habit. The workshop was Complex Collaboration and received positive feedback.

We held two DiSC workshops for new starters to Eke Panuku. The session gives participants an opportunity to connect and get to know each other a little better. It is also about understanding the DiSC toolset, and considering how this might support their mahi at Eke Panuku more widely within our matrix structure. The workshops were well received, and both had positive feedback.

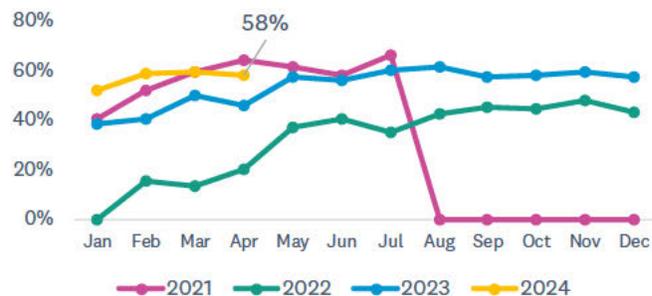
55 people are participating in our Te ao Māori for Professionals course. Feedback and progress has been positive and fortnightly catch ups with participants are underway.



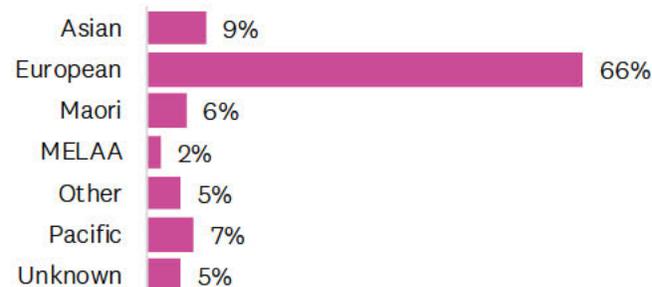
FTE Figures

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE positions	Contingent covering employee leave	Vacant non-FTE positions
205.5	4	17.1	17	6	0
226.6			23.0		

Office occupancy



Ethnicity



Training budget \$371k
\$169k
45% spent YTD

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]	[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

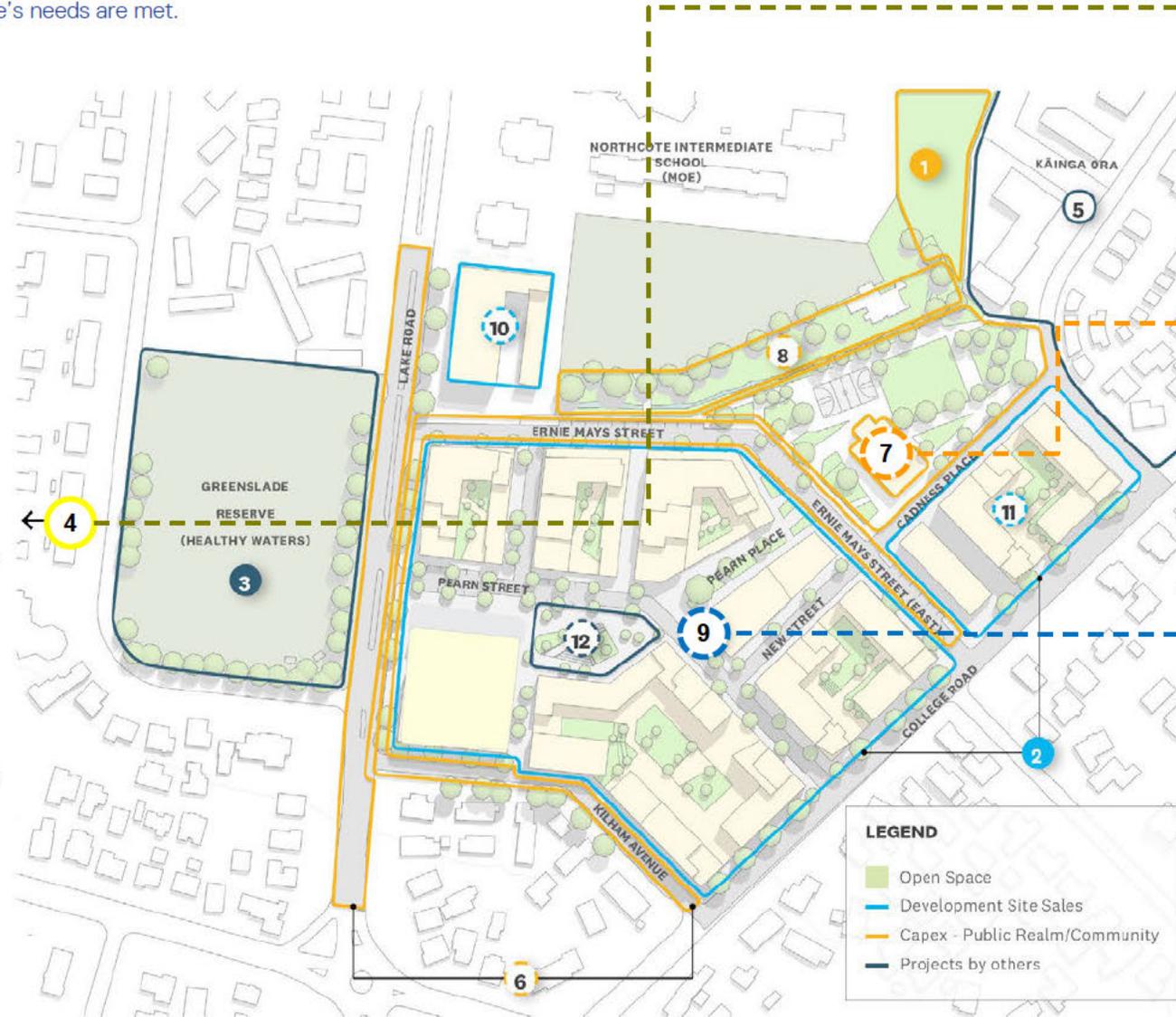
- 4 Jessie Tonar Scout Reserve upgrade
- 5 Kāinga Ora housing development

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

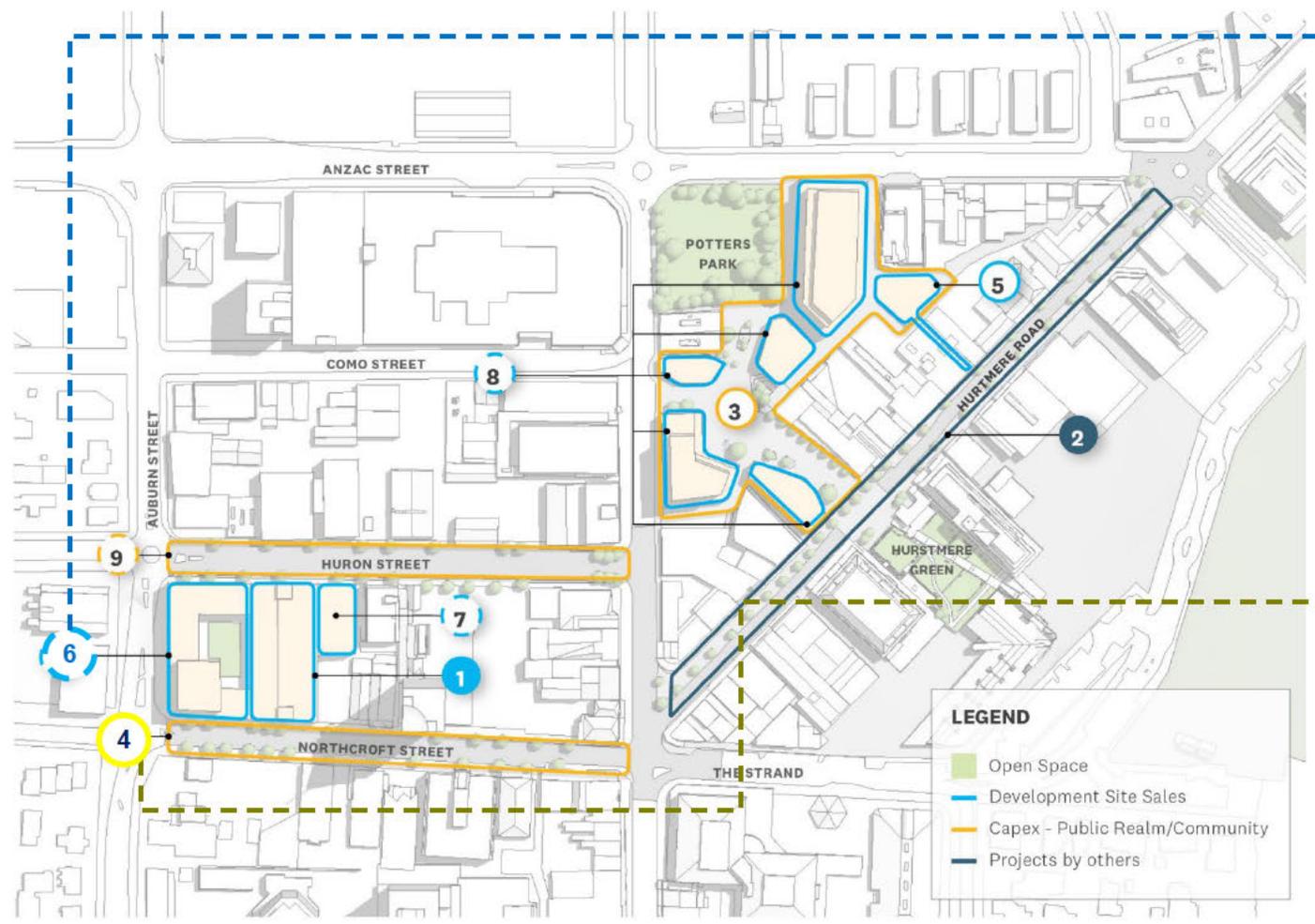
- 1 Toka Puia car park
- 2 Hustmere Road upgrade (AT)

FY24

- 3 Waiwharariki Anzac Square
- 4 Northcroft Streetscape upgrade
- 5 R78 & 72A Hurstmere 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 Haumarū Housing Henderson (Haumarū)
- 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

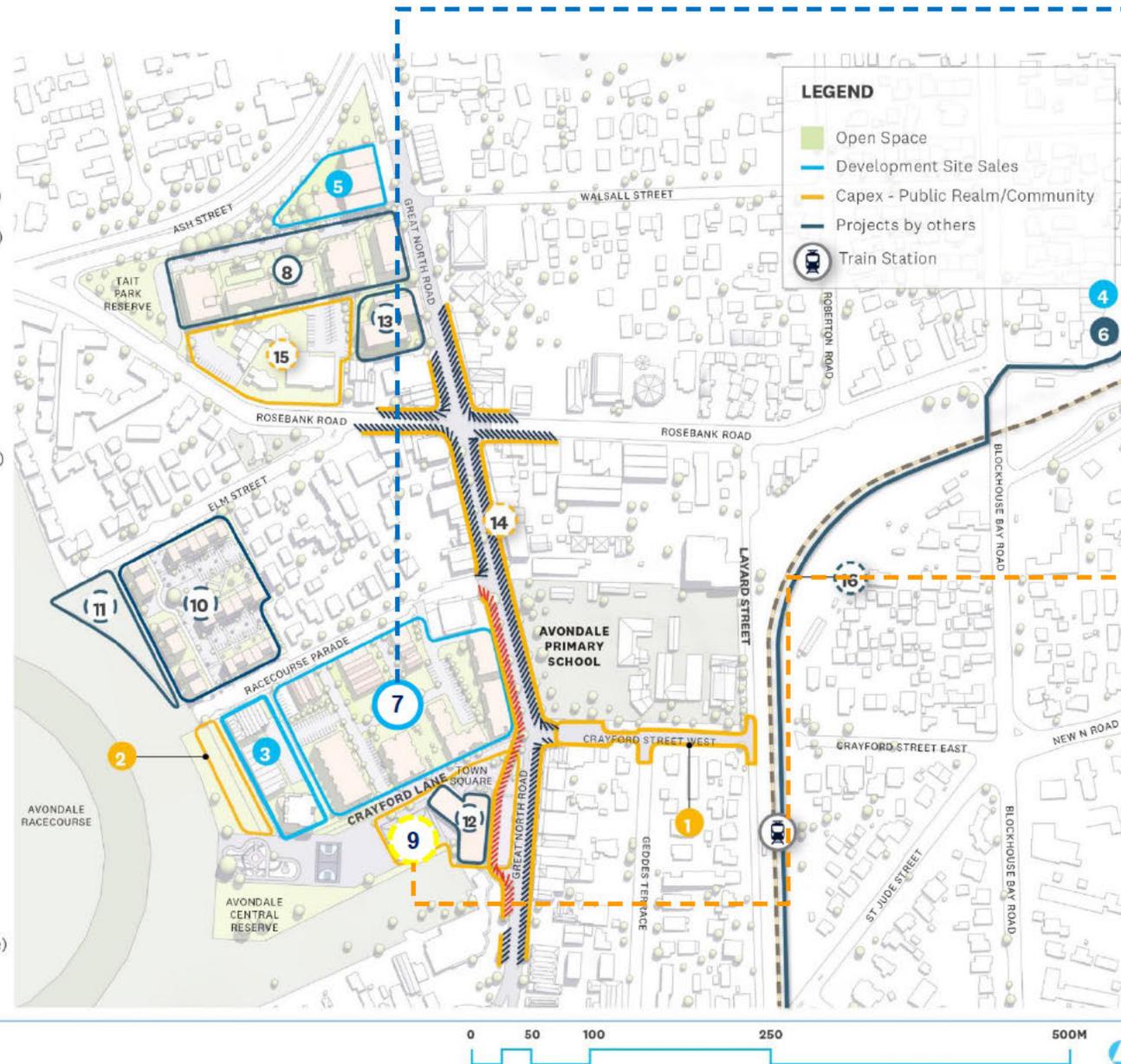
- 7 Avondale Central, 6 & 10 Racecourse Parade
- 8 Highbury Triangle - housing for older people (Kāinga Ora)

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. [REDACTED]

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.

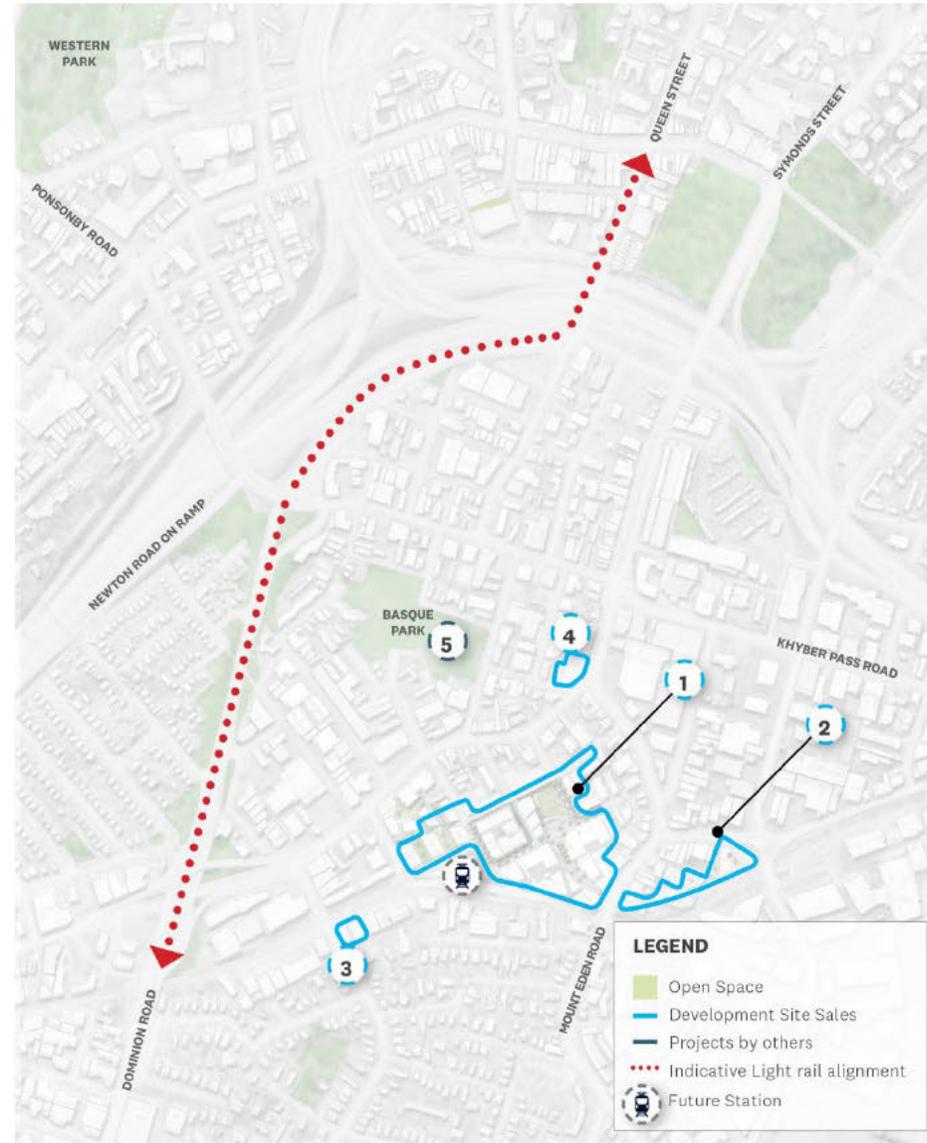
Acquisitions to activate Te Hono - 22 Elm Street, Avondale – [REDACTED]

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] for 5 of the 11 development sites.

CITY CENTRE PROGRAMME

Projects completed

- 1 Civic Administration Building Redevelopment
- 2 Bledisloe House Redevelopment

FY24

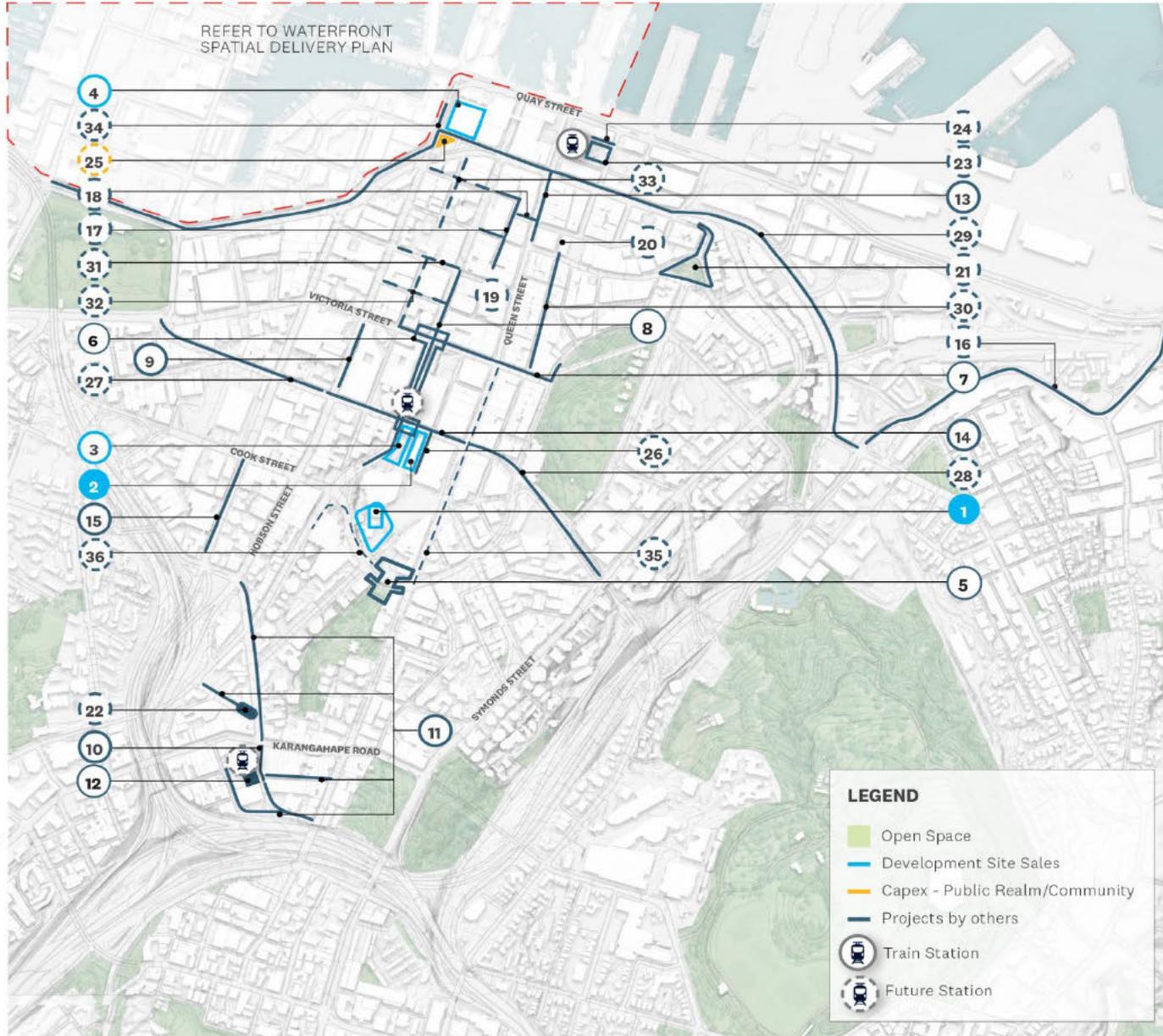
- 3 CRL Over Station Development: Symphony Centre
- 4 Downtown Carpark Redevelopment
- 5 Myers Park Underpass
- 6 Te Waihorotiu CRL Station
- 7 Te Ha Noa - Victoria Street Linear Park
- 8 Albert Street Upgrade
- 9 Hobson Street NZICC
- 10 Upper Mercury Lane
- 11 Pitt St, Canada St, East St, Cross St, 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 Improvem
 - 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.



29 A Te Ara Tukutuku development - Toi Waihanga, 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 - [REDACTED]

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

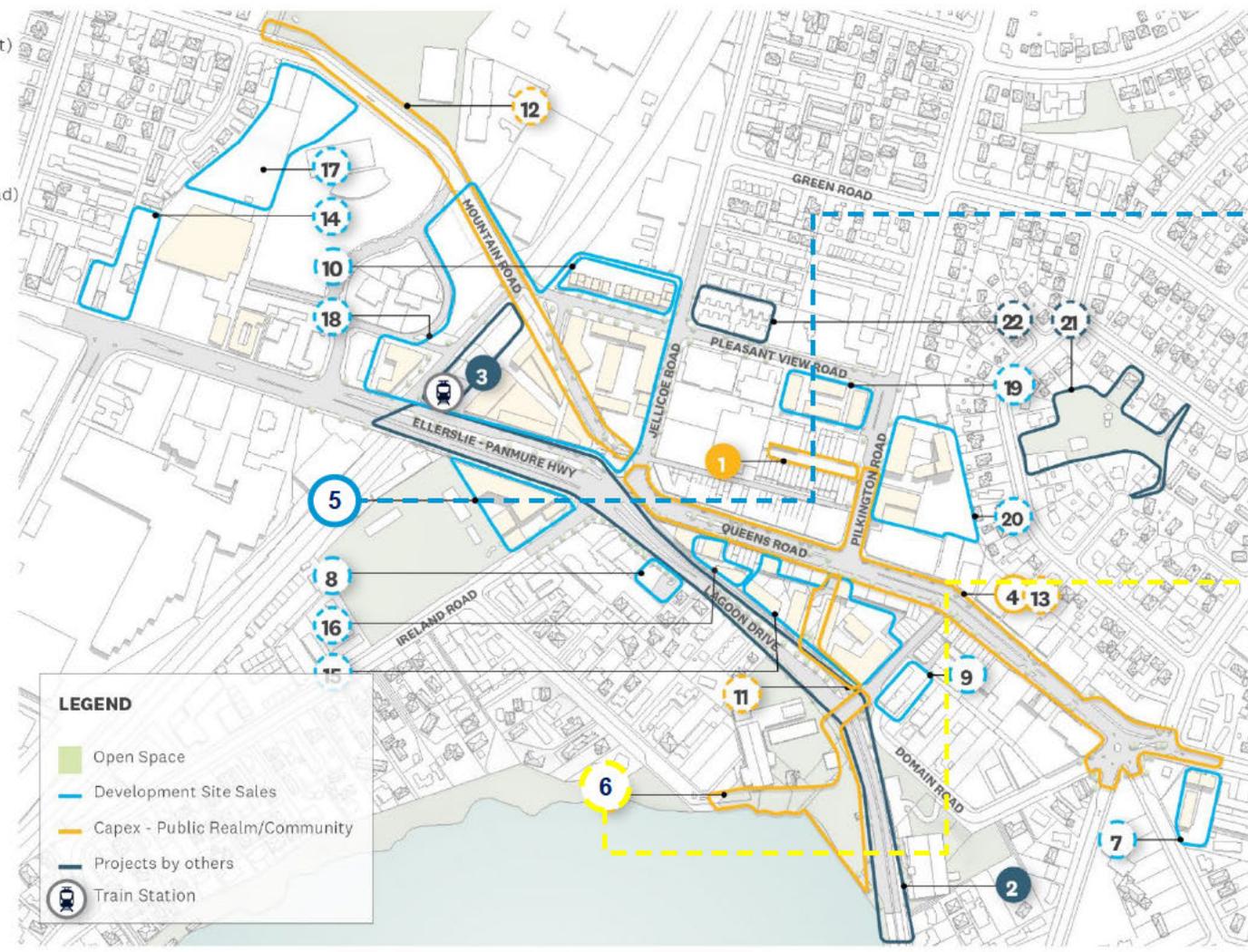
- 4 Streetscape Improvements Stage 2 (Queens Road)
- 5 535 Ellerslie Panmure Highway Site Sale

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.



MANUKAU

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)

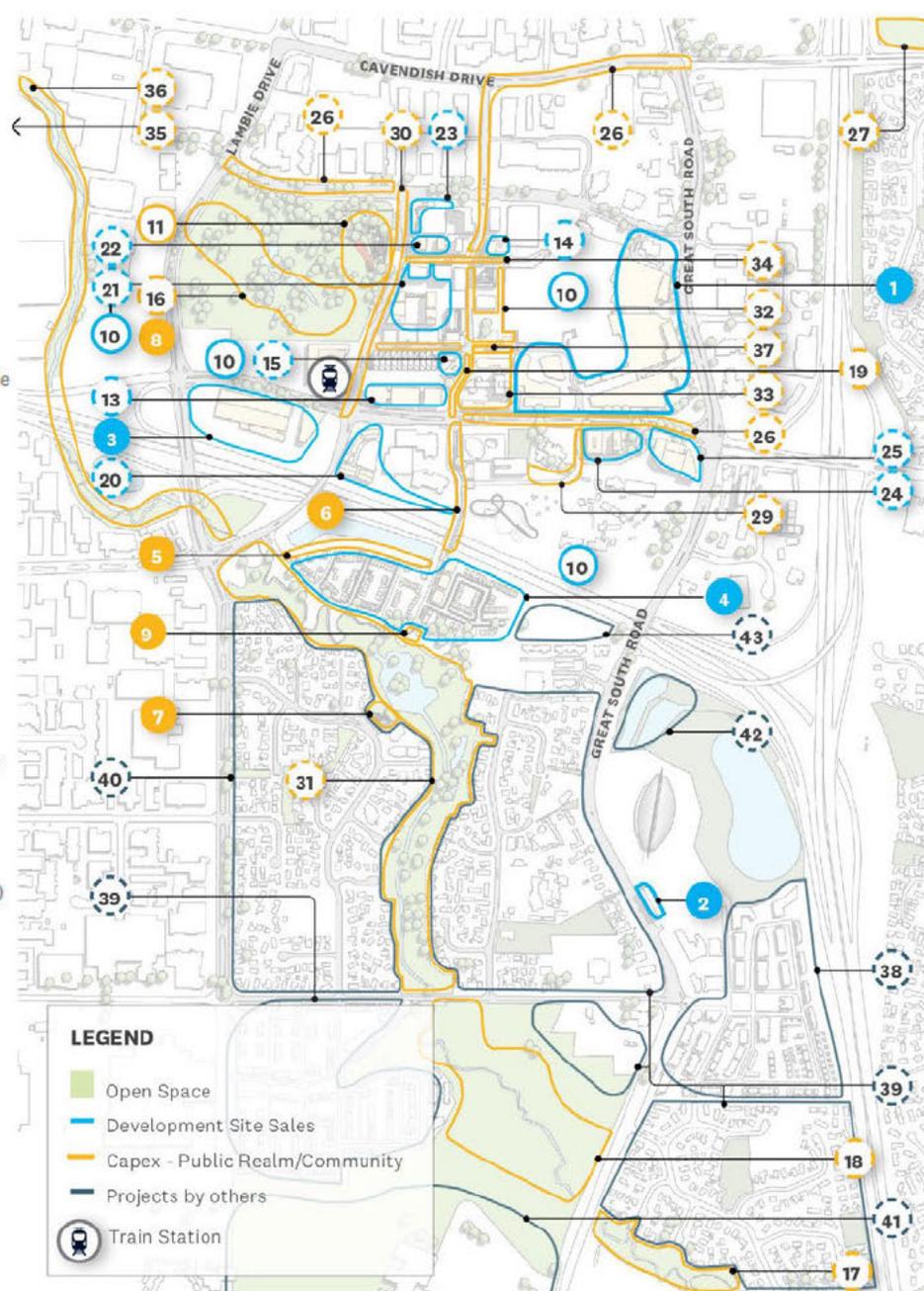
FY25

- 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 Crescent 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 Extension 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 Wiri-hana 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

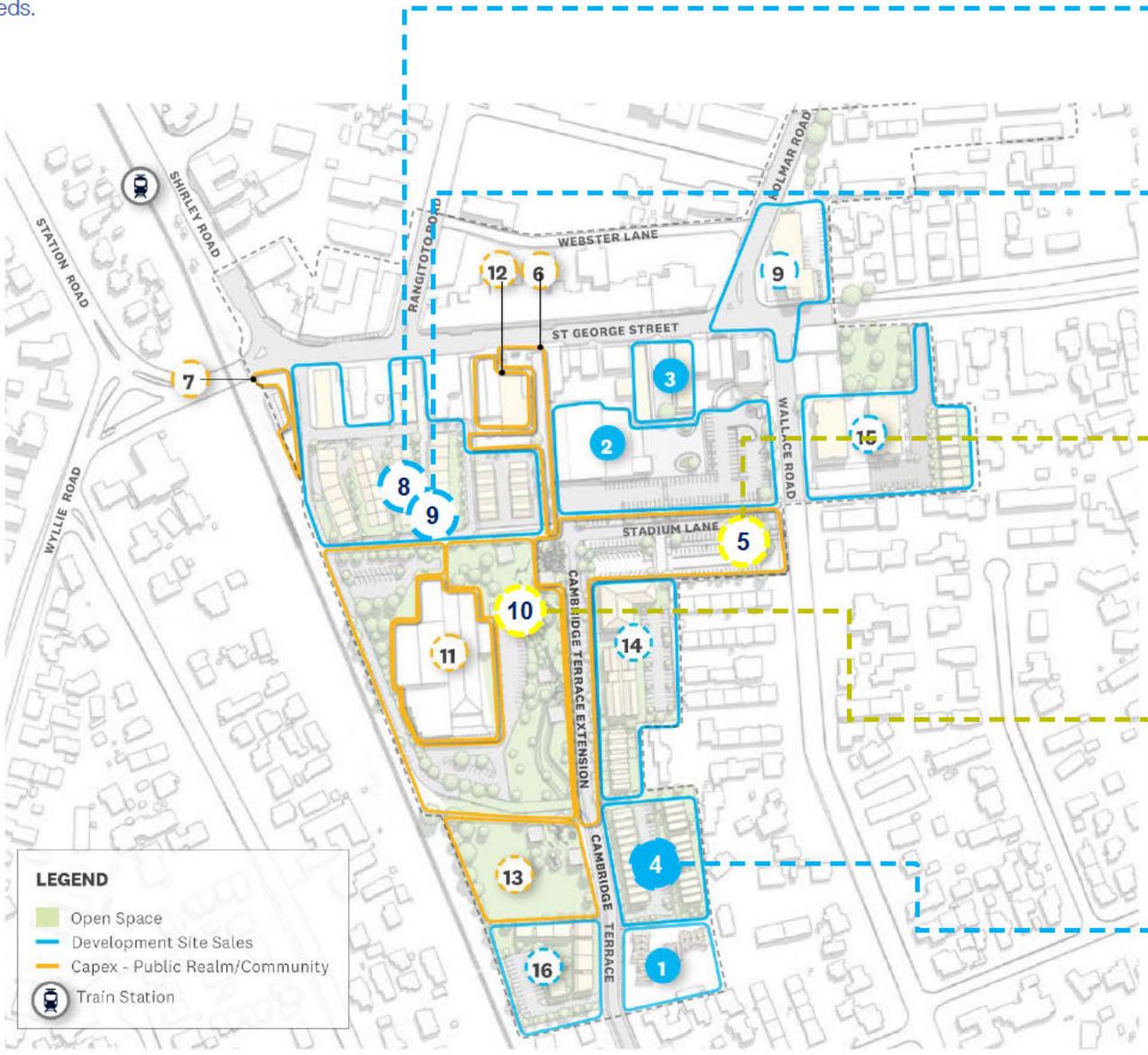
- 1 89 Cambridge Tce
- 2 Supermarket and carpark
- 3 Papatotetoe Mall
- 4 91 Cambridge Tce - The Depot

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 Papatotetoe 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 Papatotetoe 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-Papatotetoe 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

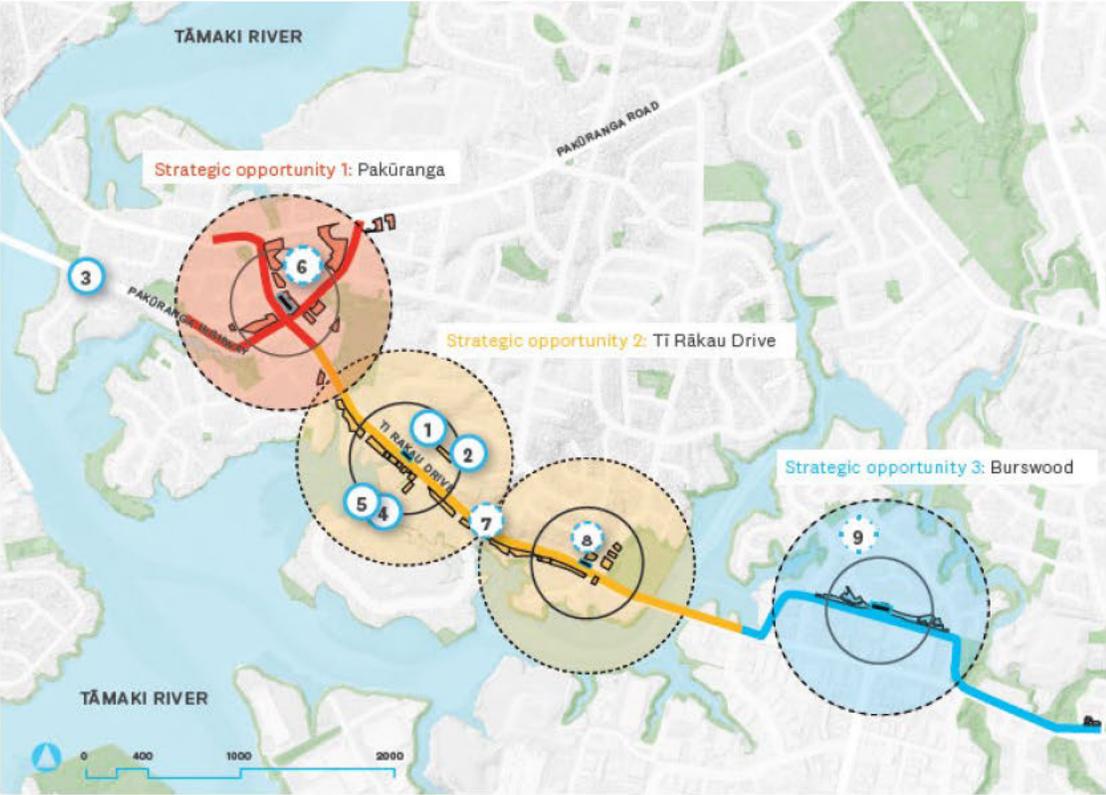
- 1 9 Marriott Road, Pakūranga
- 2 9 Chevis Place, Pakūranga
- 3 21 Millen Avenue, Pakūranga
- 4 1/1 Snell Place, Pakūranga
- 5 2/1 Snell Place, Pakūranga

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

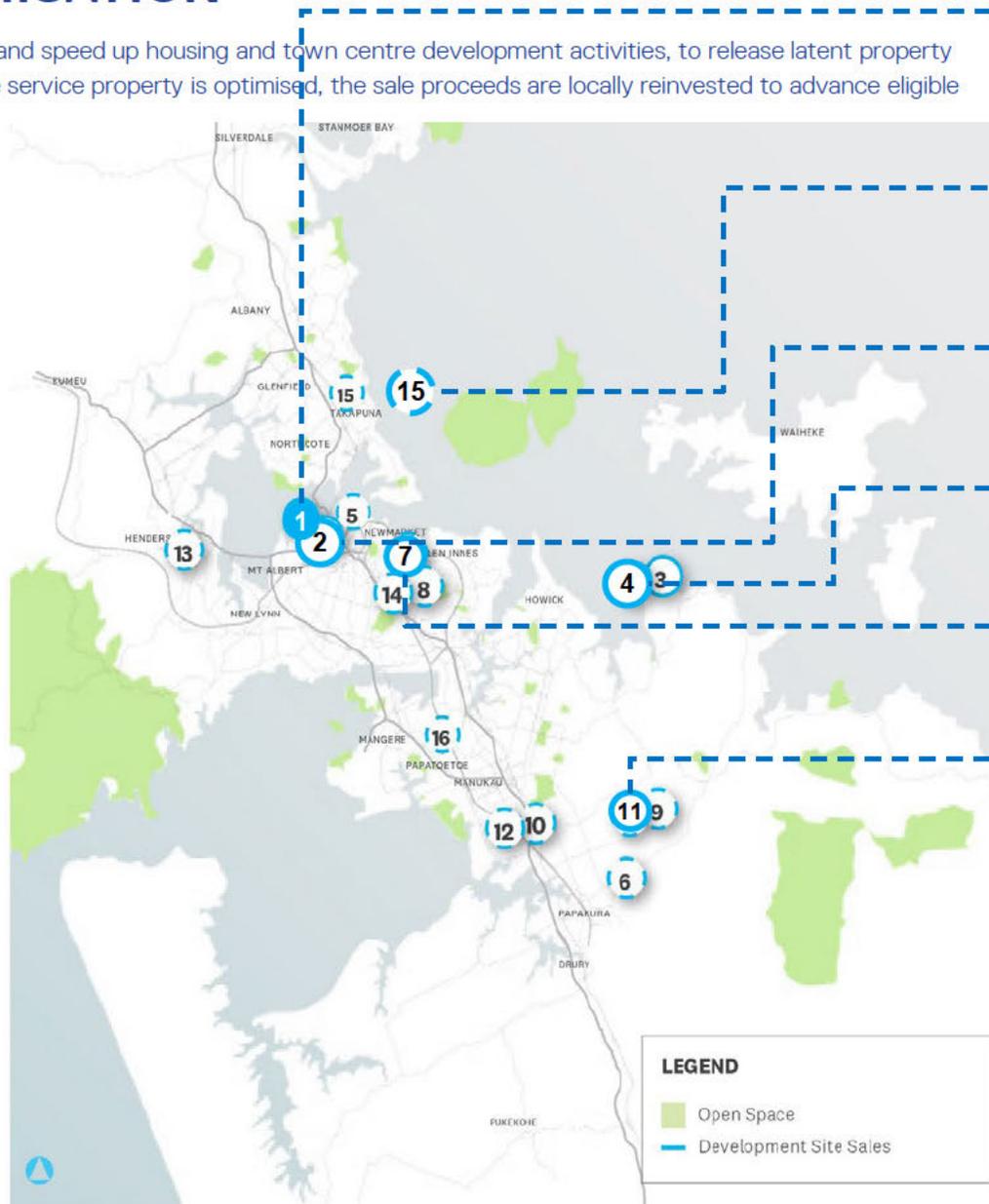
FY24

- 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.

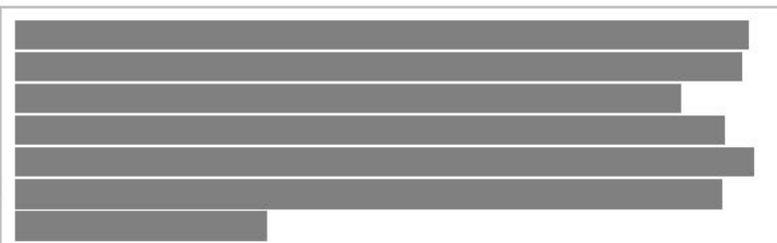
2 Pompallier Terrace, Ponsonby - Construction to commence in May 2024. The local board and public will be notified of the closure of the existing car parks.

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

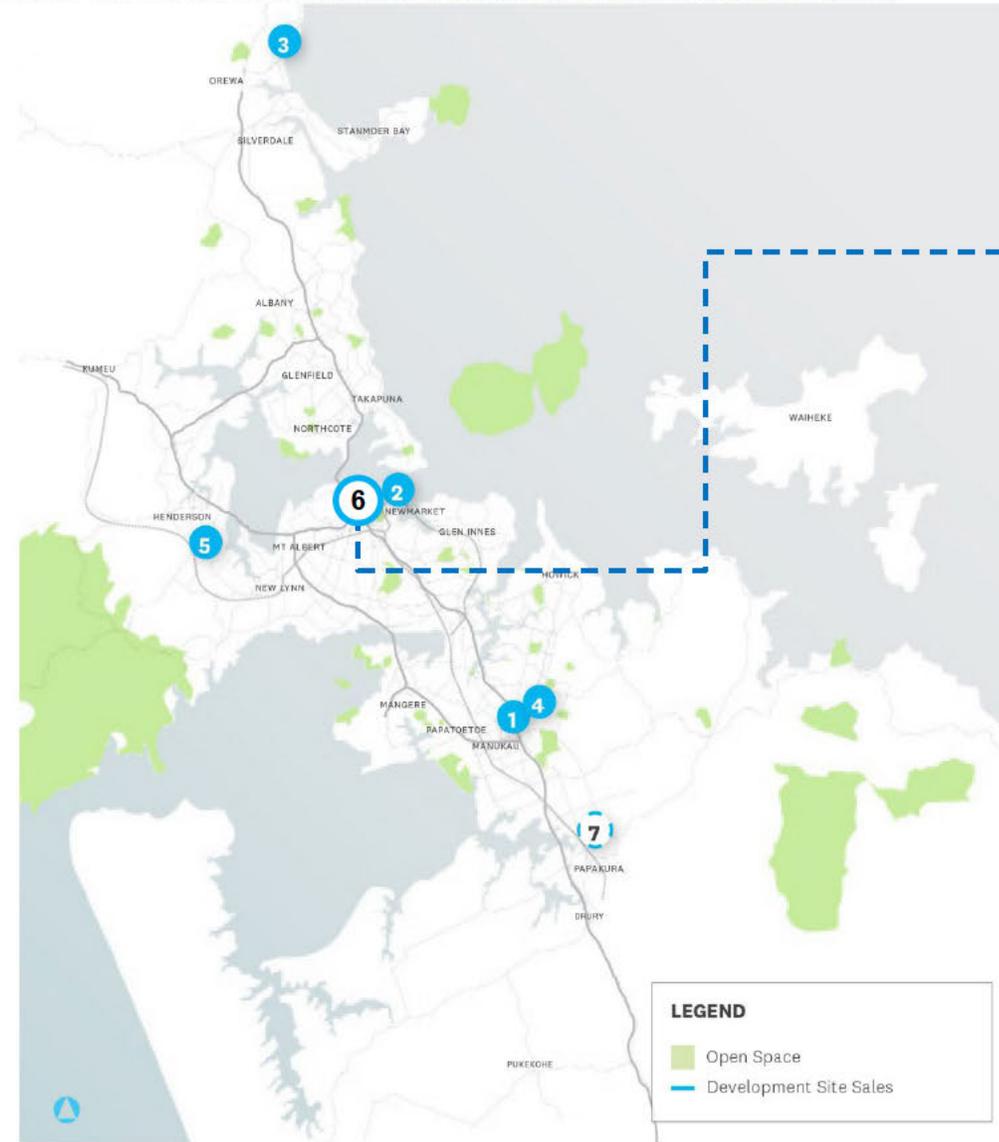
FY24

- 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 CRL.

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

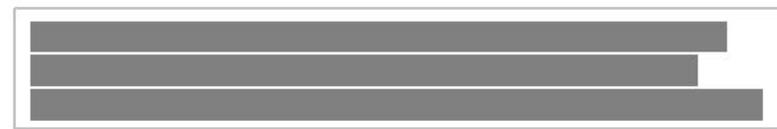
FY 24

- 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.

LEGEND

- Open Space
- Development Site Sales

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

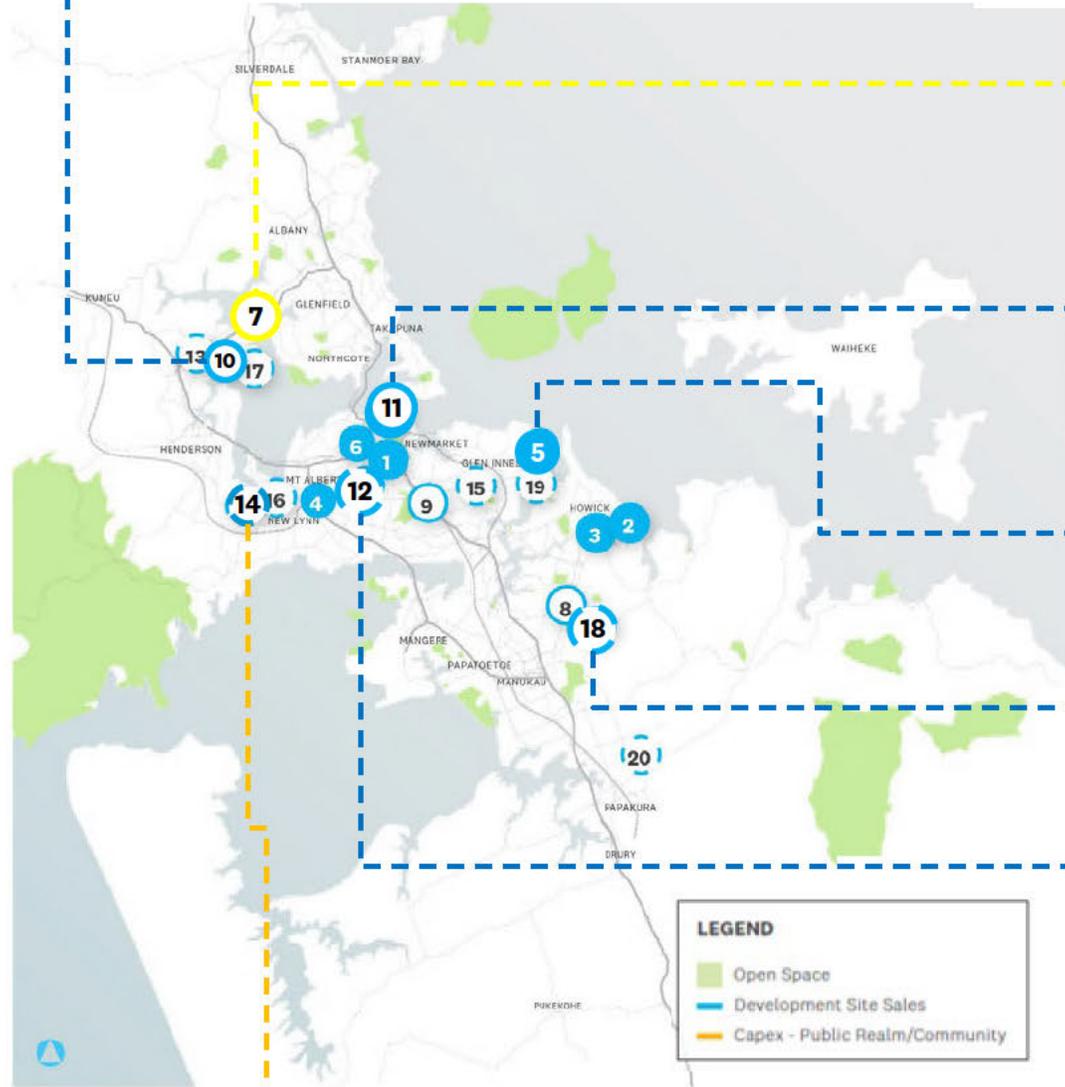
- 7 Pump station 6, Launch Road, Hobsonville
- 8 187 Flat Bush School Road, Flat Bush
- 9 132 Greenlane East, Greenlane
- 10 Hobsonville Airfields stage 3 - lots 5b
- 11 Downtown Carpark, Auckland City Centre

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]. A 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.

10 Ambrico Place, New Lynn – The open market sale process for the 1,366m2 parcel of vacant land which has resource consent for up to 10 homes began in March 2024.

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

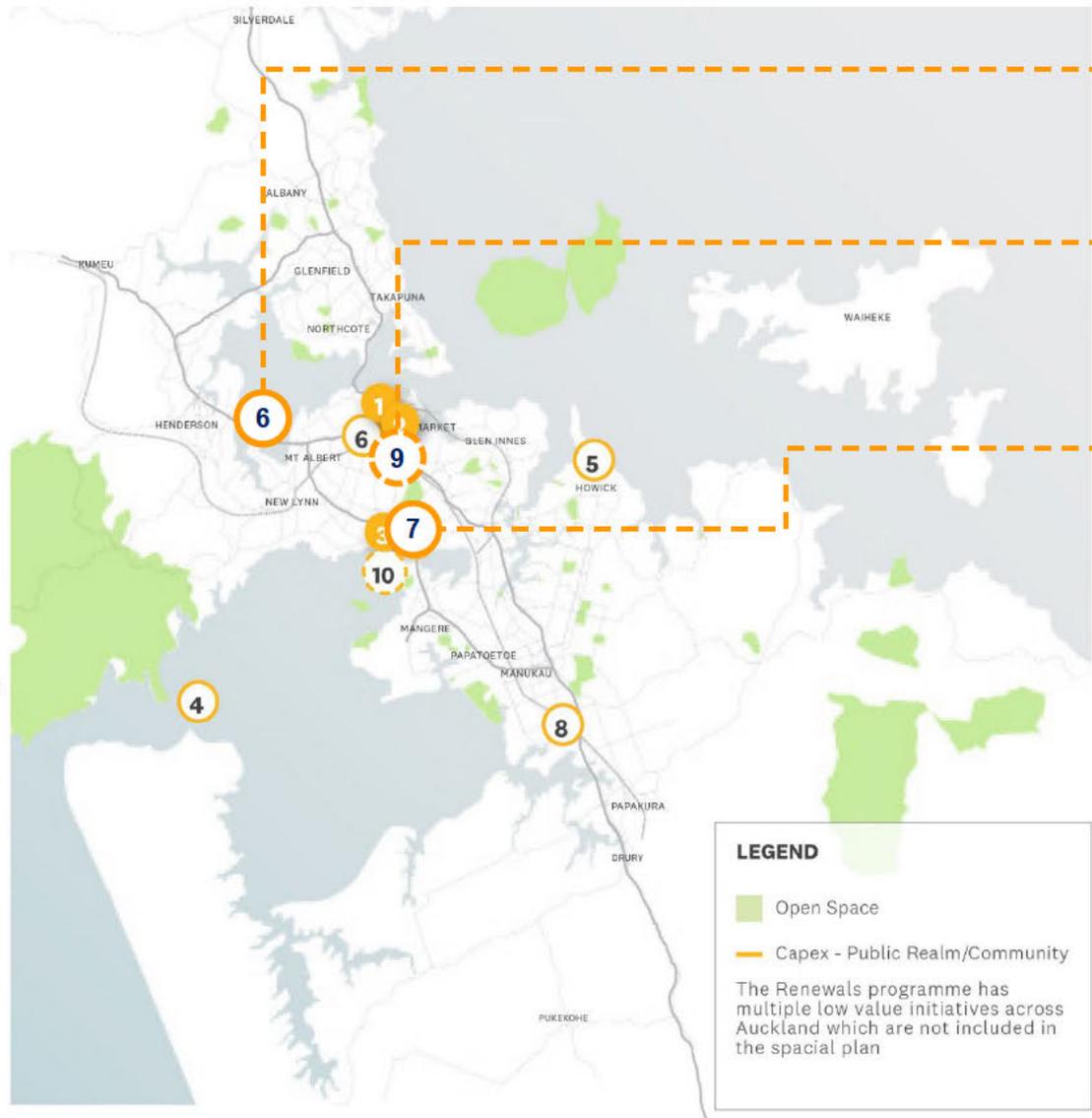
- 1 21 Princes Street, Auckland City - Roof Replacement
- 2 Wintergarden Pavilion - Café - Phase 1: Roof, window and minor H&S upgrades
- 3 Onehunga Wharf Renewals - Roading, Sheds, Admin Building and Dredging Works

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.

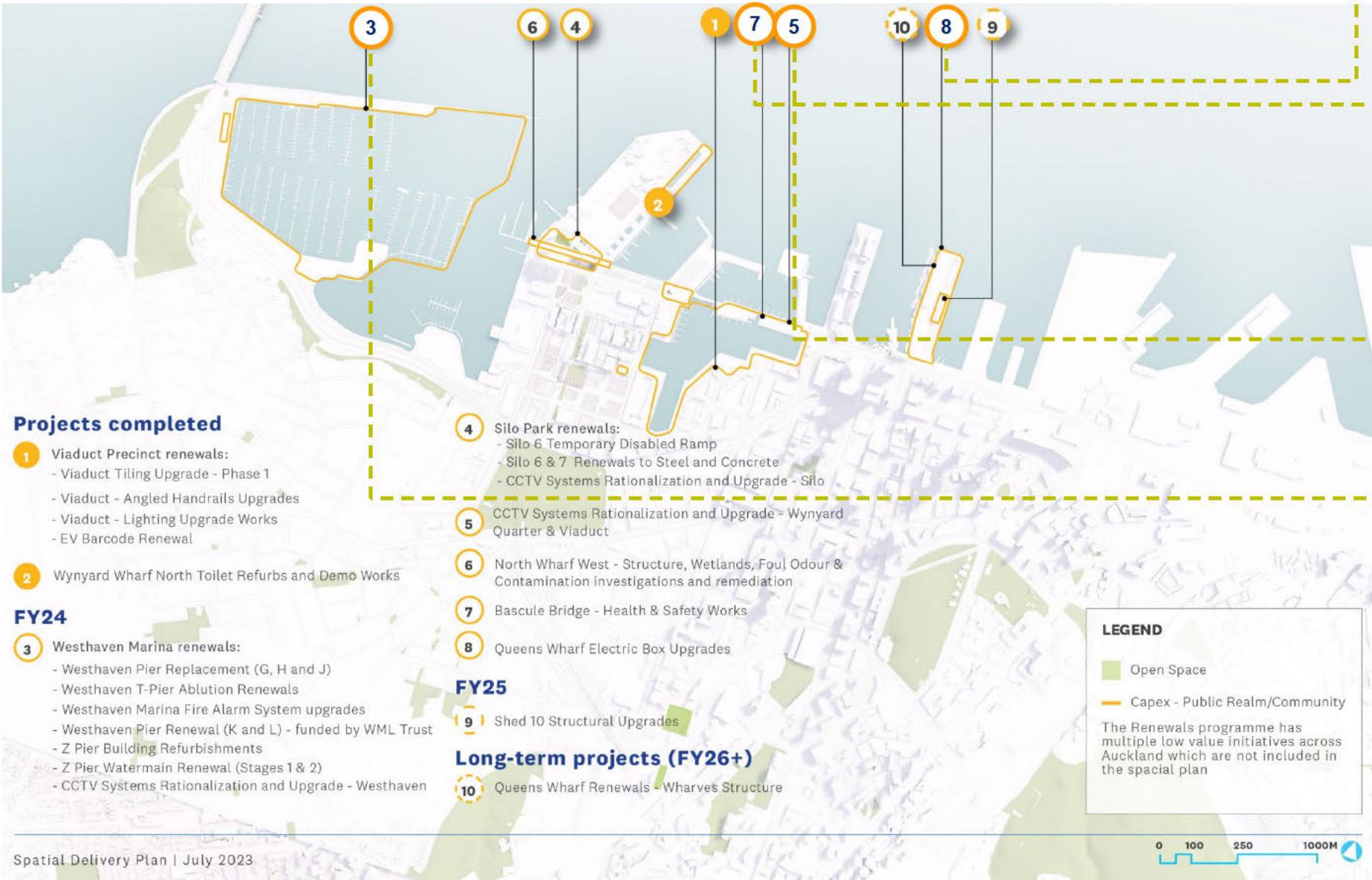
CCTV systems rationalisation and upgrade - Onehunga Wharf camera migration is currently underway and on course to be completed in April 2024.

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]

Projects completed

- 1** Viaduct Precinct renewals:
 - Viaduct Tiling Upgrade - Phase 1
 - Viaduct - Angled Handrails Upgrades
 - Viaduct - Lighting Upgrade Works
 - EV Barcode Renewal
- 2** Wynyard Wharf North Toilet Refurbs and Demo Works

FY24

- 3** Westhaven Marina renewals:
 - Westhaven Pier Replacement (G, H and J)
 - Westhaven T-Pier Ablution Renewals
 - Westhaven Marina Fire Alarm System upgrades
 - Westhaven Pier Renewal (K and L) - funded by WML Trust
 - Z Pier Building Refurbishments
 - Z Pier Watermain Renewal (Stages 1 & 2)
 - CCTV Systems Rationalization and Upgrade - Westhaven

- 4** Silo Park renewals:
 - Silo 6 Temporary Disabled Ramp
 - Silo 6 & 7 Renewals to Steel and Concrete
 - CCTV Systems Rationalization and Upgrade - Silo

- 5** CCTV Systems Rationalization and Upgrade - Wynyard Quarter & Viaduct
- 6** North Wharf West - Structure, Wetlands, Foul Odour & Contamination investigations and remediation
- 7** Bascule Bridge - Health & Safety Works
- 8** Queens Wharf Electric Box Upgrades

FY25

- 9** Shed 10 Structural Upgrades

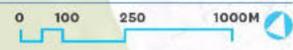
Long-term projects (FY26+)

- 10** Queens Wharf Renewals - Wharves Structure

LEGEND

- Open Space
- Capex - Public Realm/Community

The Renewals programme has multiple low value initiatives across Auckland which are not included in the spacial plan



Information paper

Health and Safety report April 2024

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

May 2024

Whakarāpopototanga matua | Executive summary

1. Two health and safety events were reported into Noggin, Eke Panuku’s health and safety reporting system, during April. One event involved a member of the public, who had a low impact collision with a piece of street furniture when dropping stock off for the night market on North Wharf. The other event involved a member of the public who accessed a construction site on Z pier whilst drunk.
2. There were no high or medium-risk events and one low-risk event reported in April.
3. Security contractors and Māori Wardens raised 68 safety observations during April, which involved members of the public outside Eke Panuku’s influence or control.
4. Bernardo Vidal has been appointed as interim Head of Health, Safety and Wellbeing for Eke Panuku.

Matapaki | Discussion

Head of Health, Safety and Wellbeing Manager actions

Appointment of Interim Head of Health, Safety and Wellbeing

5. Bernardo Vidal has been appointed as Interim Head of Health, Safety and Wellbeing.
6. Bernardo joins us from Fisher & Paykel. He is an engineer with a master’s degree in occupational health and safety and 19 years of experience, all in HS&W. Having worked in America and Oceania for British, Australian and Japanese international companies, he has experience in manufacturing, supply chain and commercial areas.

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

7. Improve HSW reporting including lead indicators that test the performance of critical risk areas, such as:
 - a. Property checks undertaken
 - b. Construction project risks
 - c. EAP data
 - d. Psychosocial risk assessment actions.
8. Psychosocial risk assessment plan



9. Property Risk assessment reporting
 - a. Establish property risk check reporting.
 - b. Agree monthly KPIs for Facility Managers to report against.
10. Capital Works inspections reporting
 - a. Establish capital works inspections reporting.
 - b. Agree monthly KPIs for Project Managers to report against.
11. Transition to Donesafe
 - a. Work with the Auckland Council team to transition H&S systems from Noggin to Donesafe by January 2025.

Health and safety key performance indicators

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

Measure	Performance March	Critical or high risks	Previous month (March)
Safety concerns	1	0	1
Near misses	0	0	2
Near Misses from Contractor reports	0	N/A	0
Lost time injuries	0	0	0
Medical treatment injuries	0	0	0
Other incidents	1	0	3
Total recordable injury frequency rate	0.5	N/A	0.5
Total incidents	1	0	3
Total events	2	0	6

Figure 1 - Health and Safety Key Performance Indicator Table

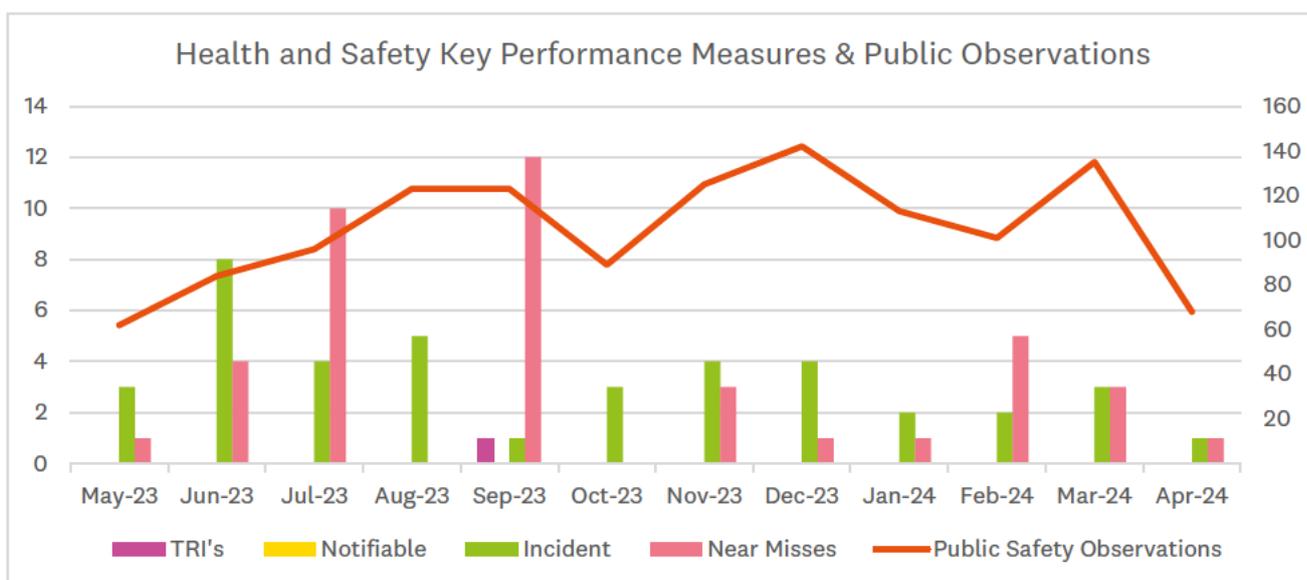


Figure 2 - 12 Month rolling H&S performance measures

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

13. There were two safety events reported into Eke Panuku's Health, Safety and Wellbeing system, Noggin, in April. Both incidents involved members of the public.
14. There were no contractor reports or contractor monitoring observations submitted in April.
15. There were no high-risk or medium-risk safety event reported leaving six low-risk events reported in April.

Notable low risk events

16. Incident 1

Date:	27 April 2024
Location:	North Wharf, Wynyard Quarter – Member of the public
Event:	Vehicle collided against street furniture.
Description:	A vehicle entered North Wharf to drop goods off for the night markets. Whilst manoeuvring through pedestrians the vehicle collided with a piece of street furniture.
Incident category:	Public Safety
Actual Severity:	Low
Potential Severity:	High
Immediate action taken:	Security guards arrived and spoke to the driver. No additional information is available.
Investigation needed:	Yes, ongoing.

17. Incident 2

Date:	29 April 2024
Event:	Intruder incident – Member of the public
Location:	Z Pier Building Refurbishment Project
Description:	A member of the public around 1:50 p.m. entered the premises by climbing over the green power box through the front deck and used the toilet facilities. The contractor upon learning about the intruder, waited for the intruder to come out of the toilet and they were escorted out of the premises. The intruder had trouble walking properly and was assisted by the contractors. The contractor then realized that the intruder was probably intoxicated.
Incident category:	Security
Actual Severity:	Low
Potential Severity:	High
Immediate action taken:	The contractor has expanded the coverage of the fencing to prevent similar occurrences.
Investigation needed?	No.

Public health, safety and wellbeing events

		Performance April	Previous Month (March)
Public Realm	Security and Māori Warden observations	68	135
	Public injuries	0	0
	Public incidents or observations	0	0

Figure 4 - 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.

18. There were 68 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 NZ Police and emergency services, Auckland Transport and parking enforcement.
19. The security guards patrolled the waterfront seven days per week. The Māori wardens patrolled the waterfronts on Friday and Saturday nights.

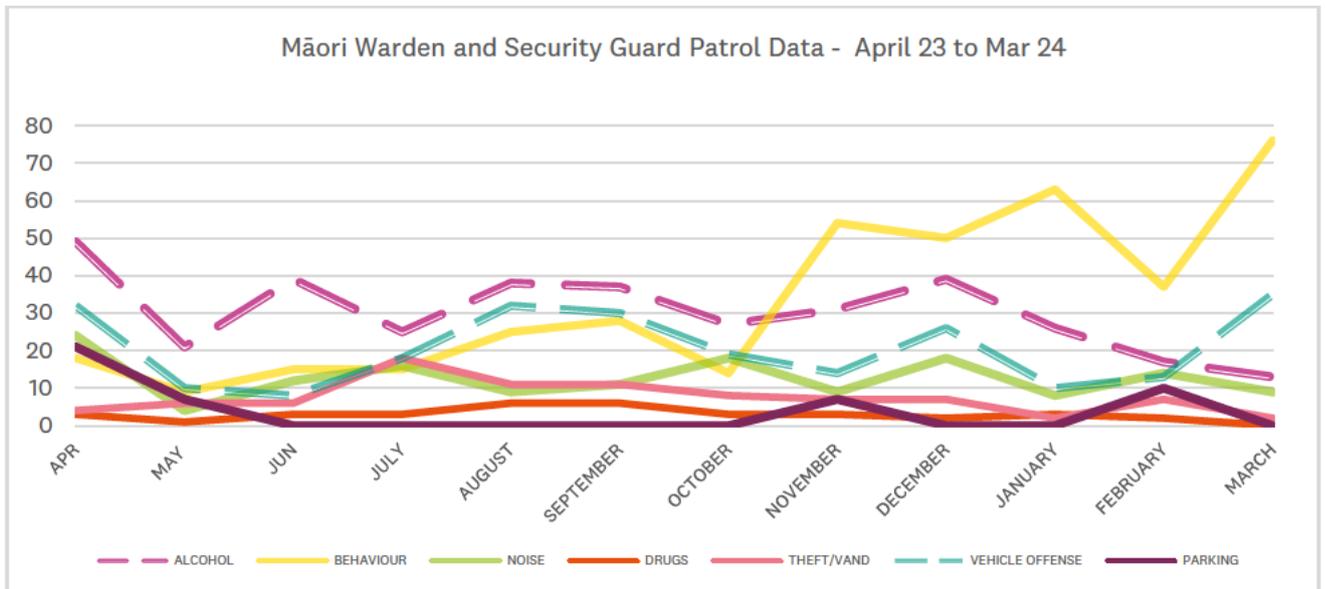


Figure 5 - Combined public observation data by category

20. The top three most common observations are highlighted below in Figure 6.

Rank	Issue	No. of observations
1	Behaviour	44
2	Vehicle Offences	9
3	Damage/Theft	9

Figure 6 - Top three issues raised through Waterfront Patrols in April 2024

Ngā tāpirihanga | Attachments

There are no attachments for this report.

Grants and Donations Plan FY25

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)).

Own Your Own Home Village Network

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)).

65 Haddington Drive, Ormiston - Go to Market Strategy

Author(s): Carwyn Walker, Head of Property Transactions

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:

- *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:

- approve the amended essential outcomes for the sale of 65 Haddington Drive, Ormiston.
- 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.
- note the change to the essential outcomes is the removal of the requirement to include residential.
- delegate authority to the Chief Executive to execute the required documentation to sell the property based on the following key terms.
 - Price at or above the current market valuation range based on independent valuation advice.
 - In accordance with the essential outcomes for the development being in general alignment with the following:
 - High quality design,
 - Active Ground Level,
 - Minimise vehicular entry impact,
 - Minimise car parking impact,
 - Quality landscaped / planted edges,
 - Environmentally sustainable development.
 - 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.

Whakarāpopototanga matua | Executive summary

- 65 Haddington Drive is a 7220m² vacant site that was approved for disposal by the Finance and Performance Committee at its 17 September 2020 meeting. The site had been identified as the

location for a new aquatic and leisure centre. However, in 2019 the location of the aquatic and leisure centre was reviewed and relocated to an alternative site (Barry Curtis Park).

2. In February 2021 the Eke Panuku Board approved exclusive negotiations in line with section 4.2 of the Eke Panuku Selecting Development Partners Policy, with Todd Property Group (Todd), for the sale of the site. If exclusive negotiations were unsuccessful, we were to proceed to an open market sale process.
3. Todd was selected as the preferred development partner for the Ormiston Town Centre and has a development agreement in place with Eke Panuku. In 2012 Eke Panuku and Todd prepared a master plan for the Ormiston Town Centre and this document has been used to guide development over time.
4. [REDACTED]
5. The property was subsequently marketed for sale through an open market sale process in February / March 2022 but did not sell.
6. Feedback during the marketing campaign was that the essential outcomes requirement of a "minimum of 40 residential units" was excluding some potential buyers who viewed the site as a commercial development opportunity without a residential component.
7. Eke Panuku executive has reviewed the essential outcomes, and we recommend removing the requirement for residential dwellings. We are comfortable that a solely commercial development is appropriate in the location, aligns with the masterplan and would be a good outcome for the Town Centre.
8. The site is zoned H10: Business Town Centre. It is acknowledged that both residential and / or commercial development would deliver benefits in this location whether it be additional housing and / or employment opportunities close to Ormiston Town Centre.
9. [REDACTED]

Horopaki | Context

10. Originally acquired by the former Manukau City Council in 1994 for the planned Ormiston and Flat Bush Town Centre development, the title was transferred from Auckland Council to Todd Property Ormiston Town Centre Limited to facilitate the Town Centre Development.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
September 2020 Finance and Performance Committee	Emergency budget sale of 65 Haddington Drive, Ormiston	Approved
October 2020 Eke Panuku Board Meeting	Eke Panuku Board Decision Paper.	Go-to-market strategy for 65 Haddington Drive with design and strategic outcomes approved.

Previous Board / Council engagement and decisions

Date and meeting	Document	Decision / Outcome
February 2021 Eke Panuku Board Meeting	Eke Panuku Board Decision Paper.	Go-to-market strategy for 65 Haddington Drive, exclusive negotiations with Todd Property Group, approved.

Nga whiringa me te taatai | Options and analysis

Kua whakaarohia nga whiringa | Options considered

11. After the property did not sell on the open market Eke Panuku considered the following options:
 - Hold the property for a period of time until the market improved then take the property to the market again with the same essential outcomes.
 - Review the essential outcomes in response to the market feedback received during the marketing campaign.
12. The option chosen was to review the essential outcomes as this could potentially increase the pool of purchasers / developers who may be interested in the site.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

13. Existing internal resources will be used to undertake the work including procuring services, negotiating the development agreement, reviewing the design, and monitoring the development agreement.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

14. A portion of the site (1,960m²) is unable to be developed with any structures but can be used for carparking. The 32m height limit (5-6 storeys) will help mitigate against this by allowing a smaller building footprint.
15. Adjoining the eastern boundary of the property is a site owned by Vector which has been developed with an electrical substation. These two transformers protrude into the site (710m²) and may have a perceived impact on the sale price.
16. Due to the current economic factors affecting property development the sale of the site could be delayed. Timing the marketing of the site following informal market soundings can help to mitigate this risk along with generally developer favourable terms on conditionality and settlement.
17. The essential outcomes have been reviewed. The recommended removal of a residential component is based on feedback from the previous marketing campaign. It will increase the pool of potential purchasers / developers who may be interested in this site and aligns with the master plan.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

18. The Howick Local Board supports the sale of the site and will be kept informed on progress.
19. Mana Whenua will be kept informed on progress.

Tauākī whakaaweawe Māori | Māori outcomes impact

20. Eke Panuku recognises the commitment to enable commercial opportunities for mana whenua as part of a wider commitment to achieving Māori outcomes in an open market sale process. The outcomes to be assessed as part of the sale process will include a 15% weighting for Māori outcomes.
21. Eke Panuku will provide advance notification of this opportunity to Mana Whenua before the go-to-market date.

Tauākī whakaaweawe āhuarangi | Climate change impact

22. Eke Panuku's climate objectives are supported by the requirement for the developer to target a Greenstar 5 building rating, or a minimum 7 star rating for apartment typologies, or a minimum 6 star rating for standalone, terraced or walk-up typologies.
23. The location of the site within an existing town centre close to existing infrastructure, including public transport routes, supports sustainable outcomes.

Ngā koringa ā-muri | Next steps

24. Eke Panuku will undertake informal market sounding to confirm developer interest in the site.
25. Dependent on the market soundings Eke Panuku will either hold the site until there is sufficient developer appetite or procure a real estate agent to market the site for sale through an open market sale process.
26. After undertaking the sale 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

Ngā kaihaina | Signatories

Allan Young, GM Development

David Rankin, Chief Executive

eke

Ormiston

65 Haddington Drive

Ormiston

Essential Outcomes and Design Guidance

May 2024 | Revision B





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65 Haddington Drive

Ormiston

Essential Outcomes and Design Guidance

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REVISION	DATE	DESCRIPTION
B	2024-05-13	

INTRODUCTION AND PURPOSE

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

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

- + Eke Panuku review process
- + Eke Panuku and Council's vision for the site
- + Site description
- + Essential outcomes
- + Design guidance + precedents

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

THE OPPORTUNITY

The site is a well located development site fronting onto the main road, Ormiston Road. Located centrally to most town centre activities, with wide frontage onto main road makes it an ideal opportunity for a business, mixed use typology.

The site is vacant and acquired by the former Manukau City Council in 1994 for the planned Ormiston and Flat Bush Town Centre development. As part of the planned Town Centre development, this site was marked as a location for an aquatic and leisure centre. In 2019 the location of the proposed aquatic and leisure centre was reviewed and relocated to an alternative site (Barry Curtis Park). As such, council no longer requires 65 Haddington Drive for the purpose for which it was acquired and it is now available for sale.

The site is zoned H10: Business Town Centre and is ideal for a residential or commercial development that incorporates some activation at ground level along the public facing street, Ormiston Road. This is a site that can bring additional housing or employment opportunities within close proximity to Ormiston Town Centre's unique metropolitan environment with exciting retail and commercial opportunities, to create the perfect balance for modern life.



Street view on corner of Ormiston Rd and Haddington Drive towards the site - looking east.



Street view along Ormiston Rd with the site to the left - looking west.



View towards the site from Haddington Drive - looking south-east. It shows the transformers on site and south boundary treatment.



Street view along Ormiston Rd with the site to the left - looking west. Shows the scale and type of built form along the street.

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



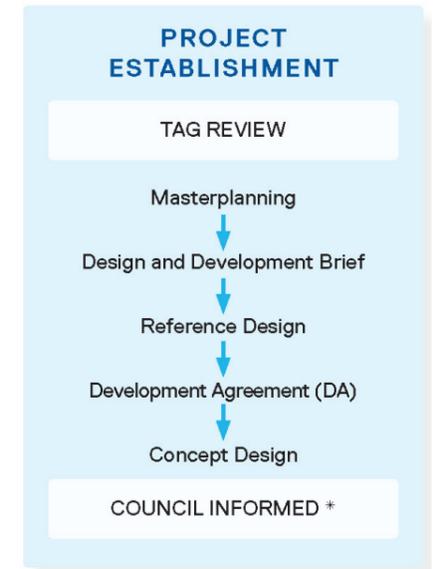
Auckland Council / Eke Panuku Alliancing Framework

COLLABORATING WITH EKE PANUKU

- + We seek a collaborative process around design to enable a productive and open dialogue on site outcomes from inception through the resource consent stage and beyond.
- + A complete design package is to be provided to Eke Panuku Design Team at concept stage, and prior to lodging resource consent and building consent for review and approval.
- + Development partner is required to obtain Eke Panuku’s approval 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.
- + Eke Panuku’s Design Team will prepare a design review document (a memo) stating our recommendations and assessment in relation to the Essential Outcomes and Design Guidance document (this document).
- + Eke Panuku design review includes the use of an independent design review panel called the Technical Advisory Group (TAG). Eke Panuku will refer to TAG’s recommendations as a guidance and rationale for our approval.

THE TECHNICAL ADVISORY GROUP (TAG)

- + The Technical Advisory Group (TAG) is an Eke Panuku independent design review panel made up of industry professionals working within the disciplines of Architecture, Urban Design and Landscape Architecture.
- + TAG is involved at each stage of Eke Panuku’s regeneration programme from masterplanning, reference designs, concept through to resource consent stages.
- + TAG review for site sales is typically required at Concept stage and prior to obtaining Resource Consent to ensure the proposal has taken the correct direction.
- + TAG is used also for regulatory review by Council instead of AUDP. Eke Panuku and Council staff work together on preparation of the cover notes and attend TAG. TAG review that involves Council usually happens after the pre-application meeting, but Council can be involved or informed earlier depending on the type and complexity of a project.
- + If at a later stage a proposal needs fundamental design changes, Eke Panuku may require additional panel review to ensure high quality outcomes.



Project Life Cycle, TAG review and Council involvement

VISION FOR THE SITE

In 2016 Auckland Council and Todd Property Group prepared a masterplan for Ormiston Town Centre. Respondents should ensure they respect and deliver ambitions of the masterplan.

The Masterplan envisaged a publicly owned building on the site - an aquatic centre. This vision is changed now, and this site is offered for sale. However, the principles and objectives that were attached to the original sale agreement still apply.

THE OBJECTIVES FOR THE LAND IN ORMISTON

1. To create a new town centre in Flatbush that:

- a. Provides a high quality public environment
- b. Has a strong sense of place, belonging, pride in community ownership; and
- c. Achieves each of the critical success factors set out below

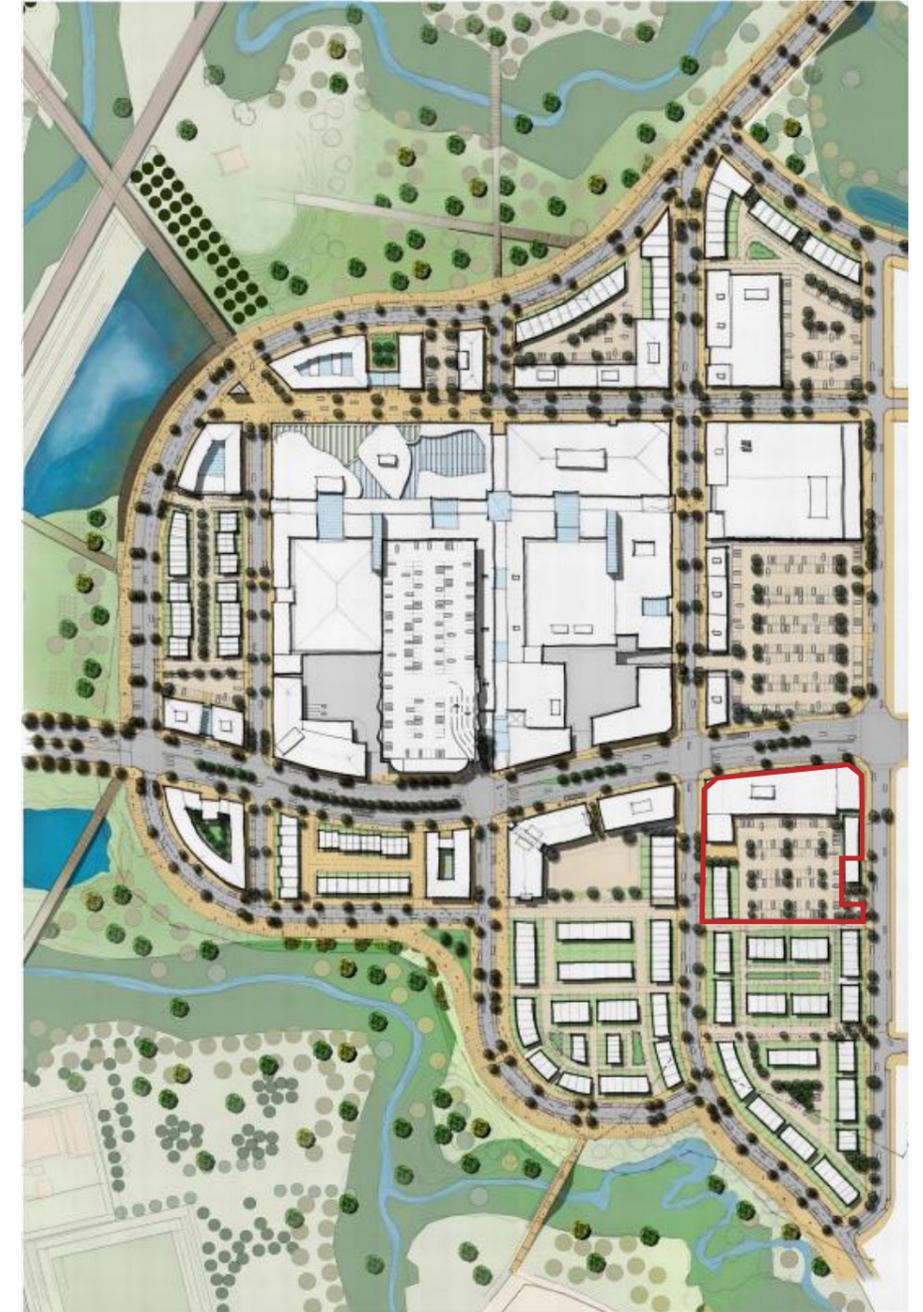
2. To achieve long term sustainability for Council, business, residential and community activities in the town centre

The agreement included Critical Success Factors and Tangible and Intangible outcomes.

The Success Factors and outcomes that apply to this site include:

Critical Success Factors	Tangible	Intangible
Urban Design	<ul style="list-style-type: none"> + Clear urban structure + Urban as opposed to suburban, urban densities + Quality pedestrian environment + Integration with park 	<ul style="list-style-type: none"> + Activities suggested by buildings and places + Public to private graduation + Opportunities to mix
Community Ownership	<ul style="list-style-type: none"> + Opportunities for local business participation + Thriving community participation 	<ul style="list-style-type: none"> + Feeling of association + Identifying with the town centre + Community pride

Innovation	<ul style="list-style-type: none"> + An advance in each aspect of the development, construction, product, management 	<ul style="list-style-type: none"> + Recognised as a place of innovation, creative solution + Community wealth creation
Diversity	<ul style="list-style-type: none"> + Buildings, places, styles, materials, irregularity + Opportunities for layering 	<ul style="list-style-type: none"> + Diversity of use, residents, employment, working and relaxing, age and ethnicity
Attraction	<ul style="list-style-type: none"> + Quality of design and finish, materials + A landmark 	<ul style="list-style-type: none"> + People want to go / be there + The place of choice
Security	<ul style="list-style-type: none"> + Good lighting, places that welcome people + Buildings and places that are cared for 	<ul style="list-style-type: none"> + Active places, friendly policing, shared ownership of care
Sustainability	<ul style="list-style-type: none"> + Environmentally sustainable, energy efficient in materials and design + Transportation choice – bus, cycling, walking + Staged development with ability to adopt over time 	<ul style="list-style-type: none"> + Continuous development + Leadership by example
Brand	<ul style="list-style-type: none"> + Quality of place 	<ul style="list-style-type: none"> + Quality of community
Management and Maintenance	<ul style="list-style-type: none"> + Well managed + An example of leading civic administration + Appropriately funded to maintain a “safe, smart, clean” presentation 	<ul style="list-style-type: none"> + Attractive to residents and commerce + Maintaining a sense of vitality



Ormiston Masterplan

In the masterplan Site at 65 Haddington Drive showed a built form fronting Ormiston Drive and a carpark behind. Initially it was planned as an aquatic centre. Some of these characteristics would still apply for other uses, such as position of the majority of the built form and vehicular entry point.

SITE DESCRIPTION

65 Haddington Drive, Ormiston

The site is located on the northern end of a block, with Ormiston Road to the north, Haddington Drive to the west and Pencaitland Drive to the east. The southern boundary is shared with a row of townhouses that face south. The site includes a substation on its eastern boundary.

Site address:	65 Haddington Road, Ormiston
Site area:	7,200 m ²
AUP Zoning:	Business Town Centre Zone
Precinct:	Flat Bush (no additional requirements apart from zone controls)
Permitted max height:	32.5m
Carparking:	No minimum car parking requirements.
Frontage:	Non- residential uses at ground floor where facing public open spaces including streets.
Other Features:	

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

CONSTRAINTS AND OPPORTUNITIES

- + Site is large and flat and regular in shape (except for the transformers).
- + Fronts onto the main street, which means it is ideal for retail and commercial use.
- + Vehicular access is limited to side streets.
- + There's an established footpath along the main pedestrian frontage on Ormiston Road.
- + Site has a covenant that precludes any structures built within zone A to the south of the site.
- + Zoning and height allowance provides a great opportunity for this site.



Existing site aerial and survey information



INDICATIVE BOUNDARY



AREA 'A' HAS RESTRICTION REGARDING BUILDING ANY STRUCTURE ON THIS LAND EXCEPT DRIVEWAYS, PARKING OR SOFT LANDSCAPING AND LIGHT POLES

ESSENTIAL OUTCOMES

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

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

1. High quality design:

- a. Proposal must demonstrate high quality architectural design that includes articulation of the building/s and use of high quality materials.
- b. No setback to Ormiston Road.
- c. Height of built form along Ormiston Rd must be no less than existing buildings in the immediate context.
- d. Continuous canopies are required for shade and rain shelter along the frontage of the building - along Ormiston Road.

2. Active ground level: The frontage along Ormiston Road must be activated with uses and architectural treatment that can engage with the public. Main pedestrian entries to the building must face the street. The uses preferred along this frontage include retail, commercial, public use or residential lobbies.

3. Mana whenua outcomes:

- a. Mana whenua aspire to see themselves reflected in the urban landscape of their ahi ka (homeland). To ensure this happens, the development partner must 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.
- b. Development partners must acknowledge and celebrate the rich cultural narratives of mana whenua in the area through the development either in the public realm/landscape or built form, or both.

4. Vehicular entry: No vehicle access off Ormiston Road. Vehicle access into the site should come off Haddington Drive with a maximum of two entries in total. Entry/ exit off Pencaitland Drive is acceptable. Vehicle entries must be designed to minimise their impact on pedestrian amenity.

5. Minimised car parking impact:

- a. Any parking within the building footprint must be either basement, semi-basement or sleeved i.e. no blank walls/ garage doors/ multiple vehicle crossings along Ormiston Road frontage.
- b. Any surface parking must be 'screened' or 'hidden' behind the proposed built form when viewed from Ormiston Rd. On other street frontages screening of the surface carpark is allowed through landscaping, but preferred screening by built form.
- c. Surface carparking must be softened by landscaping including specimen trees dispersed within the carpark.

6. Quality landscaped/planted edges: Proposal must include high quality landscape and planted edges along the boundaries where setback is proposed.

7. Environmental sustainability: Proposal must include New Zealand Green Building Council (NZGBC) certification: minimum Five Green Star rating for commercial uses over 1,000sqm and minimum Homestar 7 rating certification for apartments and Homestar 6 rating certification for townhouses. Green Star and Homestar ratings must conform with the Eke Panuku curated pathway of credits.

8. Design Guidance: The proposal must demonstrate how it takes into account the Design Guidance (next section) in the proposed design.



- SITE BOUNDARY
- ACTIVE/OCCUPIED FRONTAGES AT GROUND FLOOR
- NO SETBACK TO ORMISTON ROAD - CONTINUOUS BUILDING LINE
- LANDSCAPE BUFFER IF NO BUILT FORM PROVIDED
- AREA WHERE BUILDING STRUCTURE IS ALLOWED - MIXED USE/COMMERCIAL/ RETAIL/RESIDENTIAL - TREES AND LANDSCAPING REQUIRED IF SURFACE CARPARK IS PROVIDED
- VEHICULAR ACCESS OFF HADDINGTON DRIVE - AND ALTERNATIVE FROM PENCAITLAND DRIVE
- AREA A HAS RESTRICTION REGARDING BUILDING STRUCTURE ON THIS LAND EXCEPT DRIVEWAYS, PARKING OR SOFT LANDSCAPING AND LIGHT POLES (TREES AND LANDSCAPING REQUIRED IF SURFACE CARPARK IS PROVIDED)

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.

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 Ormiston Town Centre.
- ii. The design proposal should include a context analysis and design response, and refer to the main objectives of the masterplan.

b. Mana Whenua approach

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

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 and screened or concealed from view from the public realm, and minimise noise emissions.
- vi. Consider integrating rooftop plant, including PV panels into the design of the roof rather than allowing it to appear as an applied afterthought.

d. Apartment and office space 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

e. Landscape response

- i. The proposal should consider tree within surface carparking to be distributed to achieve 40% canopy cover in order to increase cooling effect. Documentation of proposed species, anticipated growth and location should be considered and provided within the concept plan.
- ii. 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.
- iii. Consider maintenance requirements for any soft landscaping through design process.

f. Pedestrian access and street activation

- i. Universal Design principles should be applied 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. pedestrian connection from any carparking areas to the building should be also considered within the property.

g. Parking

- i. Car parking on the site should be limited to a minimum, and proximity to the public transport options taken into account.
- ii. Consideration should be given to car share schemes as alternatives to traditional private car parking, for businesses and for private apartments.
- iii. 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.
- iv. Loading or parking entries should be minimised and screened.

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

h. Environmental response

- i. Eke Panuku Corporate Responsibility Team can assist in the streamlining of achieving a Homestar 6 and Greenstar 5 rating through the use of the Eke Panuku checklist.
- ii. Consider the environmental sustainable design (ESD) principles including potential for low embodied material use, water conservation and waste management, including construction waste.
- iii. Consider water sensitive design solutions on site to improve quality and reduce quantity of stormwater runoff.

PRECEDENTS

The following precedents are examples of different building forms for a mixed use or commercial uses. Each illustrates a different facade treatment that provides sufficient interest in the urban scale, ensures quality and responds to the current and future character of Ormiston Rd.

Each is an example of the expected standard of design and construction, and each reflects some quality relevant to the 65 Haddington Drive opportunity: be it scale, use, response to context and environment, architectural treatment, sustainable design or historical and cultural expression.



Lot 3, Ponsonby,
Three storey mixed use with active ground floor. Good variety of facade treatment along the main street.



Mosman, Sydney
Mixed use apartment building with retail ground floor. Upper levels are set back to reduce bulk on the street frontage.



Double Bay, Sydney
Mixed commercial and public use building fronting the main road.



Williamson Ave and Pollen St, Ponsonby
Mixed use commercial building with good corner treatment and attention to ground floor shade and activation.

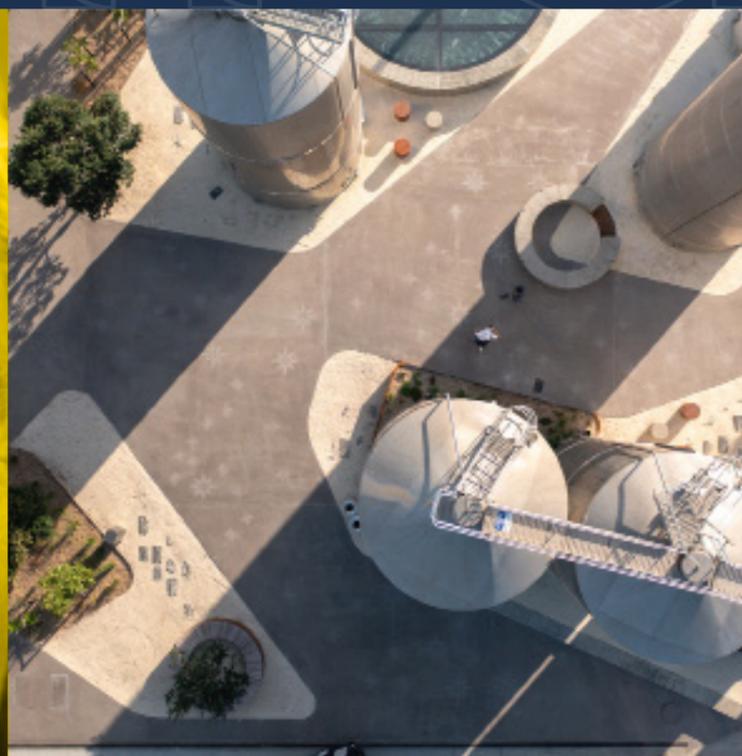


Turanga Library, Christchurch
The design includes sophisticated facade treatment in a simple form, which is suitable for Ormiston Rd and can be adapted to other use.

eke

ngā mihi

ponomiki



Waterfront activity pilot update

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)).

Approval of SOI Target for 2024-25

Author(s): Marian Webb

May 2024

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- 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.

Whakarāpopototanga matua | Executive summary

2. Every year we agree with the council team our contribution to the Council Group's asset recycling target as set out in the LTP.
3. Eke Panuku's SOI commitments for FY 25 are as follows:

Category	FY	Target
Asset recycling unconditional sales	FY25	\$60m
Transform and Unlock Target:	FY25	\$16m
Total	FY25	\$76m

4. The sales target for this year (2023-24) is \$155m made up of \$115m from general asset sales and \$40m from the Transform and Unlock programmes. We are currently forecasting to exceed the general asset sales target. The Transform and Unlock sales target will not be met as some conditional sales are now expected to go unconditional in subsequent years. Overall, we anticipate achieving total unconditional sales of circa \$150m across the two targets.
5. The target for FY25 has been reviewed closely to ensure that current market conditions are reflected in the assumptions as to probability of sale. They have also been appropriately risk adjusted by the GM and Head of Development in conjunction the GM of Assets and Delivery.

Horopaki | Context

Nga whiringa me te taatai | Options and analysis

Kua whakaarohia nga whiringa | Options considered

6. The target has been agreed taking into account the range of considerations listed above in order to agree a realistic but conservative target.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

7. This target forms part of our quarterly financial reporting to Auckland Council. There are no resource implications.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

8. Property market - ongoing monitoring of market and close engagement with development partners.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

9. Engagement with Local Boards is undertaken on the sale of properties in their areas. Updates are provided to the Governing Body on significant sales, as required.

Tauākī whakaaweawe Māori | Māori outcomes impact

10. Sites sales will continue to be advanced in line with the Selecting Development Partners Policy which seeks to provide commercial opportunities for Mana Whenua Iwi.

Tauākī whakaaweawe āhuarangi | Climate change impact

11. Site sales will continue to be advanced in line with the Eke Panuku Sustainable Building Standards.

Ngā koringa ā-muri | Next steps

12. Auckland Council will confirm this target as part of the Long-term plan and it will be included in our Final Statement of Intent to be approved by the board in July.

Ngā tāpirihanga | Attachments

There are no attachments for this report.

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

Allan Young, GM Development

David Rankin, Chief Executive

People and Culture Update

Author(s): Alaina Cutfield

May 2024

Parts of 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:

- *protects the privacy of natural persons s7(2)(a)*

Whakarāpopototanga matua | Executive summary

2. This report provides an update to the board on three pieces of work led by the People & Culture team. This includes;
 - People Strategy
 - Employee engagement survey actions
 - Talent and succession planning

Matapaki | Discussion

People Strategy

See Attachment A

The People Strategy outlines the Eke Panuku people promise; what people can expect from Eke Panuku and what makes Eke Panuku an amazing place to work. It aims to connect the current context with future aspirations. It provides clarity on the people priorities and the plan to achieve them over the next three years with specific actions for financial year 2024/2025. It has been developed considering the context we are operating in and staff feedback.

In 2019 the Eke Panuku Employee Value Proposition (EVP) was developed which informed the People Strategy. It was intended to revisit this work in 2022 considering the change in context however this was delayed due to organisational change. At the end of 2023 staff focus interviews were conducted as part of reviewing the EVP. The feedback from these interviews alongside the engagement survey, research on trends and other People Strategies was used to produce this People Strategy.

Engagement Survey

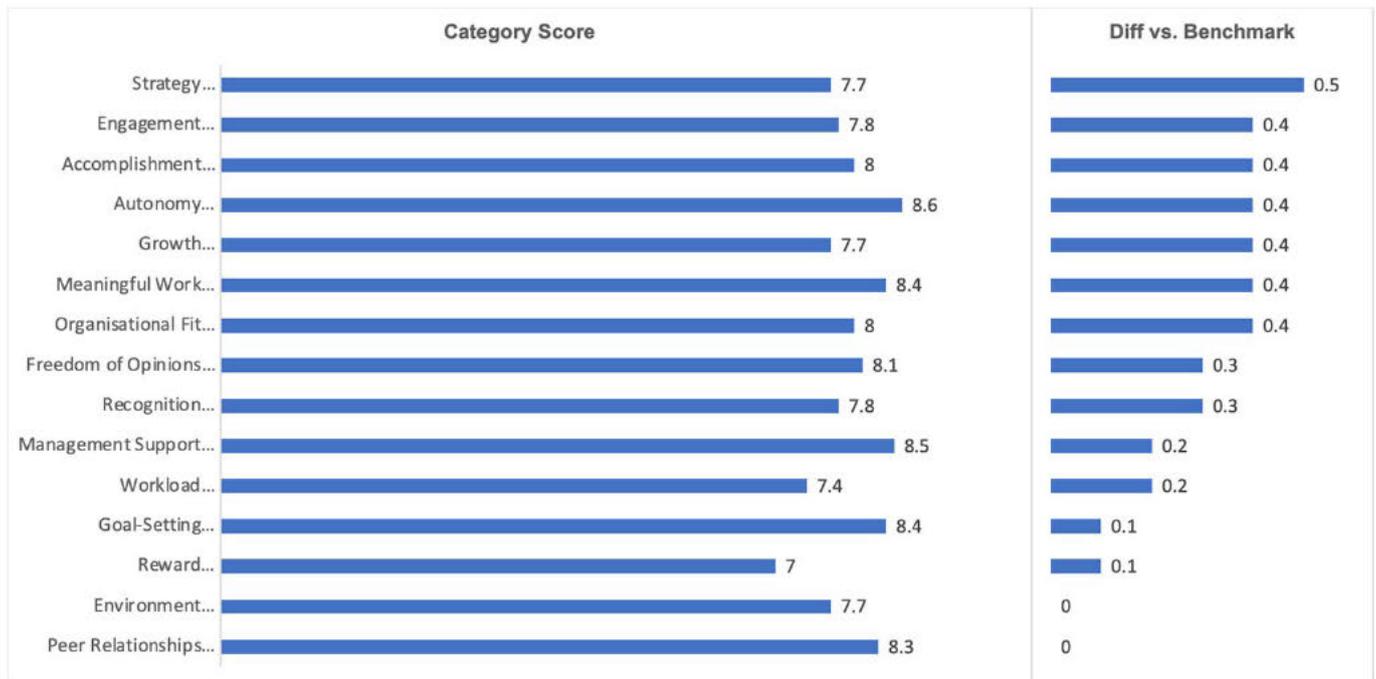
In March an update was provided to the Board on the February employee engagement survey results. Further information was requested to understand Eke Panuku management response. The survey ran from 13 February to 26 February. 88% of Eke Panuku employees completed the survey, providing 1696 comments. The overall engagement survey results were discussed at the Executive Leadership Team where organisation wide actions were agreed considering the results and comments. General Managers then worked with their lead teams to distribute the results and form actions.

Organisation wide results and actions:



The overall engagement score is at 7.8 out of 10, slightly lower than the 8.0 score from the last round in July 2023 but still placing Eke Panuku in the top 25% of the government industry benchmark. The overall score for diversity and inclusion remained the same from last round at 7.9, 0.3 below the benchmark. Health and wellbeing scores are strong, however there has been a decrease overall from 8.3 in July to 8.0 since last round. Eke Panuku is still 0.4 above the benchmark in this area.

The engagement survey question set includes 15 key drivers. The below graph presents the result for each driver compared to the government industry benchmarks. This shows we are performing well against benchmark, despite a slight decrease across the drivers since last survey round.



Overall, the survey indicated a positive culture where employees enjoy contributing to Auckland, utilising their strengths, and collaborating with colleagues.

At an organisation level there are four focus areas:

- **Office environment** - while most feedback about the new office was positive, issues such as kitchen equipment availability, difficulty finding meeting rooms, being cramped and short of workstations impacted the result. Kitchen equipment issues have been addressed. It is expected that once level 21 is open employees will be more satisfied with a lot more flexible working stations and meeting space.
- **Remuneration** - continues to be an area of improvement with some greater transparency and understanding of the remuneration framework requested. Some people expressed frustration regarding the differences in pay application last year due to the obligation to pay December CPI to those eligible under the Collective Employment Agreement but not others.

Actions to respond include;

- Providing guidance to all staff on the strategic pay banding system and how this is applied.
- Communicating where role pay bands can be found.
- Publishing gender and ethnicity pay gaps.
- Working with Council on our collective bargaining strategy for October 2024.
- **Workload pressures** - Additional roles have been approved for specific areas where issues were identified. Training and support is being provided to people leaders to support prioritisation and realistic goal planning for the financial year ahead.
- **Matrix working** - Feedback showed matrix operating model is generally seen as effective. The 'matrix' refers to how our functional teams work together to deliver projects. Renewed working sessions on our operating model will be used to further enhance clarity and collaboration and consider how we can more effectively build new starter understanding of the model. These sessions are underway, a workshop with Priority Location Directors reviewing the model has taken place and a session with Functional Leads is being planned.

In relation to health and wellbeing, once the psychosocial risk assessment has been completed it will be considered alongside the engagement survey results to form an action plan.

All directorates have communicated their results and have action plans in place to respond to specific localised feedback. Across the directorates Diversity and Inclusion results remained relatively stable. Engagement and Health & Wellbeing results had more variances.



Talent and succession planning

In March ELT conducted its usual talent review and succession planning session. This involved discussing performance, potential, and development opportunities focused on our tier three employees. Attachment B provides an overview of talent and succession planning.

Being a relatively flat organisation of approximately 220 people, 37 are in the marina and 136 unique roles, succession planning is limited. People tend to desire an upward trajectory however given our structure, size and the range of different disciplines this isn't always possible.

The talent review sessions provide opportunity to discuss key talent and what opportunities there are across directorates to support growth and retention. The executive team are committed to getting better at mobilising talent across directorates. It has been discussing, for example, job shadowing of Priority Location Director roles and providing opportunities for people to act in these positions while incumbents are on leave.

A focus on quality conversations and individualised development plans remains a priority which will be reinforced as performance goals and development plans for the set for the financial year ahead.



Nga whiringa me te taatai | Options and analysis

Kua whakaarohia nga whiringa | Options considered

3. Not applicable

Ngā ritenga ā-pūtea | Financial and resourcing impacts

4. Not applicable

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

5. Not applicable.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

6. Not applicable

Tauākī whakaaweawe Māori | Māori outcomes impact

7. Not applicable

Tauākī whakaaweawe āhuarangi | Climate change impact

8. Not applicable

Ngā tāpirihanga | Attachments

Attachment A – People Strategy

Attachment B – Talent and Succession

Eke Panuku
people
Strategy

eke

panuku

He mihi

Tēnā koutou ngā mana whenua
me ngā iwi e noho nei ki raro i
ngā maunga whakahii o Tāmaki
Makaurau, tēnā koutou kātoa.

Me mahi tahi nei tātou kia tūtuki
ērā wawata mō te oranga o ngā
iwi kātoa o te wāhi nei.

“To the people of the land and
those residing under the sacred
volcanic mountains of Auckland,
greetings to you all. Let us all work
together to fulfill our dreams so
that we may all prosper in this
beautiful city”.



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How we work

Our behaviours

Our people promise

Our people priorities

Our culture

Our capability

Collaboration

Capacity

Whakatauki

People strategy on a page

References



Introduction from the Chief Executive

Here at Eke Panuku, we're passionate about delivering quality urban regeneration and astute property portfolio management for Tāmaki Makaurau Auckland. Key to our success is bringing together people with different skills, talents and expertise, to achieve our vision of creating amazing places.

We are committed to providing a thriving culture where everyone feels valued, supported and empowered to contribute their best.

We promise our people opportunities to make a meaningful impact through collaborative efforts and continuous growth.

We prioritise creating an inclusive environment and transparent communication to collectively create amazing places that inspire pride and enrich communities.

This strategy is our promise to our people. It aims to connect our current context with our future aspirations. It will provide clarity on our priorities and the steps we will take to achieve them over the next three years. Included is the actions for financial year 2024/2025.

David Rankin
Chief Executive

Our context

The employment landscape has changed significantly and will continue to change in the future. How we adapt is key.

- Post-COVID, we saw a significant shift toward hybrid working. Eke Panuku has embraced a hybrid working approach, however, this needs to be balanced with how we maintain our productivity, culture, collaboration and a learning environment.
- In recent years, workplace wellbeing has evolved from a focus on protecting from harm to a more proactive and holistic approach. With this increased emphasis, we need to ensure our people feel empowered and supported to take care of their wellbeing. We also need provide a safe and healthy work environment.
- Tāmaki Makaurau Auckland is a diverse city that brings together a rich mix of people, cultures and communities. As our city grows and changes, so too will our diversity. We want a highly inclusive culture where everyone feels safe, valued and supported to reach their full potential.
- The rise of artificial intelligence (AI) may impact the roles and skills we need in the future. We need to consider how we develop our people to meet and adapt to these needs.
- We have the greatest number of generations in the workforce than ever before. We need to create an inclusive environment for all ages - focusing on health, continuing education, and knowledge sharing.

Our context

We are a commercial entity operating in the public sector delivering meaningful outcomes for future generations.

- We are small but we make a difference. Our size means we can be agile in how we think and work, but big enough to deliver real tangible outcomes for our city. We need to ensure we have the right people to deliver our mahi while ensuring workloads are manageable.
- We operate in a complex environment. Parts of our workforce are required to think and work with a commercial mind-set while operating in a public environment. This environment requires resilience and grit but provides a great landscape for learning and career growth.
- We are diverse in the work we do. We work in many locations across Tāmaki Makaurau to deliver urban regeneration. We also operate the Southern Hemisphere’s largest recreational marina and manage land and buildings on behalf of Auckland Council.
- We are constantly evolving, taking a ‘do, learn, do’ approach to our mahi. This philosophy enables us to experiment, refine our strategies and empower our teams to explore new ideas and solutions.
- Our work is meaningful. We are creating amazing places for future generations to love. The work we do matters and provides real outcomes for our communities.
- People are our greatest asset. Our employee feedback consistently highlights ‘people’ as one of the things they love most about working for Eke Panuku. How we work together is essential to our success and how we look after our people is essential to maintaining our amazing culture.

Our context

We have...

- 8 Directorates
- 220 employees
- 55 People Leaders
- 136 different types of roles

Engagement Score 7.8

This is 0.4 above benchmark and in the top 25% of Government organisations

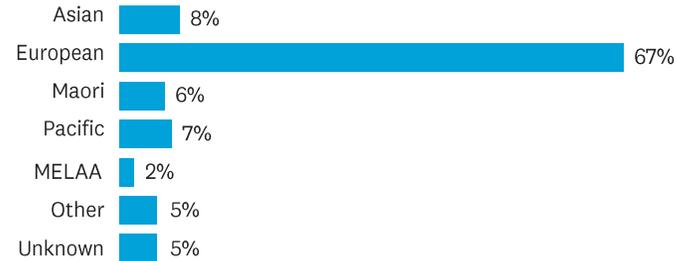
Our Strengths

- Meaningful Work
- Personal growth
- Our people

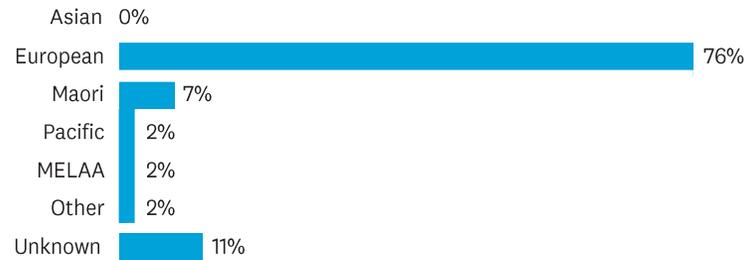
Our Opportunities

- Work environment
- Reward

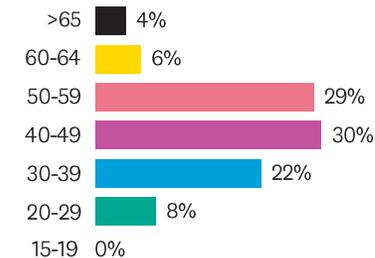
Ethnicity



Leadership Ethnicity



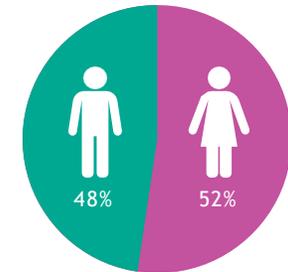
Age



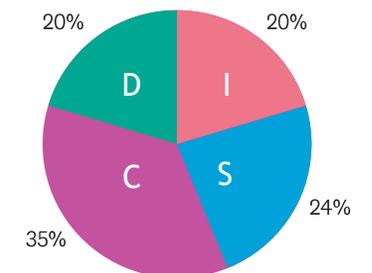
Gender



Leadership Gender



Thinking Styles



How we work

Eke Panuku delivers world class urban regeneration to Tāmaki Makaurau Auckland or as we like to put it, creating amazing places.

We do this through our two core functions:

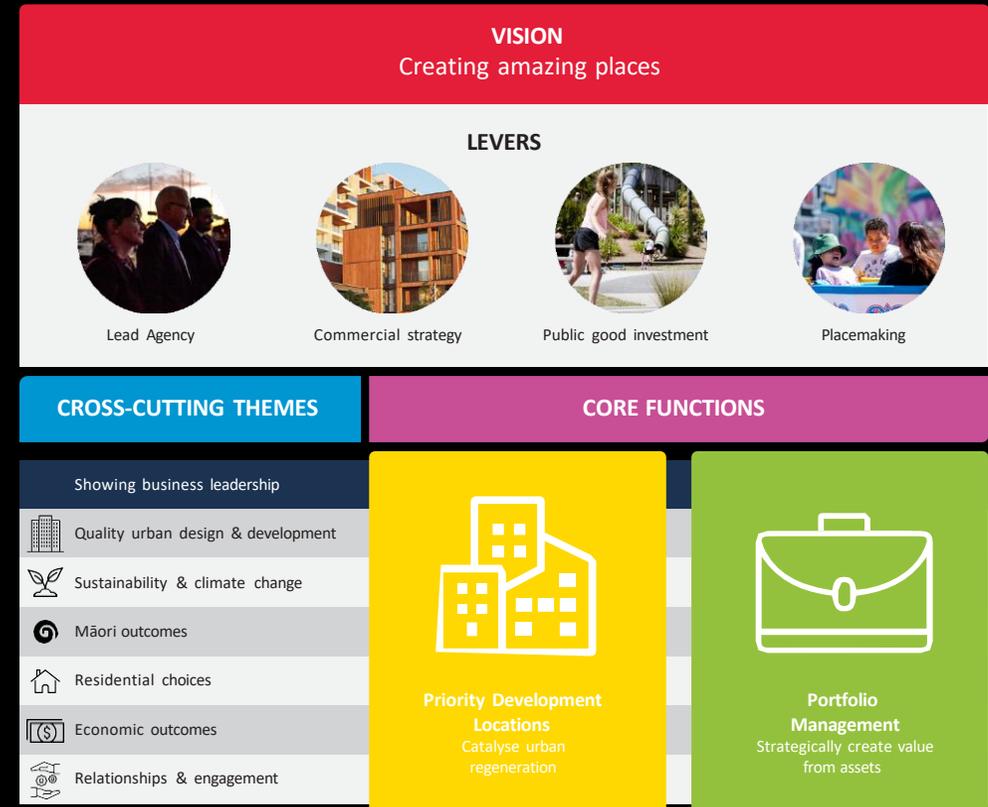
- Priority Development Locations – this is our urban regeneration programmes across Tāmaki Makaurau
- Portfolio Management – this includes the property portfolio made up of council’s non-service properties.

Creating amazing places for Auckland requires many different skills working together. Collaboration and connection is an important part of our culture. We know that when we work closely with others, we achieve better outcomes than we would alone.

To achieve our vision, we need the right mix of skills and capabilities, effective leadership, a clear operating model and a culture built on shared behaviours. Every member of the team brings some magic to our mahi and we acknowledge the privilege we have to work with the people of Tāmaki Makaurau to build a better city.

This strategy will ensure we continue to build on the capacity, capability, collaboration and culture to achieve our vision.

Our strategic framework



How we work

Our behaviours anchor our culture and acknowledge the different skill sets we bring to achieve the best possible outcomes. We use the behaviours to guide how we work together; they form part of our DNA. We hold each other to account by integrating them into our regular performance conversations, recognition and through our leadership development programme.



Achieve

We deliver our objectives; and strive for continuous improvement

We look beyond – imaging the possibilities for the future, always striving for amazing outcomes, whilst not forgetting to celebrate success along the way. We're dedicated to delivering a Tāmaki Makaurau that's made up of strong, thriving neighbourhoods.



Inspire

We bring out the best in people

We inspire and motivate one another to deliver our collective mission – to create amazing places. We stand tall for Eke Panuku because of who we are and how our work changes Tāmaki Makaurau. Our story is worth telling. We share it with enthusiasm and to spark interest.



Enable

We create an environment where people thrive

We create a safe, respectful and focused culture where all people can innovate, thrive and grow. We give, receive and value positive and constructive feedback.



Involve

We make things happen together

We work effectively across all areas of Eke Panuku, the wider Council whānau and with external stakeholders, to deliver great results. Teamwork and the ability to engage others are fundamental to our success.

Our people promise & manifesto

The heart of this strategy is our people promise. A promise to provide opportunities to make meaningful impact through collaborative efforts and continuous growth.

We prioritise creating an inclusive environment and transparent communication to collectively create amazing places that inspire and enrich communities

Our aspiration is to have a thriving culture where everyone feels valued, supported and empowered to contribute their best.

FUTURE *shapers*

We're helping to shape the future for Tāmaki Makaurau. A future full of positive change where communities thrive, hidden potential is unlocked, and amazing spaces are created.

The tomorrow we help shape comes from inspirational minds. Teams driven by vision and passion for new possibilities, connected by a mutual desire to see our city succeed.

We are agents of change, look after our environment and are custodians of our assets. We balance nature with an innovative urban mindset.

We collaborate with cultures and help to shape new communities. We do right by the natural world, and we foster the economy. We are innovative thinkers who see different possibilities.

We are Eke Panuku. We help shape the future.

Our people priorities

To deliver on our people promise, we have four key priority areas we will focus on for the next three years.

Our Culture - to ensure our people feel safe, valued and engaged

We prioritise employee wellbeing and feedback. Embracing diversity, we create an inclusive environment where all belong, while recognising and aligning individual contributions with our collective purpose and values.

Our Capability - to empower to our people for the future

The challenging and complex Eke Panuku context offers fantastic opportunities for learning and growth. We understand our people's aspirations to support their current and future careers. We prioritise goal-setting, personal development, and are committed to building a culturally competent workforce under capable leadership.

Our Collaboration - to work well together to achieve our goals

We work collaboratively alongside others to build alignment and momentum. Working together and remaining connected to our vision, the different teams within Eke Panuku, the wider Council whānau, our partners and the communities we work in, is critical to delivering amazing outcomes.

Our Capacity - to have the right people in the right place at the right time

Eke Panuku needs a diverse talent pool with the right skills and experience to succeed. We are committed to providing opportunities to grow our internal talent, highlighting why working here is exceptional, improving recruitment, and managing workloads while planning for the future.

Our Culture

Our people feel safe, valued and engaged

We foster a culture where every individual feels safe, valued and engaged. We prioritise the wellbeing of our people and encourage regular feedback to understand our employee experience. We embrace diversity as a strength and foster an environment where everyone can have a sense of belonging. Through regular recognition, we reinforce the importance of each person's contribution and ensure our people can align their purpose and values to the work we do.

We will:

- Continue to implement and embed the Eke Panuku Diversity, Equity and Inclusion Strategy.
- Continue to implement and embed the Eke Panuku Wellbeing Strategy.
- Continue to respond to feedback from our staff through our regular engagement surveys.
- Ensure our people are rewarded fairly for their contribution.
- Help people understand the remuneration and reward system for all staff.
- Build a culture of recognition to authentically recognise individual and team performance. celebrate milestones and showcase our people doing great work.
- Provide flexible and hybrid working opportunities and to support work-life balance.
- Improve workforce planning to ensure workloads are manageable.
- Utilise internal communications to strengthen connection and culture and showcase our people doing great work.

Our Capability

We empower our people for the future

The Eke Panuku context is challenging and complex, offering fantastic opportunities for learning and growth. By understanding our peoples' aspirations, we not only support them in their current roles but also in their future careers. We are committed to building a culturally competent workforce where diverse perspectives are valued. All this underpinned by capable leaders who create an environment where people thrive.

We will:

- Ensure everyone has opportunity for development and growth through our focus on goal setting and individualised development plans.
- Continue to build leadership capability aligned with our behaviours and strategy.
- Focus on developing our cultural capability.
- Ensure fit for purpose performance management framework and system to ensure people understand how they contribute to our organisational goals and vision.
- Provide coaching support by offering internal coaches.
- Grow project and programme capability by refreshing our project capability framework and developing guidance and tools.
- Continue to improve our onboarding processes to ensure our new joiners get the best start.

Our Collaboration

We work well together to achieve our goals

We work collaboratively alongside others to build alignment and momentum. Through collaboration and understanding, we cultivate teamwork, effective communication and a shared sense of purpose. Our connection to our vision, our teams within Eke Panuku, the broader Council whānau, our partners and the communities we serve drives us to deliver meaningful outcomes. With a clear understanding of our how we work and operate, we can confidently work towards achieving our goals together.

We will:

- Build self-understanding and understanding of colleagues through the use of DiSC - leveraging this tool to improve teamwork and communication.
- Remain focused on our behaviours by ensuring these forms part of regular performance conversations.
- Clarify and develop material to better communicate our roles, operating model and how our different skills work together to achieve our vision.
- Provide training on collaboration, effective feedback, conflict resolution.
- Provide support avenues to navigate tricky situations while working together.
- Support the social club to foster whanaungatanga and connection.

Our Capacity

We have the right people in the right place at the right time

Eke Panuku requires people from a diverse range of industry sectors to achieve our goals. Having the right mix of skills, experience and capabilities is critical to our success. To improve our recruitment efforts, we are dedicated to showcasing why Eke Panuku is an amazing place to work and ensuring a smooth recruitment experience. At the same time, we strategically plan our workforce for the future while ensuring our current workloads are manageable.

We will:

- Build our employer reputation. Better articulate externally why Eke Panuku is a great place to work through our job adverts and social media.
- Ensure the candidate journey is consistent and reflective of our brand, values and culture.
- Better utilise data to inform resourcing needs and identify workload issues.
- Build strategic workforce planning capability.
- Focus on growing our internal talent to fill future skill gaps.
- Provide hiring managers with recruitment training.
- Build capability on prioritisation and effective time management.

FUTURE *shapers*

We're shaping the future of Tamaki Makaurau. A future full of positive change where communities thrive. Where hidden potential is unlocked, and amazing spaces are created.

We promise to provide our people opportunities to make meaningful impact through collaborative efforts and continuous growth.

Our People Promise

Our Behaviours

Our People Priorities

Achieve

We deliver our objectives and strive for continuous improvement.



Inspire

We bring out the best in people.



Enable

We create an environment where people thrive.



Involve

We make things happen together.



Our Culture

To ensure our people feel safe, valued and engaged.

Our Capability

To empower our people for the future.

Our Collaboration

To work well together to achieve our goals.

Our Capacity

To have the right people in the right place at the right time.



Nāu te rourou, nāku to rourou, ka ora ai te iwi With your basket and my basket, the people will thrive.

This whakatauki acknowledges that we all have our part to play to ensure we all flourish.

The Eke Panuku People Strategy sets out our path in terms of our goals, priorities and outcomes, but it is up to us, all of us to make the journey - together.

Actions – Now and FY24/25

Culture	In collaboration with Health & Safety, conduct psychosocial risk assessment and update Wellbeing Strategy	FY24/25 Q1
	Review hybrid/flexible working guidelines considering Council approach and D,E&I lens	FY24/25 Q1
	Deliver year 2 & 3 actions of the DE&I Strategy	FY24/25 Q4
	Deliver year 2 & 3 actions of the AMO Plan	FY24/25 Q4
Capability	Deliver and embed new performance system, framework and expectations.	FY24/25 Q1
	In collaboration with PMO, improve project capability	FY24/25 Q4
	Continue to strengthen overall leadership capability	FY24/25 Q4
	Provide remuneration training to all staff to build understand how pay is determined	FY24/25 Q1
Collaboration	Make improvements to Eke Panuku onboarding	FY24/25 Q2
	Conduct cultural competency survey to review success of actions and adapt where necessary	FY24/25 Q4
	Support reset of the matrix working sessions	FY24/25 Q1
	Integrate DiSC in to onboarding	FY24/25 Q2
Capacity	Provide training on collaboration, effective feedback and conflict resolution	FY24/25 Q2
	Review recruitment process to identify where we can strengthen our employer brand and EVP messaging	FY24/25 Q3
	Develop and implement diverse recruitment strategy	FY24/25 Q1
Council Led Activity	Payroll compliance workstream	FY24/25 Q1
	HRIS and payroll - requirements gathering, vendor selection, system implementation	FY24/25 Q4
	Group shared services - defining future state, implementation plan and delivery	FY24/25 Q4
Business As Usual	Performance and talent process	Ongoing
	Confirm remuneration approach, annual remuneration review process	FY24/25 Q1
	Engagement survey and actions	Ongoing
	Collective negotiations	FY24/25 Q2

References

- Employee Value Proposition – interviews and focus groups with staff
- Employment Engagement Survey Feedback
- Eke Panuku Diversity and Inclusion Strategy
- Eke Panuku Wellbeing Strategy
- Flexible working guidelines
- Achieving Māori Outcomes Plan
- Employee metrics as at March 2024



eke panuku

Talent & Succession Framework

July 2024



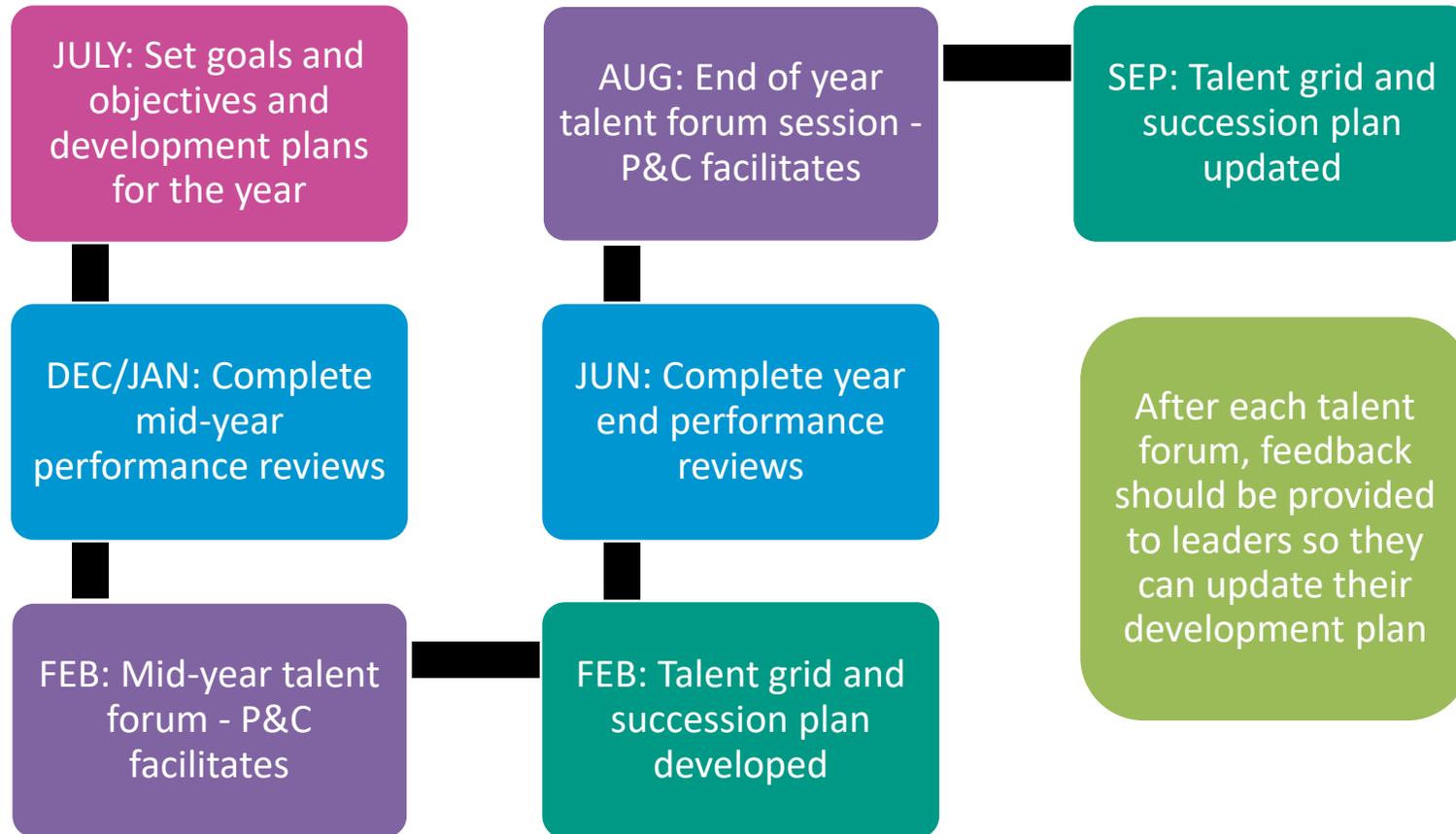
What does it include?

A talent management approach is used at Eke Panuku to have a structured approach for attracting, developing, assessing and retaining the people we need to achieve our strategic objectives.

The talent management framework includes:



Overview of talent process



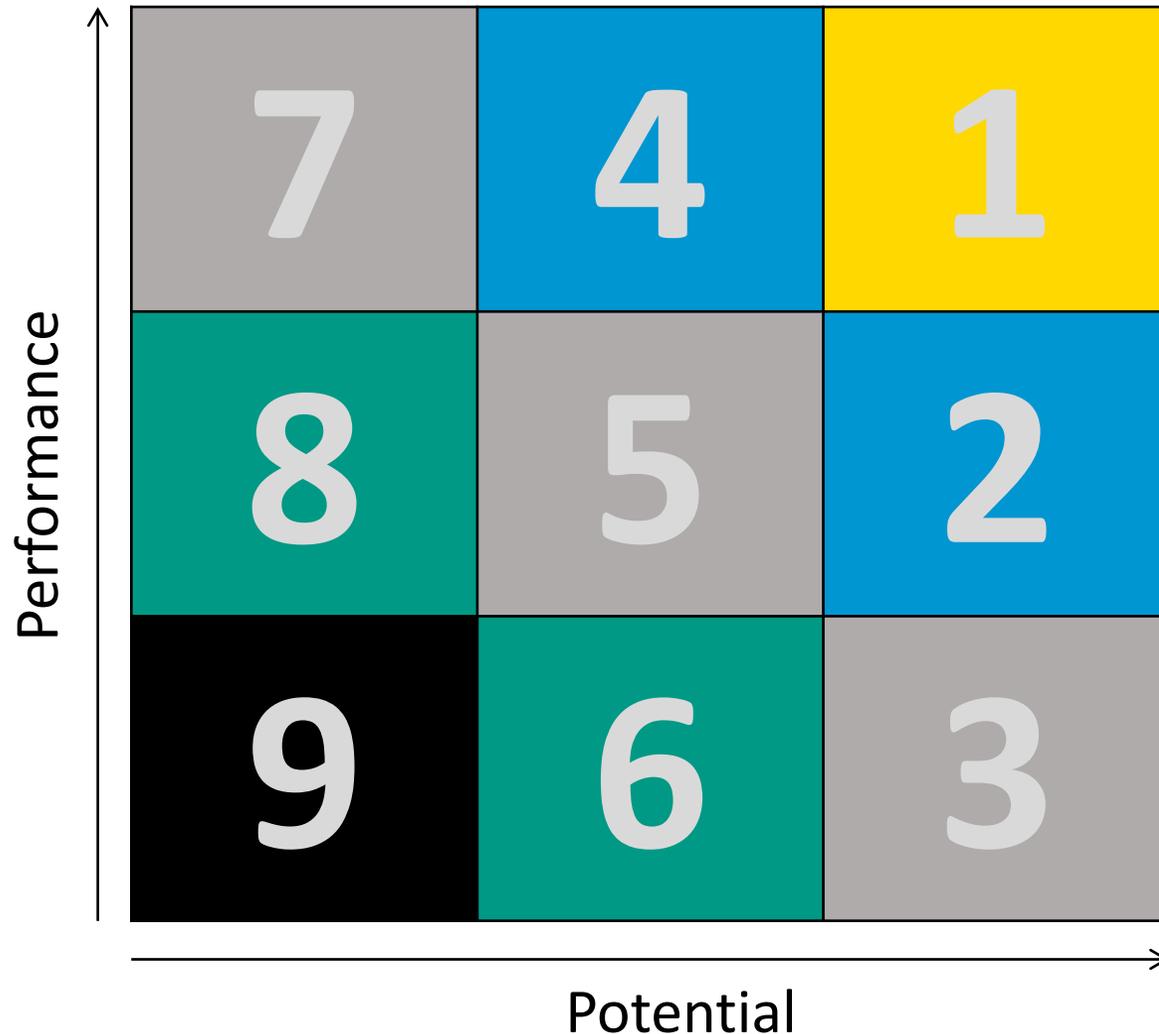
Talent Identification

Following mid-year and end of year performance conversations, the Executive Leadership Team (ELT) alongside People & Culture assessed each of their direct reports in terms of:

- **Performance & demonstration of potential attributes;**
 - **ACUMEN** “using their intellect & knowledge to identify issues, reach sound judgment, and develop effective business solutions which push boundaries”
 - **INFLUENCE** “self-awareness and the ability to understand others in order to influence and build collaborative relationships creating opportunities beyond the current context”
 - **MOMENTUM** “having the drive, energy and desire to make a real difference and the resilience, assurance and tenacity to achieve an impact beyond what is expected”
- **Engagement including alignment to behaviours**
- **Aspirations – personal aspiration to take on a larger or more complex role**
- **Derailers – i.e. Closed/defensive, overcontrolling, risk adverse, volatile**
- **Level of flight risk and any retention strategies**

Talent Forum

The Executive Leadership Team together discuss each direct report and the attributes listed on the previous slide, it is then determined where on the 9-box talent grid they sit and feedback is recorded for development conversations.



- 1. Star (ready to progress)
- 2. Future star (ready to progress in 1-2 years)
- 3. Potential star (early promise)
- 4. High professional (possible progression)
- 5. Key performer (agility beyond current role)
- 6. Potential performer (new to role/developing)
- 7. Deep professional (excelling in current role)
- 8. Professional (solid performer in current role)
- 9. Not performing (or poor fit)

Performance

<p>7. Deep professional (excelling in current role) Highly valued in current role or within a specialised field. May be recognised outside the team, or across the organisation, sector, or industry. Well placed and motivated to excel in current role.</p> <ul style="list-style-type: none">• Are they well placed and motivated to continue delivering exceptional results in their current role over the short to medium term?• Are they not interested in a career move, at least for now? <p>Development focus: Keep at the leading edge of their role or specialised field.</p>	<p>4. High professional (possible progression) A highly capable, strong performer with a proven track record dealing with complex challenges. Shows agility beyond immediate job requirements and is ready to take on new challenges, broader scope, or possibly progress to a higher role with the right experience.</p> <ul style="list-style-type: none">• Are they a safe pair of hands to deal with our most gnarly problems?• Do they need some help to recognise the potential that others see in them? <p>Development focus: Keep engaged and challenged. Provide opportunities to clarify aspirations/test potential.</p>	<p>1. Star (ready to progress) Ready now for their next bigger or more complex role. Has realised their potential and aspiration for more, having stepped up and succeeded quickly, repeatedly and effectively in a range of situations. Will likely be successful at next level now.</p> <ul style="list-style-type: none">• If they moved to a role of increased size and scope now, are you confident that they would be successful?• Do they have both depth and breadth of experience? <p>Development focus: Keep stretching until next role becomes available.</p>
<p>8. Professional (solid performer in current role) Valued at this level and in this role. Consistently delivers on expectations. Reliable performer who is well placed to keep up with new initiatives, methods and ideas conscientiously. Well placed and motivated to succeed in current role.</p> <ul style="list-style-type: none">• Are they well placed and motivated to continue delivering consistent results in their current role and stay on-board with changes over the short to medium term? <p>Development focus: Development for continuous improvement and keeping up with change.</p>	<p>5. Key performer (agility beyond current role) Consistently delivers on expectations, sometimes more. Quick to adapt and bring others along with changes. Shows agility beyond immediate job requirements. May benefit from time, testing and/or a clarification of aspirations to confirm next career move, if any, to target.</p> <ul style="list-style-type: none">• Are they one of your go-to people for projects/new initiatives?• Are they open to possibilities but need time or testing to clarify their next move? <p>Development focus: Keep growing broad skill base and experience. Clarify aspirations/address any career derailers.</p>	<p>2. Future star (ready to progress in 1-2 years) Frequently achieves ambitious goals with strong aspiration and demonstration of potential in a variety of new and challenging situations. Needs time to strengthen capability and readiness in a small number of areas, before progressing to a role of increased size or scope.</p> <ul style="list-style-type: none">• Would they benefit from gaining crucial experience before their next career move?• Will they be more ready to progress in 1-2 years? <p>Development focus: Strengthen specific capability and experience needed for targeted next move.</p>
<p>9. Not performing (or poor fit) Been in role long enough to be performing, but is not currently doing so. May not be a good fit –with organisation, recent changes, and/or role. It could be that talents and strengths are mismatched to job requirements.</p> <ul style="list-style-type: none">• What action (development or other) will help to shift them to where they can succeed? <p>Development focus: Coaching/training needed to get performance back on track, or support a move to role of increased fit. Seek HR support.</p>	<p>6. Potential performer (new to role/developing) Still developing, due to being new to current role/level, or not yet performing the full range of duties. Too early to test for next-level potential.</p> <ul style="list-style-type: none">• Are they picking up the new role and workload at a pace you would expect of any of their peers in similar circumstances?• Are they potentially in the wrong role? <p>Development focus: Support to get up to speed in role. Review performance and potential in 6 months.</p>	<p>3. Potential star (early promise) Strong potential and impact, with a track record of quickly rising to new challenges. Gaining significant stretch (e.g. in a new or challenging environment) to develop capability and experience. Shows aspiration and early promise –the question is more about when to progress, rather than if.</p> <ul style="list-style-type: none">• Are they gaining experience, exposure and learning that will help them for potential future roles?• Will they be more ready to progress in the longer term? <p>Development focus: Increase capability and experience in this role. Accelerate development for potential next moves.</p>

Potential

Talent Development

Feedback from talent calibration is then incorporated into development plans.

We expect all people leaders at Eke Panuku to have a development plan in place and support their direct reports to have one.



My Development Plan

Action Plan. Select 3 priorities from your strengths and development areas and create a SMART Action Plan. (Specific, Measurable, Attainable, Relevant and Time-bound)

	Development Goal	Actions What do I need to do to achieve this goal? Consider 70/20/10 - On the Job, through others, training courses, on-line learning	Resources Needed Eg. Time, coach, mentor, budget, manager support	Measures of Success How will you know when you have achieved this goal?
Short term - in current role	1.			
	2.			
	3.			
For longer term career aims	Optional			

People Leader Guide

How to have effective Personal Development Plan Conversations

Why does development planning matter?

Personal Development Plans allow you to focus on who you want to be in your professional work. They help you define what you want from your career and how you will get it (in real terms). A good Personal Development Plan will help to:

- Focus, evaluate and prioritise professional development goals and activities.
- Help target energy and focus on the areas that matter
- Define growth through a human lens rather than solely through an employee lens
- Provide a roadmap and conversation starter for development reviews

As a leader at Eke Panuku, there is the expectation that you will have your own Personal Development Plan in place and support your direct reports to have one (see Te Waka end-of-year Review Guide).

How to set your development conversations up effectively

- Advise your team member of the meeting and what they can expect from it:
"I would like to set up some time with you to complete your Personal Development Plan. This will be an opportunity for us to set your development goals for the new year. I also want to ensure I can play a key role in supporting your development and growth. Please take a look at the Development Plan template prior to our session, and take note of any initial thoughts you have to help with our first conversation."
- Before your conversation, consider how you want your team member to feel during the conversation and ensure you create a safe space free from interruptions.
- Consider your response to the questions on the reverse of this guide to be well prepared to provide your views on their strengths, opportunities and development areas.
- Approach the conversation with curiosity. Allow them to speak and reflect first, and you then add your input afterwards (to avoid impacting their reflections).
- Use empathetic listening and create a safe space for responses.
- The completion of the Development Plan will likely take place over a couple of conversations.

Succession Planning

As part of the talent discussions with ELT, we consider possible successors for each direct report role. We discuss timeframes and areas of development which feeds into personal development plans. This is then discussed at the ELT talent calibration session to ensure we consider people from across the business.

Being a relatively flat, diverse organisation there are a number of positions that do not have internal pipeline of talent.

eke panuku

Ngā mihi

Eke Panuku Quarter Three Report to Auckland Council

Author(s): Kingsha Changwai, Manager Corporate Risk and Reporting

May 2024

Whakarāpopototanga matua | Executive summary

1. The council quarter three (Q3) report summarises the results and achievements of the company for the quarter ending March 2024. It includes project highlights for the quarter and results against our SOI performance targets.
2. The Q3 report content is consistent with information contained in the Board Dashboards.

Matapaki | Discussion

3. The Q3 report to Auckland Council is provided for Board information. The report was submitted to the council on 26 April 2024.
4. Eke Panuku had a positive quarter and made good progress on a number of capital and development projects. Highlights include reaching an unconditional agreement for the Hobsonville residential development to build around 58 new homes. A conditional agreement was also reached for a mixed-use site at 535 Ellerslie Panmure Highway in Panmure.
5. Capital project highlights include Northcote's Jessie Tonar Scout Reserve upgrade. This was completed in March 2024 with a blessing to mark the opening to the public. Construction started this quarter for the Westhaven seawall to increase resilience to sea level rise and the double traffic light upgrade at East, King, Manukau and Massey roads Pukekohe, a joint project with Auckland Transport to create a safe accessible route to Roulston Park.
6. To date we have met the annual net new dwellings and public realm square metres SOI performance targets.
7. We also achieved \$26.3m of asset sales, maintained high occupancy rates across the residential and commercial properties and delivered a net operating surplus of \$18.5m, \$7.4m ahead of year-to-date budget.
8. For more details, the Quarter 3 report is included as attachment A.

Nga whiringa me te taatai | Options and analysis

Kua whakaarohia nga whiringa | Options considered

9. N/A.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

10. N/A.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

11. Key risks such as delivery of development outcomes affected by the slow property market and the issue of the Wynyard Crossing Bridge fault are covered on page 2 of the Q3 report.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

12. N/A.

Tauākī whakaaweawe Māori | Māori outcomes impact

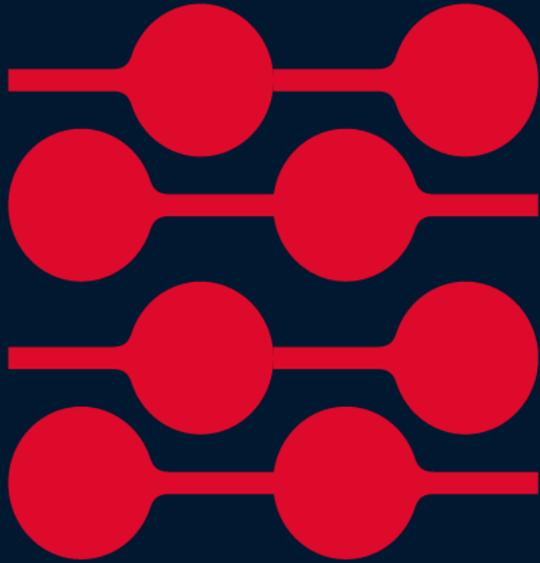
13. Information on Māori outcomes such as commercial and property opportunities, engagement on public realm projects and culture and identity are covered on pages 4 and 5 of the Q3 report.

Tauākī whakaaweawe āhuarangi | Climate change impact

14. Information on climate change and sustainability such as public realm guidelines, deconstruction projects, zero waste programme and greenway restoration projects are covered on page 4 of the Q3 report.

Ngā tāpirihanga | Attachments

Attachment A – Eke Panuku Quarter 3 report to Auckland Council.



Quarterly Performance Report

Eke Panuku Development Auckland

2023/2024 Quarter 3

For the 9 months ended 31 March 2024



Q3 - At a glance

Executive Summary

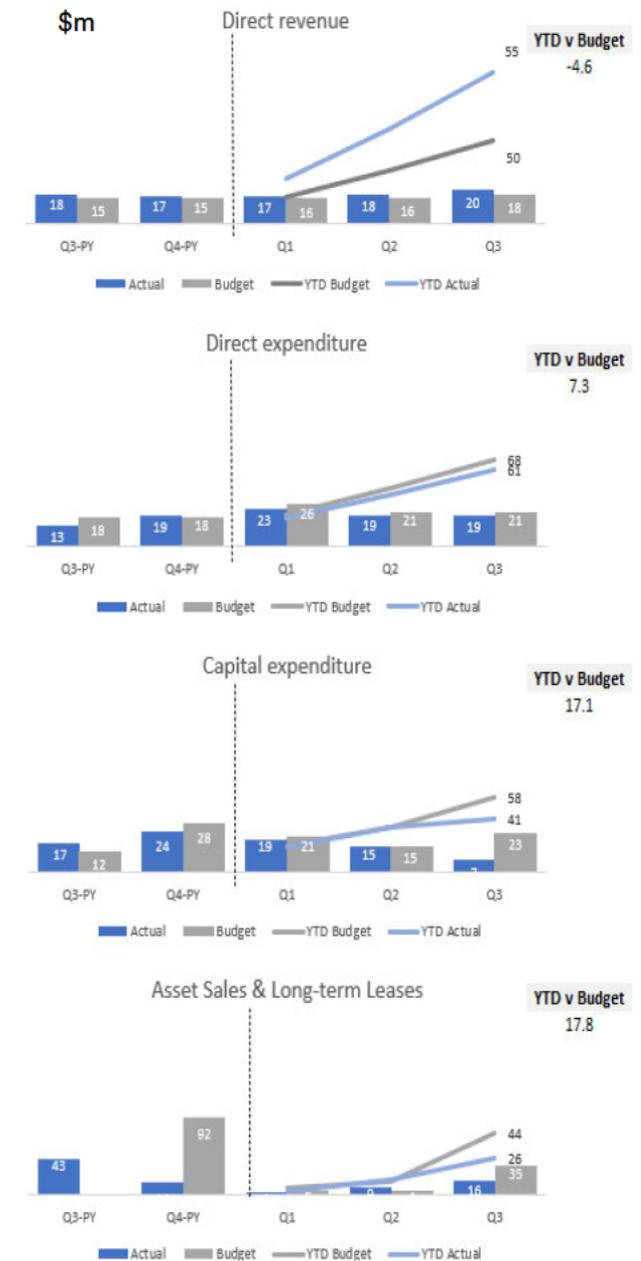
Eke Panuku has had a positive quarter and made good progress on a number of capital and development projects. These are detailed in the quarter 3 highlights and Urban Regeneration programme sections of this report.

To date we have met the annual net new dwellings and public realm square metres SOI performance targets. At the end of quarter 3, we have achieved **\$26.3m** of asset sales, maintained high occupancy rates across the residential and commercial properties and delivered a net operating surplus of \$18.5m, \$7.4m ahead of year-to-date budget.

Financial Performance

Revenue has continued to track ahead of budget, due to a number of properties being held for longer than anticipated and positive lease reviews. This budget variance is expected to be sustained to year end. Expenditure has continued to track behind phased budget. Rates and people cost of around \$3m make up most of the variance which will remain at year end. Other expenditure is expected to trend back to annual budget level by year end. Capital expenditure this quarter has been impacted by two projects. One relates to a longer process to achieve an affordable construction contract for a new wastewater pump station in Hobsonville and the second relates to rescheduling the purchase of a site until it is needed and saving on cost. We will be requesting a budget deferral of \$18.8m for these projects. There are a number of conditional sales agreements that are currently in place that will go unconditional prior to year-end and annual total asset sales will be around \$150m.

Note: for more details on financials, please refer to Financials section – Pages 11 - 16



Highlights

- The development agreement for a residential development site in **Hobsonville** for around 58 new homes has become unconditional.
- A conditional development agreement was reached for a mixed-use development site at **535 Ellerslie Panmure Highway** in Panmure. This proposed development will be predominantly commercial space with a gross floor area (GFA) of approximately 3,000m².
- Northcote's **Jessie Tonar Scout Reserve** upgrade was completed in March 2024 with a blessing to mark the opening of the space to the public. The reserve upgrade has transformed what was scrubby grass and overrun bush into an attractive and interesting green space for the rapidly growing Northcote community to use and enjoy.
- The resource consent and design for staged delivery of the **Westhaven seawall** are now complete, and construction started in March 2024. This project will increase resilience to sea level rise and reduce flooding impacts.
- The double traffic light upgrade at East, King, Manukau and Massey roads is progressing well and construction started in March 2024. This is a joint project with Auckland Transport leading its delivery. The project creates an accessible route to Roulston Park and safety improvements to the intersections.
- The popular Wynyard Quarter basketball courts have been resurfaced as part of the **Te Ara Tukutuku project** to open up spaces to the public and regenerate Wynyard Quarter.
- **Placemaking events** - the Waterfront has been a hub of activity over the quarter including a Valentines dog adoption day held in collaboration with Auckland Council Animal Services, a family friendly summer jam basketball event and the Moana Festival Manu competition.

Issues/Risks

- Delivery of development outcomes is affected by the slow property market. This affects the delivery of SOI asset sale targets and regeneration outcomes including new dwelling units. It is taking longer to attract partners with capacity to meet Eke Panuku outcomes. We continue to monitor arrangements with existing development partners and carry out due diligence as part of development partner selection process. Where appropriate, we extend settlement and terms to reflect slower market conditions for the developer to achieve presales, funding and resource consent.
- **Wynyard Crossing Bridge** : Following a series of recent technical faults, the Wynyard Crossing Bridge has begun a programme of extensive maintenance work so it can return to reliable operations as soon as possible and address potential safety risks. The works are expected to be completed in time for next summer (late 2024). The planned preventative maintenance programme includes a full overhaul of old parts, scaffolding the bridge in order to sandblast it and apply anti-rust coating, as well as thorough trials and assessments to pre-empt and prevent future technical faults. While the works are carried out, as a legal obligation under the bridge's resource consent, it will need to remain upright to allow free access to marine traffic. In order to

mitigate the effect on local businesses, Eke Panuku has deployed an extensive media campaign to encourage pedestrians to use the alternative access options (walking detour or frequent City Link bus). We are also partnering with effected businesses and events to provide solutions that will encourage continued patronage for them throughout this time.

Key Performance Measures

Of the 12 SOI performance measures, 9 performance measures are on track to be met by year end based on year-to-date results. 1 measure is not on track. 2 are measured at the end of the year (surveys) and 1 will not be measured this year (commerical GFA).

We have exceeded the public realm sqm performance measure achieving 8,551 sqm against a target of 7,000 sqm. Transform and Unlock location sales are at risk as only \$0.6m has been achieved to date against a target of \$40m. This is due to a slow property market that has affected key sales such as the unconditional sale of a development project in Takapuna. This Takapuna development and the North Wharf development site at the Waterfront, currently going through the market process, are now rescheduled to reach unconditional stage in FY25.

Strategic performance priorities	On track/ met	Not on track/ Not met	Not reported this quarter	Total
Urban regeneration	4	1	1	6
Property and marina management	2		1	3
Sector leadership	2		1	3
TOTAL	8	1	3	12

Note: for details on performance measures, please refer to the Performance measures section – Pages 9 - 10

Strategic alignment and key policies

Climate change and sustainability

- **Public realm guidelines:** Environmental guidelines for public realm projects adopted in FY22 are being implemented. These guidelines consider the themes of urban ngahere and biodiversity, water sensitive urban design, waste, heat resilience, transport and carbon and reflect Eke Panuku and Council group priorities. Eke Panuku has progressed mapping urban ngahere coverage across our neighbourhoods and is working with Healthy Waters and Watercare to develop and agree an approach to undertaking catchment-based planning.
- **Planning for deconstruction projects.** We have conducted salvage surveys of buildings to be removed in Northcote. A deconstruction partner has been selected and is preparing to commence the first stage of deconstruction. A deconstruction approach ensures materials of value are identified and can be salvaged for reuse.
- **Zero Waste Northcote programme** continues to grow impact. Data from the first quarter of the trial recorded over 1 tonne of food scraps having been diverted, working with just five food businesses. Frequency of pickups and bin sizes have increased demonstrating the growing impact of the programme.
- **Te Ara Awataha** restoration days continue monthly as part of growing local involvement in looking after the greenway. This includes stream monitoring, pest identification and removal. The February event provided training on how to identify pest plants and methods of removal and disposal (chemical free). The March event involved stream regeneration, water testing and rubbish clean-up. 560 kg of weeds were removed, and 1.5 bags of litter collected.
- **Te Whakaoranga o te Puhinui** (Puhinui Regeneration Programme) continues to support local involvement in looking after the Puhinui Awa. This includes stream monitoring, pest identification and removal, restoration works and supporting environmental education. Planning is underway for a trial community orchard in Puhinui Domain as part of a broader food sovereignty initiative. The Seed-to-seed initiative and waananga is building capacity and processes to locally eco-source, grow, plant and maintain native plants.

Māori outcomes

- **Commercial opportunities** – Eke Panuku presented the Pukekohe Edinburgh super block development opportunity in Q3, with a weighting for Māori outcomes in the evaluation criteria. The Expression of Interest deadline for this opportunity closed on 28 March 2024.
- Eke Panuku presented five exclusive **property opportunities** to mana whenua in Q3. Site sales without specific development requirements are offered to mana whenua first before going to the open market. No offers were made on these opportunities.
- **Engagement** – Eke Panuku met again with iwi in the kaitiaki forum to discuss the Terms of Reference for the Eke Panuku Mana Whenua Kaitiaki Forum. A Finalised document will be confirmed in Q4.

- Eke Panuku met with mana whenua to discuss the **public realm upgrade for the Onehunga Wharf**. Iwi have provided feedback regarding regenerative aspects of the project. Through the stream of engagement, Eke Panuku have heard that we have responded well to some of their feedback but there is still work to do to support the mauri of the Manukau Harbour.
- Eke Panuku met with mana whenua to discuss the **Panmure station precinct** to discuss options for development. We met with the forum and directly one to one with the Ngāti Paoa Iwi Trust to discuss aspirations of the site.
- **Culture and identity** – Eke Panuku have met with mana whenua to discuss the upgrade of the **Northcote Community Hub and library**. The design team have been working closely with a small working group to align the project with take mauri take hono – te ara awataha to support the delivery of aho (principle) outcomes outlined in the document.
- The **Jesse Tonar Scout Reserve** – a dawn blessing was held to celebrate the opening. Artist Jeanine Williams and Mana whenua representatives attended and supported the blessing.

Statement of performance expectations

Urban Regeneration

Other Highlights

- The **Port Precinct Framework plan** was completed in December 2023. A presentation to a Governing Body workshop is planned for late April 2024 and then a paper will be presented in May 2024 to inform a decision.
- The **Edinburgh Superblock** mixed-use development site in central Pukekohe has been put on the market. Development proposals from the shortlisted parties will be requested at the end of April 2024.
- The **Waiapu Precinct** residential, commercial and public space project in Onehunga is progressing well with a successful consultation campaign completed and the final design underway.

Issues and Risks

- A slow property market has affected the sale of several development sites and buildings. This includes the Lysaght building at the waterfront, 65 Haddington Drive Ormiston, 9 Hall Street Pukekohe, 9 and 10 Putney Way and 33 Manukau Station Road in Manukau. The negotiations on the Own Your Own Home portfolio have not concluded successfully with the preferred development partner.
- The Avondale Central development is delayed while we work through Master Plan issues with the development partner.

More details on issues and risks are contained in the programmes section below.

Programmes

Key Programme	Status	Progress towards key project deliverables set out in the SOI (pages 20-27)
Northcote	On track	<p>3 of the remaining project deliverables are on track and 1 is at risk.</p> <p>The Jesse Tonar Scout reserve upgrade has been completed and the new space is now being enjoyed by the community.</p> <p>The Northcote community hub concept design is on track for approval by the Kaipātiki Local Board in May 2024. The process to select a development partner from shortlisted parties for Northcote central, the town centre mixed-use development site at Northcote Central, is underway. Development proposals are due in June 2024. The town centre streets project deliverable remains at risk due to delays caused by redesign work needed to address the street design level and the connection to existing roads. A revised concept plan is expected in April 2024. This does not impact the wider programme.</p>
Takapuna	At risk	<p>1 project deliverable has been achieved, with the completion of the Waiwharariki Anzac Square. 2 deliverables are at risk and 1 will not be achieved and has been deferred to next year.</p> <p>The Northcroft Street works are expected to start in April 2024, but are at risk of not completing on time. This is a smaller project with minor impact on the overall programme.</p> <p>The Takapuna build-to-rent project has been pushed out by 12 months due to a weakened property market. This is a significant project for Takapuna and may take a few years before works start.</p>
City Centre	On track	<p>All 6 project deliverables are on track. The City Centre Action Plan priorities have been reflected in the LTP consultation materials, as well as in the refresh of the city centre targeted rate portfolio.</p> <p>The Karanga-a-Hape station neighbourhood and bus improvements programme is still on track to deliver on key CRL opening milestones. The Midtown programme is on track to deliver to key CRL opening milestones, despite delay to the completion of some streetscapes work due to alignment issues with the Watercare programme. The Place Management programme is on track.</p> <p>The Port Precinct framework plan was completed in December 2023.</p>
Waterfront	On track	<p>2 project deliverables have been met, 3 are on track and 2 are at risk. The resource consent and design for staged delivery of the Westhaven seawall are now complete, and construction started in March 2024. As part of the development agreement we continue to work with Precinct Properties on site remediation for the ongoing development in Wynyard Central including three 5-Greenstar rated buildings (Stage 3 development). Contamination remediation works are on track to be completed by June 2024 with overall project construction expected to be completed in March 2025. A development agreement to achieve a long-term lease is being progressed with the preferred development partner for the North Wharf mixed-use site. However, unconditional stage will now be achieved in FY25. The Te Ara Tukutuku (Wynyard Point) vision for the five hectares of open space, laneways, stormwater, utilities, landscaping, lighting and seawall raising is progressing with a final concept design expected in late April 2024.</p> <p>The long-term lease of the Lysaght building will not be achieved this year due to a slow market. The site will be taken back to the market next financial year. Completion of the Water edge response works is at risk. Works began in April 2023 and are now over 80% complete. The remaining work relating to the jumping platform at Karanga steps will not be completed by end of this financial year.</p>
Avondale	At risk	<p>1 project deliverable has been met, 1 delayed and 1 is at risk. 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. The Avondale Central development is delayed whilst we work through Master Plan issues with the development partner. As the key project this puts the programme delivery milestones at risk. A property acquisition has been rescheduled to next year when it is required and to avoid incurring early costs.</p>

Key Programme	Status	Progress towards key project deliverables set out in the SOI (pages 20-27)
Henderson	At risk	1 project deliverable is on track and 2 are at risk. The Catherine Plaza public realm works remain on track with consent expected to be lodged before the end of FY24. The new bridge element of the Opanuku Link project to improve connectivity between Corban Estate and the Henderson train station is under review to assess costs and benefits. The Henderson Valley Road crossing will commence in May 2024. The business case and design for the Wai Horotiu Henderson (Oratia link cycleway and bridge connection) is progressing and developed design is expected to be completed in Q4 with the business case approval to follow.
Onehunga	On track	2 of the project deliverables are at risk and 2 are on track. The 2 deliverables at risk are due to open negotiations with the development partner for the Waiapu Precinct and slowed negotiations for the Onehunga Mall site acquisitions. The Waiapu Precinct residential, commercial and public space project is progressing with a successful consultation campaign taking place over February/March. The final design is currently being worked on. The remaining deliverable for Paynes Lane streetscape enhancement remains on track. Certificate of Compliance for the works was lodged with Auckland Council in late December 2023. A resource consent will now be required and will be lodged shortly to enable this project to progress and to achieve the SOI target.
Panmure	On track	One project deliverable has been achieved, a conditional development agreement for the mixed-use development site at 535 Ellerslie Panmure Highway. One project deliverable is on track - The resource consent for the Lagoon Edge Reserve enhancement project was lodged in March 2024 and detailed design is underway.
Maungawhau	On track	Engagement with CRLI has been positive and collaborative over the last quarter. CRLI is sharing 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 the due diligence and subdivision information is obtained then we can proceed with seeking formal interest from the Whenua Haumi and Kainga Ora for 5 of the 11 development sites.
Manukau	On track	4 of the project deliverables are on track, and 2 are at risk. Streetscape works in Osterley Way are on track for consent lodgment in June 2024. Scope and design changes are being worked through with Auckland Transport for the Cavendish Drive and Sharkey Street AUT Link following initial costings for the route. The link is part of Manukau's walking and cycling network works. The resource consent application for the Hayman Park wetlands is expected to be lodged late April 2024. The deliverable to progress sales at 9 Osterly Way, 10 Putney Way and 33 Manukau Station Road is at risk and delayed due to feasibility and current market conditions. The subdivision, consenting and release of land from Auckland Transport of 14 Davies Avenue for a residential and commercial development is at risk due to the legal matters still being worked through. However, progress has been made with Auckland Transport who have recommended the asset transfer to Eke Panuku. This is required to enable the development of the site.
Papatoetoe	On track	All 3 deliverable targets are on track. The resource consent application for the Cambridge Terrace Extension and carpark is being processed by Auckland Council. Detailed design for this project is underway. Developed Design is nearing completion for the Stadium Reserve Capital Works and Chambers laneway upgrades and lodgment of resource consent is targeted for June 2024. Works are also progressing on the 120 new homes at the St George Street residential development known as Piko Toi Toi, with civil works expected to be completed by the end of April 2024.

Key Programme	Status	Progress towards key project deliverables set out in the SOI (pages 20-27)
Pukekohe	On track	<p>3 deliverable targets are on track, and 2 are at risk. The Edinburgh Superblock central mixed-use development site is progressing. The marketing campaign closed on 28 March and development proposals from the shortlisted parties will be requested at the end of April 2024. A development site on 174-184 Manukau Road was taken to the open market in February 2024 and tenders ended March 2024.</p> <p>The double traffic light upgrade at East, King, Manukau and Massey roads is progressing well and works started on site in March 2024. This project co-funded with Auckland Transport will increase safety and access in the town centre including to Roulston Park. The resource consent application for the Roulston Park upgrade was lodged and accepted for processing by Auckland Council and detailed design is currently underway.</p> <p>The site sale of 9 Hall Street, Pukekohe is at risk due to a lack of market interest in the site. The Market Precinct Concept Plan was endorsed by the Franklin Local Board in November 2023.</p>
Regional programmes	On track	<p>2 of the deliverables are on track and 1 is at risk.</p> <p>Negotiations have not concluded successfully with the Own Your Own Home portfolio preferred development partner; an alternative disposal strategy will be progressed.</p> <p>A preferred development partner for the mixed-use site at 198 Dominion Rd, Mt Eden has been secured.</p> <p>65 Haddington Drive, Ormiston - The essential outcomes have been revised with a view to taking the site to the market by early FY25, therefore a development partner will not be achieved this year.</p>

Note: for maps of the locations, please refer to Appendix – Urban Regeneration Spatial Delivery Plans – Pages 17 - 22

Property and marina management

Highlights

- The Property Portfolio and Marinas have made good progress year to date with net operating surplus of \$28.5m, which is \$7.5m ahead of budget.
- The tender process for renewal of two Westhaven marina piers comprising of 140 berths was completed and the project awarded for delivery in FY25. A communication plan has been implemented to manage the relocation of the vessels impacted.
- Westhaven marina has faced escalated charges and service fees that have required us to communicate a 6.5% out-of-sequence berth rental rate increase. The rental increase appears widely accepted with minimal negative feedback received.

Issues and Risks

The Wynyard Crossing Bridge issue is covered on page 2.

Key Programme	Status	Progress towards key deliverables
Renewals	On track	<p>1 deliverable is completed, 2 deliverables are on track and 1 is at risk. Renewal works on the Bascule bridge in the Waterfront were completed early April 2024. The Westhaven Marina fire alarm system upgrades are expected to be completed by the end of the year.</p> <p>Renewals at 21 Princes Street, Auckland City are delayed due to project requirements that still need to be defined.</p> <p>A high-level cost estimate and scope of works has now been completed for the Manukau Harbour / Wairopa Channel works, which is under review. Commencement of works has been delayed due to issues receiving detailed information to inform the scope of works.</p>

Performance measures

Performance measure	Previous year result	Target	Q3 Actual	Status	Commentary
Urban regeneration programmes and projects					
Net new dwellings (housing units) – LTP performance measure	364	60	79	On track	Target exceeded. 12 dwellings in Kōtuitui Place Manukau, and 67 homes in a range of locations as part of the Supports Programme (83B Godley Rd, Flat Bush School Road Ormiston and Seafarer Cres Whangaparaoa).
Commercial / retail gross floor area (GFA) or net lettable area (square metres) – LTP performance measure	-	Nil	-	N/A	Not measured as per SOI. The timing of construction projects meant there were no projects planned for the year.
Public realm – square metres	14,952 sqm	7,000 sqm	8,551 sqm	On track	Target exceeded. This includes recent completion of works in the Waterfront’s Pile Berth development project and reopening of the upgraded Jessie Tonar Scout Reserve in Northcote.
Capital project milestones approved by the board achieved – LTP performance measure	67%	80%	47%	On track	Of the 15 project milestones set, we have completed 7 (47%), 6 are on track and 2 are at risk. To meet the 80% met target requires 12 milestones to be achieved.
Achieve board approved budgeted Transform and Unlock (T&U) sales for the financial year through unconditional agreements	\$13.7m	\$40m	\$0.6m	At Risk	We took several small site sales to market in March 2024. Due to the softening property market, unconditional sales in a Takapuna development site and North Wharf development site at the Waterfront will be deferred to FY25.

Performance measure	Previous year result	Target	Q3 Actual	Status	Commentary
The asset recycling target agreed with Auckland Council	\$86.4m	\$115m	\$25.7m	On track	\$25.7m unconditional sales have been achieved to date against the \$115m target. We expect to meet target with the anticipated unconditional sale of the Downtown Car park site and other properties where we currently have conditional agreements in place.
Property portfolio and marina management					
Annual property portfolio net operating budget result agreed with the council achieved – LTP performance measure	\$25.4m	\$17.3m	\$18.5m	On track	Target exceeded. The net operating surplus for the property portfolio at the end of March is \$18.5m, this is \$7.4m ahead of budget.
Monthly average occupancy rate for tenantable properties - LTP performance measure	Commercial 94.0% Residential 97.1%	Commercial 90% Residential 95%	Commercial 96.5% Residential 97.1%	On track	Occupancy rates remain stable with improvement for Commercial and slight increase for Residential in March 2024.
Percentage of marina customers surveyed who are satisfied with marina facilities and services	90%	88%	-	Reported end of year	The Marina customers survey will be measured at the end of year. The survey is being undertaken in April.
Sector leadership					
Creating positive outcomes for Māori Deliver ongoing or new initiatives that support Māori Outcomes	51	40	32	On track	32 initiatives were delivered YTD to support Māori outcomes. Examples of initiatives carried out include Panmure Station Precinct hui, Matariki FY23 report, Te Komititanga Place Pilot and Waiwharariki Community Event.
Enhancing the relationship between Eke Panuku and mana whenua Increasing the percentage of satisfaction with the support they receive from Eke Panuku	56%	5% increase on previous year	-	Reported end of year	This survey will be completed at the end of the financial year.
Percentage of complaints received by Eke Panuku resolved within 10 working days	100%	80%	74%	On track	We received 31 complaints YTD. 23 complaints met target, and six did not, and two is unresolved.

Financials – Eke Panuku Cash Flows

	YTD Actual	YTD Budget	YTD Variance	Full year budget	
Capital Inflows					
Selling Council's surplus property	25.7	4.2	21.5	115.0	Still on track to meet this target, majority of sales were budgeted in quarter 4.
Selling or long leasing property to reinvest in our urban regeneration locations	0.6	39.8	(39.2)	40.0	This target will not be met. Change in market conditions has meant that some conditional agreements currently in place will not go unconditional until next year.
Third party capital contributions	0.1	3.8	(3.7)	3.8	No revenue received to date as the capital project that it relates to has required a re-tender to get a contractor. Construction is still expected to start this financial year, but revenue is only expected to be \$0.5m this year with the remainder in FY25.
Capital Outflows					
Investing in council group assets to support regeneration and asset renewals	41.2	58.3	(17.1)	76.7	\$6.5m of spend on a new wastewater pump station in Hobsonville has been deferred until next year as project had to be taken to tender twice to get an affordable construction contract. \$12.3m purchase of property has had been delayed until later in the calendar year. Forecast capital circa \$58m.
Operational Inflows					
Revenue from property interests for Council group	58.0	53.4	4.6	68.7	Increase in revenue received to date from a small number of properties that have been held for longer than expected and increased revenue from rent increases.
Operational Outflows					
Managing council group properties	13.7	15.8	2.1	21.4	Savings in year due to staff vacancies.
Utilities and leases for council group owned assets we manage	6.6	6.5	(0.1)	6.3	
Rates on council group owned assets	7.3	7.9	0.6	7.9	Savings to date should continue to be held in year.
Maintenance of council properties	7.8	10.1	2.3	13.0	This is a timing difference and should corrected by year end.

Consultation, negotiation, and sales processes to sell council property	2.2	2.2	-	3.5	
Leading regeneration of town centres, city centre and waterfront.	13.3	16.1	2.8	22.5	Savings in year due to staff vacancies and timing of external spend on consultants, communications, and engagement.

Financials – Eke Panuku company

Overall, the operating performance of Eke Panuku is favourable to budget, and the drawdown of funding from Council for Eke Panuku is \$4.6m less than budgeted.

A: Net direct expenditure is better than budget by \$4.6m. This is predominantly due to underspends in Employee benefits and other direct expenditure.

B: Employee benefits are favourable to budget by \$2.2m, there are 16 vacant positions. Not all staff received the budgeted pay increase and there is a timing difference in training and in annual leave expense. There will be an in year saving in this cost area.

C: Other direct expenditure is \$2.2m favourable to budget as there are timing differences to phased budget in consultant costs and communication costs. There is potential for an in year saving in this cost area.

Direct operating performance					
\$ million	Notes	FY 24 Quarter 3 YTD			FY 24 Annual Plan
		Actual	Annual Plan	Variance	
Net direct revenue	A	(13.4)	(18.0)	4.6	24.2
Direct revenue		13.4	13.2	0.2	17.6
Fees and user charges		0	0	0.0	0
Operating grants and subsidies					
Other direct revenue		13.4	13.2	0.2	17.6
Direct expenditure		26.7	31.2	4.5	41.8
Employee benefits	B	23.0	25.2	2.2	33.3
Grants, contributions and sponsorship		0.0	0.1	0.1	0.1
Other direct expenditure	C	3.8	5.9	2.2	8.4
Other key operating lines					
Operating grants and subsidies intercompany		13.7	18.3	(4.6)	24.5
Depreciation and amortisation		0.3	0.2	(0.0)	0.3

Managed activities for Auckland Council

The financial data in this table represents the Auckland Council portfolio managed by Eke Panuku. These numbers exclude the net direct revenue that Eke Panuku has generated for properties managed for Auckland Transport \$1.8m which is \$2.1m favourable to budget. In addition, a \$6.0m, on budget, dividend has been paid to Council's Solid Waste team from the Waste Disposal Services investment, managed by Eke Panuku.

A: Direct revenue is \$4.5m favourable to budget. A property in the Wynyard Quarter was expected to be sold in FY23 and a small group of shops in Avondale expected to have been demolished have provided \$1.4m unbudgeted revenue to date. There was a one-off back payment for a rental increase on three tenancies for \$0.9m. The recovery of opex from tenants is \$1.5m ahead of budget due to a catch up of under recovery in FY23 and rates recovery now more aligned with actual rates costs. There are additional small increases in car parking revenue, Marina revenue and recovery of contribution towards costs of maintenance in the public spaces in the Wynyard Quarter from development partners in the area, make up the balance.

B: Direct expenditure \$2.8m favourable to budget. There are savings in rates and a credit for historical gas charges and a number of timing issues. Regeneration spend is tracking \$1.5m behind phased budget and Marinas \$0.8m and business interests is behind; these should correct by year end.

Direct operating performance					
\$ million	Notes	FY 24 Quarter 3 YTD			FY 24 Annual Plan
		Actual	Annual Plan	Variance	
Net direct revenue		7.1	(0.2)	7.3	1.1
Direct revenue	A	41.4	36.9	4.5	45.3
Fees and user charges		1.6	1.4	0.2	1.9
Operating grants and subsidies		0	0	0	0
Other direct revenue		39.8	35.5	4.3	43.4
		0	0	0	0
Direct expenditure	B	34.3	37.1	2.8	44.2
Employee benefits		0.1	0.1	(0.0)	0
Grants, contributions and sponsorship		0.0	0.0	0.0	0
Other direct expenditure		34.2	37.0	2.8	44.2
Other key operating lines					
Depreciation and amortisation		17.3	17.2	(0.1)	23.0
Finance Revenue		0	0	0	(0.1)

Financial breakdown by key activities

Operating expenditure

Urban regeneration

	Notes	Previous year Actual	Actual	2023/24 YTD Budget	Variance	Full year Budget
Transform and Unlock Locations						
Net direct expenditure		12.3	7.2	8.8	1.6	11.8

Capital expenditure

	Notes		2023/24 YTD			Full year
			Actual	Budget	Variance	Budget
Property renewals		10.0	2.9	4.3	1.4	8.0
Transform and Unlock Locations						
<i>Isthmus</i>		3.7	2.2	2.0	(0.3)	4.2
<i>North</i>		14.2	3.6	5.6	2.0	7.3
<i>South</i>		10.8	9.2	9.5	0.3	13.9
<i>West</i>		2.6	0.9	13.7	12.7	15.5
<i>Waterfront</i>		22.8	19.6	16.8	(2.8)	17.8
Regional		4.9	2.7	6.4	3.8	10.1
Total		69.0	41.2	58.3	17.1	76.8

Asset sales and long-term leases

	Notes	2023/24 YTD			Full year
		Actual	Budget	Variance	Budget
General Asset sales for the group		25.7	4.2	21.5	115.0
Reinvestment - Transform and Unlock		0.6	19.8	(19.2)	20.0
Total		26.3	24.0	2.3	135.0
Waterfront long leases		0	20.0	(20.0)	20.0

Property and marina management

	Notes	Previous year	2023/24 YTD			Full year
		Actual	Actual	Budget	Variance	Budget
Auckland Council Properties						
Direct revenue		34.9	28.4	24.8	3.7	33.0
Direct expenditure		12.8	11.8	13.5	1.7	16.3
Net direct expenditure		22.1	16.7	11.3	5.4	16.7
Waterfront Public Space						
Direct revenue		0.6	0.5	0.3	0.2	0.3
Direct expenditure		4.5	4.9	3.6	(1.3)	5.0
Net direct expenditure		3.9	(4.4)	(3.4)	(1.1)	(4.7)
Marina Operations						
Direct revenue		13.6	12.2	12.1	0.1	16.1
Direct expenditure		5.1	4.6	4.7	0.1	6.5
Net direct expenditure		8.5	7.6	7.4	0.2	9.6

	Notes	Previous year Actual	Actual	2023/24 YTD Budget	Variance	Full year Budget
Marina Trusts						
Direct revenue		5.7	5.4	5.2	0.2	6.8
Direct expenditure		5.5	4.5	5.2	0.7	6.9
Net direct expenditure		0.2	0.9	0.0	0.9	(0.1)
Auckland Transport Properties						
Direct revenue		8.0	5.2	4.8	0.4	6.4
Direct expenditure	1	3.0	3.4	5.1	1.6	5.8
Net direct expenditure		5.0	1.8	(0.3)	2.1	0.6
Business Interests						
Direct revenue (includes share of JV Profit)		8.1	6.5	6.5	(0.0)	8.6
Direct expenditure		0.6	0.5	0.6	0.1	0.7
Net direct expenditure		7.5	6.0	5.9	0.1	7.9

Activity based financials commentary:

1. Auckland Transport expenditure included \$1.4m for a substantial renewal on a property, subsequent to the budget being set, this project was recategorized as a capital spend within Auckland Transport's budget. Project will be delivered by Eke Panuku and costs transferred to Auckland Transport, and it will not be shown as an operational cost.

Appendix – Urban Regeneration Spatial Delivery Plans

These plans provide a summary of projects within each programme and provide updates on specific projects.

We will present **five location programmes per quarter** reporting cycle. These are for the quarter ending March 2024.

The link below is to the Eke Panuku board reports public information webpage which contains the full set of spatial delivery plans:

<https://www.ekepanuku.co.nz/about/public-information/>

Locations	Reporting Cycle	Regional Programmes	Reporting Cycle
1. Northcote	Q1		
2. Takapuna	Q1		
3. Henderson	Q1		
4. Avondale	Q1		
5. Maungawhau	Q1		
6. City Centre	Q2		
7. Waterfront	Q2		
8. Onehunga	Q2		
9. Panmure	Q2		
10. Manukau	Q2		
11. Old Papatoetoe	Q3	14. Eastern Busway TODs	Q3
12. Ormiston	Q3	15. Service Property Optimisation	Q3
13. Pukekohe	Q3	16. Corporate Property	Q4
		17. Haumaru Scope	Q4
		18. Supports Scope	Q4
		19. Regional Renewals	Q4
		20. Waterfront Renewals	Q4

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

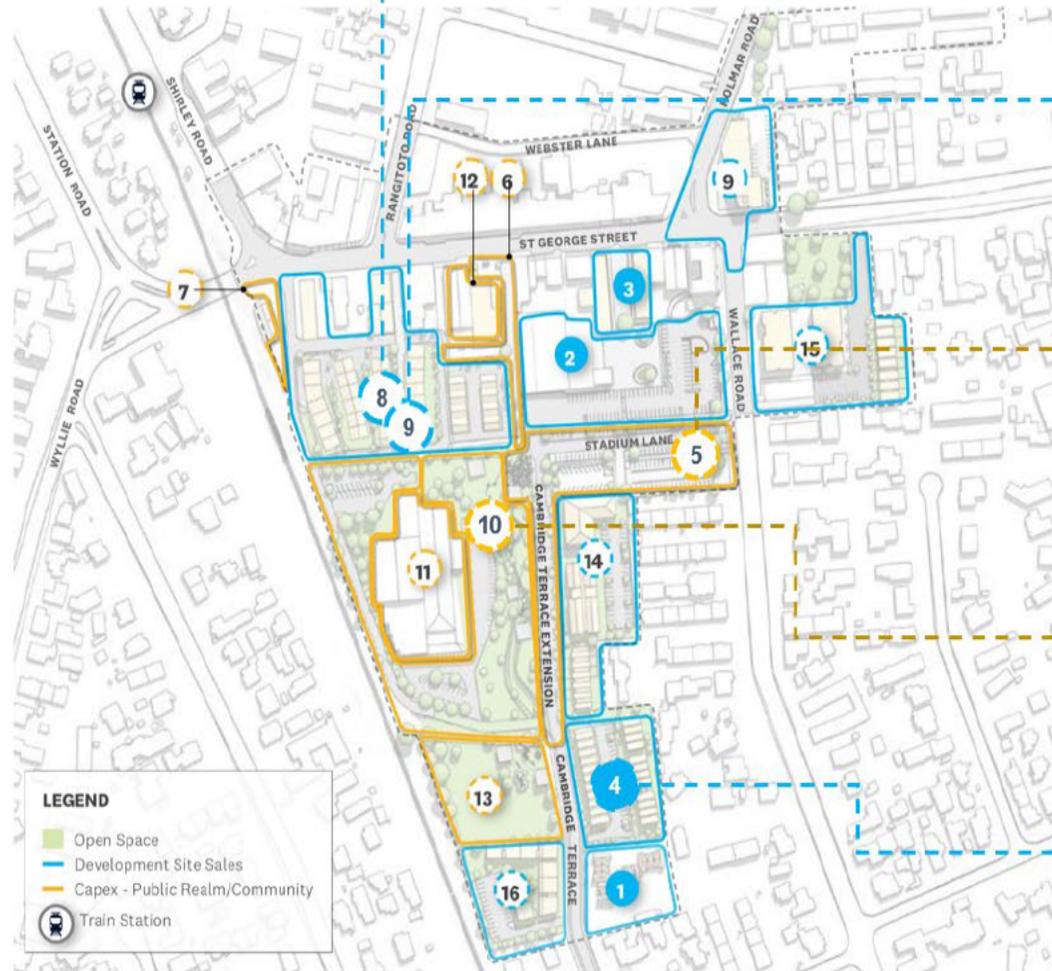
- 1 89 Cambridge Tce
- 2 Supermarket and carpark
- 3 Papatoetoe Mall
- 4 91 Cambridge Tce - The Depot

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)



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

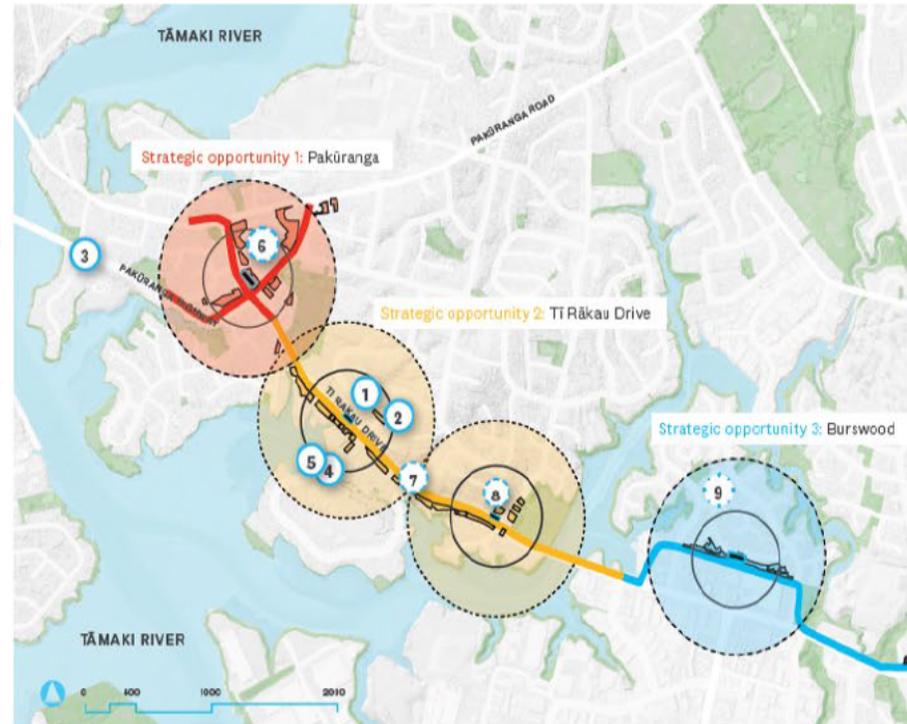
- 1 9 Marriott Road, Pakūranga
- 2 9 Chevis Place, Pakūranga
- 3 21 Millen Avenue, Pakūranga
- 4 1/1 Snell Place, Pakūranga
- 5 2/1 Snell Place, Pakūranga

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

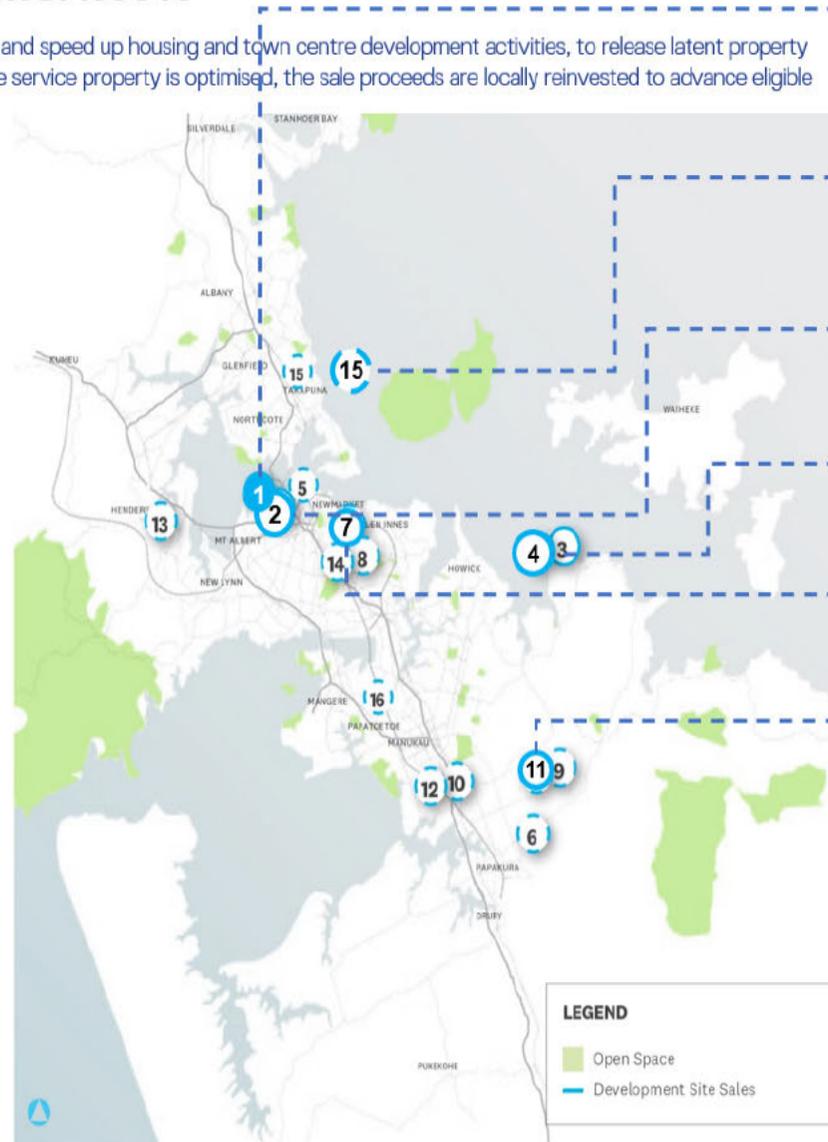
FY24

- 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 Tadmor 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.

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

Director interests at 10 May 2024

Member	Interest	Company / Entity	Conflicts pre-identified?
Paul Majurey	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?
David Kennedy	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	
John Coop	Director	Eke Panuku Development Auckland Limited	
	Trustee	JE and CS Coop Family Trust	
	Managing Director and Principal	Warren and Mahoney	Yes
Kenina Court	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?
Kenina Court 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	
Steven Evans	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	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	
	Board Member	Urban Development Institute of New Zealand	Yes
Jennifer Kerr	Director	Eke Panuku Development Auckland Limited	
	Committee member	Audit and Risk – Police	

Member	Interest	Company / Entity	Conflicts pre-identified?
Jennifer Kerr	Chair	Callaghan Innovation	
continued	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	

Changes made to Directors' interests register since April 2024 Board meeting:

Additions:

Director	Conflict/interest added	Date notified
Jennifer Kerr	Waipa Networks Growth Limited	09 May 2024

Amendments:

Director	Conflict/interest amended	Date notified
	N/A	

Deletions:

Director	Conflict/interest deleted	Date notified
	N/A	

Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in partly confidential session, in person at 135 Albert Street, Auckland and online via Microsoft Teams, on Wednesday 24 April 2024

Attending	<p>Board: Paul Majurey (Chair), David Kennedy (Deputy Chair & Acting Chair), John Coop, Steve Evans, Jennifer Kerr</p> <p>Executive: David Rankin, Chief Executive; Gyles Bendall, GM Design & Place; Alaina Cutfield, Head of People & Culture; Angelika Cutler, GM Community & Stakeholder Relations; Carl Gosbee, Chief Financial Officer; Brenna Waghorn, GM Strategy & Planning; Marian Webb, GM Assets & Delivery; Ian Wheeler, Chief Operating Officer; Allan Young, GM Development</p> <p>In Attendance: Rachel Wilson, Principal Advisor, Auckland Council; Alice Newcomb, Governance Manager; Rosemary Geard, Governance Advisor (minutes)</p>
1.0 Meeting opening	<p>The meeting opened at 10.00am with a karakia.</p> <p>Due to recuperation, the deputy chair assumed the role of acting chair.</p> <p>The acting chair welcomed everyone to the meeting.</p>
1.1 Apologies	<p>Apologies were received from Kenina Court & Councillor Angela Dalton.</p>
1.2 Procedural motion to exclude the public	<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>
2.0 Mana whenua stories: Te Ahiwaru Trust	<p>Stephanie Tawha & Kowhai Olsen, Te Ahiwaru Trust, and Jorja Jamieson, Māori Outcome Coordinator, joined the meeting for this item.</p>
3.0 Chief Executive's Report	<p>David Rankin, Chief Executive, spoke to the report.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
4.0 Health and Safety	<p>Paul Brown, 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 report.</p>
5.0 Decision papers	
5.1 Additional property disposal recommendations in Unlock Panmure and Unlock Northcote	<p>Carl May, Strategic Property Specialist, joined the meeting for this item.</p> <p>Marian Webb, GM Assets & Delivery, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to:</p> <ol style="list-style-type: none"> a. approve the recommendation to the Planning, Environment and Parks Committee to dispose of three properties located within the boundaries of the Unlock Panmure High Level Project Plan and one

	<p>property located within the boundary of the Unlock Northcote High Level Project Plan for urban renewal purposes:</p> <ul style="list-style-type: none"> • 13-17 Queens Road, Panmure • 25 Queens Road, Panmure • 27 Queens Road, Panmure • Lot 18 DP 47822 comprised in Record of Title NA1918/65 (Kilham Avenue, Northcote). <p>b. note that sales proceeds will be allocated to the Transform and Unlock budget and contribute towards reinvestment in the priority locations.</p> <p>c. delegate the final terms and conditions of sale and the execution of an unconditional agreement to the Eke Panuku Chief Executive.</p>
5.2 Eke Panuku Homestar Requirements	<p>Kristen Webster, Head of Corporate Responsibility joined the meeting for this item.</p> <p>Brenna Waghorn, GM Strategy & Planning introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board resolved to</p> <p>a. Endorse the following proposals:</p> <ul style="list-style-type: none"> i. Adoption of the draft sustainable buildings policy, which includes these elements: ii. Amendment to the current Homestar policy to require a minimum of a 7-star rating for apartment typologies in all locations where the site sale is by development agreement. The minimum for standalone, terraced or walk-up typologies will remain at 6 star rating in all locations. iii. Mandatory use of the Eke Panuku Homestar checklist by development partners.
6.0 Information papers	
6.1 Quarterly Risk Report	<p>Kingsha Changwai, Manager Corporate Risk and Reporting, joined the meeting for this item.</p> <p>Carl Gosbee, CFO, introduced the item.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
7.0 Governance matters	
7.1 Out-of-cycle decisions	<p>The Eke Panuku Board noted there were no out-of-cycle decisions made between the March and April 2024 board meetings.</p>
7.2 Director's interests and Director's project interest reports	<p>The Eke Panuku Board reviewed and received the reports.</p>

7.3 Director meeting attendance	The Eke Panuku Board noted the Directors' meeting attendance.
7.4 Minutes of previous meeting held 27 March 2024	The Eke Panuku Board reviewed and confirmed the minutes of the Board Meeting 27 March 2024, with confidential information included, as a true and accurate record of the meeting.
7.6 Board action list	The Eke Panuku Board received the board action list.
7.7 Board forward work programme	The Eke Panuku Board received the board forward work programme.
Avondale Central	<p>Paul Majurey left the meeting at 11.28am due to a disclosed conflict of interest.</p> <p>Rachel Irvine-Shanks, Senior Associate, Chapman Tripp, joined the meeting for this item.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
8.0 General Business	There were no items of general business.
Meeting close	The meeting closed with a karakia at 11.45am.

Confirmed as a true and accurate record:

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