

## Board Agenda

**Where:** 82 Wyndham Street, Auckland

**When:** Wednesday, 28 February 2018 | 9.00 am – 2.00 pm

**Board Members:** Richard Aitken – Chair  
David Kennedy – Director  
Richard Leggat – Director  
Dr Susan Macken – Director  
Paul Majurey – Director  
Mike Pohio – Director  
Martin Udale – Director

**In attendance:** Roger MacDonald – Chief Executive  
David Rankin – Chief Operating Officer  
Carl Gosbee – Director Corporate Services  
Angelika Cutler – Director Corporate Affairs  
Rod Marler – Director Place and Design  
Ian Wheeler – Director Portfolio Management  
Allan Young – Director Development  
Monica Ayers – HR Business Partner  
Jenni Carden – Company Secretary

		Page #	Timing
	<b>Workshop on Risk</b>		<b>9.00 am</b>
	<b>Morning Tea</b>		<b>11.00 am</b>
<b>1.</b>	<b>Procedural Motion to Exclude the Public</b> Put the motion that, pursuant to clause 12.3 of the Panuku Constitution, the public be excluded from the following proceedings of this meeting, so that commercially sensitive issues can be discussed in confidential session.		<b>11.15 am</b>
<b>2.</b>	<b>Confidential Governance Matters</b> 2.1 Minutes of 25 January 2018 Board meeting <i>Withheld from the public under S7(2)(h) of the LGOIMA</i> 2.2 Board Action List <i>Withheld from the public under S7(2)(h) of the LGOIMA</i>		
<b>3.</b>	<b>Confidential Strategic Papers (papers which are fully confidential)</b> 3.1 Unlock Panmure HLPP <i>Withheld from the public under S7(2)(h) of the LGOIMA</i>		

<b>4.</b>	<b>Confidential Decision Papers (papers which are fully confidential)</b> 4.1 America's Cup 36 <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i> 4.2 HR at Panuku <i>Withheld from the public under S7(2)(h) of the LGOIMA</i> 4.3 Draft Statement of Intent <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i> 4.4 33 Henderson Valley Road – Development <i>Withheld from the public under S7(2)(h) of the LGOIMA</i>		
<b>5.</b>	<b>Confidential Chief Executive's Report (fully confidential)</b> <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>		
<b>6.</b>	<b>Confidential Information Papers (papers which are fully confidential)</b> 6.1 Transform Manukau <i>Withheld from the public under S7(2)(h) of the LGOIMA</i> 6.2 Auckland Council Group Policy Charter <i>Withheld from the public under S7(2)(h) of the LGOIMA</i>		
<b>7.</b>	<b>General Business</b>		
	<b>Lunch</b>		<b>12.45 pm</b>
<b>8.</b>	<b>Opening of Public Meeting</b> 8.1 Apologies 8.2 Directors' Interests 8.3 Directors' Board Meeting Attendance Register 8.4 Minutes of the 25 January 2018 Board meeting (public) 8.5 Public Deputation		<b>1.15 pm</b>
<b>9.</b>	<b>Health and Safety Report</b>		
<b>10.</b>	<b>Chief Executive's Report</b>		
<b>11.</b>	<b>Decision Papers</b> 11.1 Disposals Recommendation		
<b>12.</b>	<b>Information Papers</b> 12.1 Grants and Donations Quarterly Update		

**Note:** Some information has been withheld from the public under the relevant sections of the Local Government Official Information and Meetings Act 1987 (LGOIMA). Where information is withheld, the relevant section of the LGOIMA is cited. A copy of Section 7 of the LGOIMA, which provides reasons to withhold official information, is attached to the Board papers for reference.

## Local Government Official Information and Meetings Act 1987.

### 7 Other reasons for withholding official information

(1) Where this section applies, good reason for withholding official information exists, for the purpose of [section 5](#), unless, in the circumstances of the particular case, the withholding of that information is outweighed by other considerations which render it desirable, in the public interest, to make that information available.

(2) Subject to [sections 6, 8, and 17](#), this section applies if, and only if, the withholding of the information is necessary to—

- (a) protect the privacy of natural persons, including that of deceased natural persons; or
- (b) protect information where the making available of the information—
  - (i) would disclose a trade secret; or
  - (ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information; or
- (ba) in the case only of an application for a resource consent, or water conservation order, or a requirement for a designation or heritage order, under the [Resource Management Act 1991](#), to avoid serious offence to tikanga Maori, or to avoid the disclosure of the location of waahi tapu; or
- (c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information—
  - (i) would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or
  - (ii) would be likely otherwise to damage the public interest; or
- (d) avoid prejudice to measures protecting the health or safety of members of the public; or
- (e) avoid prejudice to measures that prevent or mitigate material loss to members of the public; or
- (f) maintain the effective conduct of public affairs through—

(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom [section 2\(5\)](#) applies, in the course of their duty; or

(ii) the protection of such members, officers, employees, and persons from improper pressure or harassment; or

(g) maintain legal professional privilege; or

(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or

(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

(j) prevent the disclosure or use of official information for improper gain or improper advantage.

**Directors' Interests as at 14 February 2018**

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Richard H. AITKEN</b>	Chair	Panuku Development Auckland Limited	
	Chair	Te Punaha Matatini	
	Director	BGCF Trustee Ltd	
	Shareholder	Beca Group Ltd	
	Director	BGL Custodian Ltd	
	Director	BGLIR Trustee Ltd	
	Director	BGL Management Share Trustee Ltd	
	Director	BGL Nominees Ltd	
	Director	BGS Trustee Ltd	
	Director	Derceto Trustee Ltd	
	Director	Hopetoun Pitt Ltd	
	Director	Gands Plan Pty Ltd (Australia)	
	Director	John Scotts Investments Ltd	
	Director	Trust Power Ltd	
	Director	Te Punaha Matatini Advisory Board	
	Trustee	BAS Custodian Trust	
	Trustee	Beca Indemnity Fund Custodian Trust	
	Trustee	BGLIR Custodian Trust	
	Trustee	BGL Custodian Trust	
	Trustee	BGS Custodian Trust	
Trustee and Discretionary Beneficiary	The Glade Trust		
Trustee	The Sunnybrae Trust		
Trustee	The Waimarama Trust		
<b>Dr Susan C. MACKEN</b>	Deputy Chair	Panuku Development Auckland Limited	
	Chair	Kiwibank	
	Chair	Spa Electrics Ltd (Aust.)	
	Deputy Chair	Tāmaki Redevelopment Company Ltd	Possible
	Director	Blossom Bear Ltd	
	Director	STG Ltd	

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>David I. KENNEDY</b>	Director	Panuku Development Auckland Limited	
	Director	525 Blenheim Road Limited	
	Director	Cathedral Property Limited	
	Director	Good General Practice Limited	
	Director	Grantley Holdings Limited	
	Director	Hobsonville Development GP Limited	
	Director	New Ground Living (Hobsonville Point) Limited	
	Director	Ngai Tahu Justice Holdings Limited	
	Director	Ngai Tahu Property (CCC-JV) Limited	
	Director	Ngai Tahu Property Joint Ventures Limited	
	Director	Ngai Tahu Property Joint Ventures (No.2) Limited	
	Director	Ngai Tahu Real Estate Limited	
	Director	NTP Development Holdings Limited	
	Director	NTP Investment Holdings Limited	
	Director	NTP Investment Property Group Limited	
	Director	Prestons Road Limited	
	<b>Richard I. LEGGAT</b>	Director	Panuku Development Auckland Limited
Chairman		NZ Cycle Trail Incorporated	
Deputy Chair		Tourism NZ	
Director		Cycling NZ	
Director		Education NZ	
Director		Mortleg Ltd	
Director		New Zealand Post Ltd	
Director		Snowsports NZ	
Director		Trophy Metropolitan Ltd	
Director		Warren and Mahoney	
Director		Winter Games New Zealand	
Panel Member		NZ Markets Disciplinary Tribunal	
Advisor		MyMoneyFit Ltd	
Member		Union Cycliste Internationale Ethics Commission	

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Paul F. MAJUREY</b>	Director	Panuku Development Auckland Limited	
	Chair	Hauraki Collective (12 iwi collective)	
	Chair	Mana Whenua & Crown Working Group (proposed Hauraki Gulf / Tikapa Moana Recreational Fishing Park)	
	Chair	Marutūāhu Rōpū General Partner Ltd	
	Chair	Marutūāhu Collective (5 iwi collective)	
	Chair	Tāmaki Makaurau Community Housing Ltd	
	Chair	Tūpuna Maunga o Tāmaki Makaurau Authority	
	Chair	Whenuapai Housing General Partner Ltd	
	Co-Chair	Sea Change Marine Spatial Plan Project	
	Co-Chair	Tāmaki Healthy Families Alliance	
	Director	Atkins Holm Majurey Ltd	
	Director	Kaahui Rawa Limited	
	Director	Half Moon Bay Venture Ltd	
	Director	Museum of New Zealand Te Papa Tongarewa	
	Director	Ngāti Maru Pouarua Farm Ltd	
	Director	Pare Hauraki Asset Holdings Ltd	
	Director	Pouarua Farm General Partner Ltd	
	Director	Te Puia Tapapa GP Limited	
	Director	Tikapa Moana Enterprises Ltd	
	Trustee	Crown Forestry Rental Trust	
	Trustee	Hauraki Fishing Group	
	Trustee	Ngāti Maru Rūnanga Trust	
	Mana Whenua Representative	Hauraki Gulf Forum	
	Tainui Waka Representative	Iwi Working Group (review of Te Ohu Kaimoana)	

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Michael E. POHIO</b>	Director	Panuku Development Auckland Limited	
	Chairman	BNZ Partners Waikato	
	Director	KiwiRail Ltd	
	Director	National Institute of Water & Atmospheric Research Ltd	
	Director	NIWA Vessel Management Ltd	
	Director	Ospri New Zealand Ltd <ul style="list-style-type: none"> <li>National Animal Identification and Tracing Ltd</li> </ul>	
	Director	TBFree	
	Director	Te Atiawa Iwi Holdings	
	Director	Te Atiawa (Taranaki) Holdings Ltd	
<b>C. Martin UDALE</b>	Director	Panuku Development Auckland Limited	
	Chair	Wairaka Land Company Ltd (Unitec land development subsidiary)	Possible
	Director	Essentia Consulting Group Ltd	
	Director	Fleming Urban Ltd	Possible Onehunga development
	Director	Innovation Waikato Ltd	
	Director	Hobsonville GP Ltd	
	Director	New Ground Living (Hobsonville Point) Ltd	
	Director	Paparata Ltd	
	Director	Tall Wood Ltd	
	Director	Tall Wood Distribution Ltd	
	Director	Forest Group Ltd	
	Director	Tall Wood Assembly Limited	
	Director	Tāmaki Redevelopment Company Ltd	Possible
	Director	Tāmaki Regeneration Ltd	
	Director	TW Twenty Twenty Ltd	
	Director	Waikato Innovation Park Ltd	
	Trustee	Cardinal Trustees Ltd	





**DIRECTORS' MEETING ATTENDANCE REGISTER – 2017 / 2018**

	2017							2018					TOTAL
	26 Jul	30 Aug	27 Sep	25 Oct	29 Nov	25 Jan	28 Feb	28 Mar	26 Apr	30 May	27 June		
R.H. Aitken	✓	✓	✓	✓	✓	✓							
Dr S.C. Macken	✓	✓	✓	✓	✓	✓							
M.A. Blackburn	✓	✓	X	✓									
E.W. Davies	✓	✓	✓	X									
D.I. Kennedy					✓	X							
R.I. Leggat	✓	✓	✓	✓	✓	✓							
P.F. Majurey	✓	✓	✓	✓	✓	✓							
M.E. Pohio	✓	✓	✓	✓	✓	✓							
C.M. Udale	✓	✓	✓	✓	✓	✓							

MINUTES OF THE MEETING OF DIRECTORS OF DEVELOPMENT AUCKLAND LIMITED (PANUKU DEVELOPMENT AUCKLAND), HELD IN **PUBLIC** SESSION AT 82 WYNDHAM ST, AUCKLAND ON WEDNESDAY 25 JANUARY 2018 COMMENCING AT 9.00 AM.

<b>ATTENDING</b>		<p><b>Board:</b> Richard Aitken (Chair), Richard Leggat, Dr Susan Macken, Paul Majurey, Mike Pohio (by phone) and Martin Udale.</p> <p><b>Executive:</b> Roger MacDonald – Chief Executive, David Rankin – Chief Operating Officer, Angelika Cutler – Director Corporate Affairs, Carl Gosbee – Director Corporate Services, Rod Marler – Director Place and Design, Ian Wheeler – Director Portfolio Management, Allan Young – Director Development, Jenni Carden – Company Secretary.</p>								
<b>APOLOGIES</b>		David Kennedy								
<b>1 PROCEDURAL MOTION TO EXCLUDE THE PUBLIC</b>	1 01/18	<p>It was <b>RESOLVED THAT</b>, pursuant to the provisions of Section 48(1)(a) of the Local Government Official Information &amp; Meetings Act 1987, the public be excluded from the Meeting for the following proceeding, the subject matter, the reasons and specific grounds for exclusions being set out below:</p> <table border="1"> <thead> <tr> <th>General subject of matters to be considered</th> <th>Grounds under Section 48(1) for considering in private</th> </tr> </thead> <tbody> <tr> <td>Governance; Committee report</td> <td>Commercially sensitive issues</td> </tr> <tr> <td>Finance and Risk</td> <td>Commercially sensitive issues</td> </tr> <tr> <td>Management and operations</td> <td>Commercially sensitive issues</td> </tr> </tbody> </table> <p><i>Moved Paul Majurey, seconded Richard Aitken <b>CARRIED</b></i></p>	General subject of matters to be considered	Grounds under Section 48(1) for considering in private	Governance; Committee report	Commercially sensitive issues	Finance and Risk	Commercially sensitive issues	Management and operations	Commercially sensitive issues
General subject of matters to be considered	Grounds under Section 48(1) for considering in private									
Governance; Committee report	Commercially sensitive issues									
Finance and Risk	Commercially sensitive issues									
Management and operations	Commercially sensitive issues									
<b>2.1 MINUTES OF 29 NOVEMBER 2017 BOARD MEETING CONFIDENTIAL GOVERNANCE MATTER</b>	2 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
<b>2.2 BOARD ACTION LIST CONFIDENTIAL GOVERNANCE MATTER</b>	3 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
<b>2.3 COMMITTEE TERMS OF REFERENCE CONFIDENTIAL GOVERNANCE MATTER</b>	4 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
<b>3.1 UNLOCK PANMURE HLPP DIRECTION SETTING CONFIDENTIAL STRATEGY PAPER</b>	5 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
<b>3.2 UNLOCK HENDERSON PROGRAMME BUSINESS CASE APPROACH CONFIDENTIAL STRATEGY PAPER</b>	6 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								

<b>3.3 LONG-TERM PLAN 2018-28 UPDATE CONFIDENTIAL STRATEGY PAPER</b>	7 01/18	<i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>
<b>3.4 36<sup>TH</sup> AMERICA'S CUP PROCUREMENT STRATEGY CONFIDENTIAL STRATEGY PAPER</b>	8 01/18	<i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>
<b>4.1 37 NEW WINDSOR ROAD, AVONDALE (ARTHUR CURREY RESERVE) CONFIDENTIAL DECISION PAPER</b>	9 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
<b>4.2 61-117 CLARK ROAD AND STOPPED ROAD CONFIDENTIAL DECISION PAPER</b>	10 01/18	<i>Withheld from the public under S7(2)(i) of the LGOIMA</i>
<b>4.3 GULF HARBOUR MARINA CONFIDENTIAL DECISION PAPER</b>	11 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
<b>4.4 TRANSFORM MANUKAU – SCENTRE GROUP CONFIDENTIAL DECISION PAPER</b>	12 01/18	<i>Withheld from the public under S7(2)(i) of the LGOIMA</i>
<b>4.5 2 DAVIS CRESCENT, MANUKAU CONFIDENTIAL DECISION PAPER</b>	13 01/18	<i>Withheld from the public under S7(2)(i) of the LGOIMA</i>
<b>4.6 WASTE DISPOSAL SERVICES – APPOINTMENT OF NEW DIRECTOR CONFIDENTIAL DECISION PAPER</b>	14 01/18	<i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>
<b>4.7 31 DECEMBER 2017 HALF YEAR FINANCIAL STATEMENTS CONFIDENTIAL DECISION PAPER</b>	15 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
<b>4.8 SALE AND DEVELOPMENT OF 52-54 MANUKAU STATION ROAD</b>	16 01/18	<i>Withheld from the public under S7(2)(i) of the LGOIMA</i>

CONFIDENTIAL DECISION PAPER		
5 CONFIDENTIAL CHIEF EXECUTIVE'S REPORT	17 01/18	<i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>
6.1 PRIORITY LOCATION MASTER PROGRAMME CONFIDENTIAL INFORMATION PAPER	18 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
6.2 PANUKU CULTURE CONFIDENTIAL INFORMATION PAPER	19 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
7 GENERAL BUSINESS	20 01/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
8 OPENING OF PUBLIC MEETING	21 01/18	The public meeting opened at 1.05pm.
8.1 APOLOGIES	22 01/18	Apologies were received from David Kennedy.
8.2 DIRECTORS' INTEREST	23 01/18	The Board reviewed and received the Register of Directors' Interests. Richard Aitken advised one addition to his interests. He is now the Chair of Te Punaha Matatini.
8.3 DIRECTORS' BOARD MEETING ATTENDANCE REGISTER	24 01/18	The Board received the Board Attendance Register.
8.4 MINUTES OF THE 29 NOVEMBER 2017 BOARD MEETING (PUBLIC)	25 01/18	The Board reviewed and approved the Minutes of the Board Meeting of 29 November, with confidential information redacted, with one amendment to item 8.3.
8.5 PUBLIC DEPUTATION	26 01/18	There were no public deputations received.
9 HEALTH AND SAFETY REPORT	27 01/18	The Board received the report noting the escalation in anti-social behaviour is concerning. Executive confirmed there is good CCTV coverage in across the waterfront which is monitored by the marinas team, security has been increased and staff are being provided good backup.
10 CHIEF EXECUTIVE'S REPORT (PUBLIC)	28 01/18	The Board received the public report, with confidential information redacted.
11 TRANSFORM MANUKAU – LEADERSHIP ROLE PUBLIC STRATEGIC PAPER	29 01/18	Allan Young, Director Development, introduced the report. The Board received the report. It was <b>RESOLVED THAT</b> the Board: 1. <b>Approves</b> that the achievement of the Regeneration Gateway Objective related to 'Establish leadership position in Manukau' be measured by assessing both the quantitative efforts to develop a leadership position on the project as articulated by the team, together with qualitative feedback from the agreed cohort of stakeholders set out in this report.

		<i>Moved Richard Aitken, seconded Susan Macken <b>CARRIED</b></i>
<b>12.1 DISPOSALS RECOMMENDATION PUBLIC DECISION PAPER</b>	30 01/18	<p>David Rankin, Chief Operating Officer, introduced the report. The Board received the report.</p> <p>It was <b>RESOLVED THAT</b> the Board</p> <p>1. <b>Approves</b></p> <p>a. The recommendation to the Finance and Performance Committee that the following properties are surplus to council requirements and should be divested:</p> <p>i. Proposed Lot 14, 61-117 Clark Road, Hobsonville</p> <p>ii. 2A Stokes Road, Mt Eden</p> <p><i>Moved Martin Udale, seconded Paul Majurey <b>CARRIED</b></i></p>
<b>12.2 RISK MANAGEMENT FRAMEWORK PUBLIC DECISION PAPER</b>	31 01/18	<p>Carl Gosbee, Director Corporate Services, introduced the report. The Board received the report noting feedback was provided at the December Audit and Risk Committee. Executive confirmed the Risk Management Framework and Business Continuity Plan were presented to the Board as endorsed by the Audit and Risk Committee.</p> <p>It was <b>RESOLVED THAT</b> the Board</p> <p>1. <b>Approves</b> the Risk Management Framework and</p> <p>2. <b>Note</b> the Board Business Continuity Plan.</p> <p><i>Moved Susan Macken, seconded Richard Leggat <b>CARRIED</b></i></p>
<b>13.1 DISPOSALS PROGRAMME PUBLIC INFORMATION PAPER</b>	32 01/18	<p>David Rankin, Chief Operating Officer, introduced the report. The Board received the report.</p>
<b>CLOSE OF BOARD MEETING</b>	33 01/08	<p>The Board noted that some papers are unduly long and repetitive, there has been an improvement in the quality of the papers. The Board acknowledged the Chief Executive and the Executive team.</p> <p>The meeting closed at 1.22pm</p>

**READ AND CONFIRMED**

\_\_\_\_\_ Chairman

\_\_\_\_\_ Date

## Health and Safety Monthly Reporting – February 2018

<b>Document Author</b>	Blair McMichael – Health and Safety Manager
<b>Contributors</b>	David Rankin – Chief Operating Officer
<b>Date</b>	12 February 2018

### 1. Purpose

This paper informs the board on progress against the annual health and safety plan, and on significant health and safety risks, incidents, and the monitoring and management of risk.

### 2. Executive Summary

Health and Safety objectives within the Health and Safety Plan 2017/2018 are progressing to the assigned timelines. Highlights this month include:

- Embedding the Contract Management Framework (CMF) as the new tool for managing contracts and agreements
- continuation of asbestos management surveys aligned to the asbestos programme timeline
- completion of the Safety in Design (SiD) framework process with training scheduled for February
- marina safety process improvements have been documented, with training scheduled for March
- planning has begun with the intention to address the wellbeing needs of Panuku staff

The Volvo Ocean Race scheduled for late February has provided a forum to apply the CMF in a major event setting with a 'Licence to Occupy' agreement between Panuku as land owner, and ATEED, as event organiser. This approach is significantly different to the last Volvo Ocean Race and is reliant on ATEED managing its events contractor. The licence has been signed by the respective Chief Executives.

Cycle incidents involving tram tracks along Jellicoe Street are under investigation by Panuku to consider reasonably practicable controls which may eliminate these types of incidents. A number of solutions are under consideration with the preference of ensuring a spatial separation between tram tracks and bikes, regular signage and communications around cycle paths. Each control is subject to our ongoing engagement with Auckland Transport.

### 3. Discussion

#### a) Health and Safety Plan 2017/2018 Update

Panuku continues to implement its health and safety plan for 2017/2018. Areas of progress since last month include:

- The Panuku Asbestos management programme is progressing through the involvement of portfolio staff and the appointment of project management support. At the end of January 150 commercial properties had been surveyed for asbestos to determine the condition of the asbestos and any remedial work. This work continues to be managed by the portfolio directorate and is reviewed monthly against the work programme by the working group
- The Contract Management Framework (CMF) represents Panuku's approach to managing the health and safety risk inherent in contracts and agreements. Further training was completed by new staff against the CMF. Implementation progress of the CMF will be independently reviewed in May

- The Safety in Design (SiD) framework has been completed and reviewed by staff during January. Training for all design staff will be scheduled in February, and an independent review completed in May
- Marina safety process improvements involving the review of the health and safety risk register, marina safety manual, safe operating procedures, and marina safety monitoring have been developed. Training for staff, against each process improvement, is scheduled for March
- Panuku Health and Wellbeing Planning has begun. This project is intended to align with Auckland Council's holistic approach to managing wellbeing, to achieve outcomes for Panuku staff wellbeing. Panuku has obtained the Council draft strategy which extends beyond immediate wellbeing related issues and opportunities. The proposed next steps are subject to the approval of the Senior Leadership Team:
  - Networking with Auckland Transport and Auckland Council on services (i.e., AT provide walking/cycling challenge)
  - Gaining an understanding of the Panuku Wellbeing Survey results – 2017; absenteeism records, health checks, pin-pointing stresses
  - Establish a Wellbeing Working Group (including H & S reps, Communications, People & Capabilities)
  - Determine all current services provided by Panuku, the Panuku Social Club and Auckland Council
  - Determine policies that relate to staff H & S Wellbeing
  - Health and Safety risk register reviews were completed for corporate health and safety register (held within the Strategy and Operations Directorate), and the Marinas. Remaining reviews include; Portfolio Directorate health and safety risk register scheduled in February, with Development, and Place and Design Directorate reviews in March.

The delivery of the objectives within the Panuku Health and Safety plan remain on-track.

## **b) Significant Health and Safety Issues**

Panuku recently applied the basis of the Contract Management Framework (CMF) to a planned major event.

The event is the Volvo Ocean Race scheduled for late February, requiring a licence to occupy land owned and managed by Panuku. This is an event organised and managed by ATEED. ATEED had previously sought to have its event contractor as licensee.

It was vital that the license was in place so that the rights and obligations of Panuku and ATEED (not ATEED's contractor) were clearly set out from the outset. This in turn enabled ATEED to legally occupy and use the event site with its contractor carrying out the contracted services on the event site within the parameters set out in the license.

The key purpose of the license was to confirm the parties' respective roles in the event, which in turn confirms the parties' respective health and safety obligations, recognising the following:

- ATEED is the organiser of the event. Despite entering into the delivery partner agreement with a sub-contractor for the delivery of the event, ATEED remains the organiser of the event
- ATEED is a PCBU as the occupier of the land and the organiser of the event
- The sub-contractor is a PCBU as the contractor delivering the event and is also a "worker" of the event
- ATEED is in a position of influence and control over the delivery of the event. Panuku's influence and control over the delivery of the event is limited as Panuku is only providing the use of the event site
- Panuku is a PCBU (Person Conducting a Business or Undertaking – under the Health and Safety at Work Act), as the landowner

The Panuku/ ATEED contracting arrangement also ensures that the responsibility for implementing the underlying health and safety processes sit with the party best suited to identifying and managing risks, that is the party with the greatest influence and control.

Although both Panuku and ATEED are Council Controlled Organisations, had Panuku entered into the licence with ATEED's sub-contractor it would have the effect of releasing ATEED from its health and safety obligations as the organiser of the event. This would contradict the CMF, as in the absence of some form of "delivery agreement" between Panuku and the sub-contractor. Panuku would have very limited influence and control over the sub-contractor, the entity which ultimately has control of the event at a day to day practical level.

This approach has been reviewed and agreed by both Auckland Council lawyers, and signed by the respective Chief Executives for Panuku and ATEED.

### **c) Significant Incidents**

Small quantities of asbestos soil contamination have been removed from the Tiramarama Way site in Wynyard Quarter. Asbestos soil contamination was anticipated based on pre-construction soil investigations and the removal has been well managed by the development team posing no risk to workers or public.

The intimidation of a berth holder around the 'bombing area' of Karanga Plaza, Wynyard Quarter has involved police presence. Marina and kiosk staff are actively engaging security personnel, increasing video surveillance, and posting no swimming signage around the Te Wero Bridge. Police are monitoring the anti-social behaviour and violence issues and are working with staff seeking to remove those involved and issue trespass orders.

Cycle incidents involving tram tracks around Jellicoe Street, Wynyard Quarter has been raised by a local constructor with Panuku staff. The tram tracks are a hazard for people on bikes for two reasons:

1. Cycle wheels can get stuck
2. Cycle tires slip out on the metal tracks, which is exasperated in the wet and if the cyclist crosses at an acute angle

Panuku staff in the development, place-making, and tram operations teams have considered a number of design measures and alternative treatments such as rubber infill but have determined nothing to be suitable. Their research, based on overseas experiences, indicates a physical design solution is not likely. Rather it is recommended that a spatial separation needs to exist between bike lanes and tram tracks.

Actions the team is considering include:

- Promoting of a route that avoids tram tracks altogether (Westhaven – Beaumont – Gaunt Street/North Wharf)
- Improving way-finding signage. Auckland Transport is developing a wayfinding signage placement plan
- The continued use of place-making road surface treatments to improve way-finding
- Promote Beaumont St – North Wharf route in communications
- Educate people as to the hazard tracks pose
- Educate on best way to cross tracks to minimise risks. i.e. Perpendicular crossings
- Hazard signage to be combined with route way-finding signage

Improvements will continue in coordination with Auckland Transport



#### **d) Monitoring and Inspection**

Health and safety monitoring included:

- Asbestos surveys for commercial buildings
- Pembridge House refurbishment project
- Tiramarama Way, Wynyard Quarter

Quarter audits for critical risk activities, quarries, landfills, and forestry felling, are scheduled for March.

#### **e) Staff engagement and training**

Training completed during January in health and safety included:

- Health and Safety Representative training – Stage 2
- New starter staff inductions and online inductions
- Contract Management Framework training

## Chief Executive's report to the Board

<b>Document Author</b>	Roger MacDonald – Chief Executive
<b>Contributors</b>	David Rankin – Chief Operating Officer Rod Marler – Director Place and Design Allan Young – Director Development Ian Wheeler – Director Portfolio Management Carl Gosbee – Director Corporate Services Angelika Cutler – Director Corporate Affairs
<b>Date</b>	20 February 2018

### 1. Overview

This report provides the Board with a summarised overview of the opportunities and the issues facing the organisation.

This report is a public report, however confidential information is redacted. Information that has been redacted is indicated in **blue font**. Where redacted information exists, a reference to the section of the Local Government Official Information and Meetings Act 1987 (LGOIMA) will be cited in the publicly available version of the report.

### 2. Key issues

This section outlines issues that are not otherwise covered by a Decision or Information Paper elsewhere in the agenda and are either:

- Strategically significant issues;
- Emerging and developing issues; or
- Project updates.

#### 2.1 Strategically significant issues

##### 2.1.1 LTP

*Withheld from the public under S7(2)(i) of the LGOIMA*

##### 2.1.2 Working with the Crown

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

##### 2.1.3 America's Cup 36

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

#### **2.1.4 Mana whenua engagement update**

The mana whenua legal counsel has recently provided a draft 'Mana Whenua – Panuku Engagement Proposal' which will be part of the discussions for the pile mooring reclamation hui on 19 February. The purpose of the proposal is to establish an agreed engagement framework for the Panuku led consenting matters, and relationships and opportunities arising from these consents. Details regarding the AC36 base location consenting process are being worked through. Once finalised it will be clearer what (if any) implications there are for the current engagement on the consent.

Panuku and council have received feedback from Mana Whenua on AC36 and more recently in response to the Mayor's office media release. A representative from MBIE and Auckland Council will be attending the Panuku Mana Whenua Governance Forum hui on 20 February to provide an update on the programme.

#### **2.1.5 Large Scale Development Partner Meetings**

Meetings have been held over the past three months with Panuku SLT and a number of NZ's largest developers, institutions and iwi to gain an understanding of their requirements and capability in Auckland in terms of brownfield development. The exercise has been very useful in terms of gaining a better understanding of their corporate strategy, ability to partner, access to funding and risk appetite. Once we have concluded the initial round of meetings we will be assessing which parties may be best suited to some of our larger, more complex projects.

#### **2.1.6 Projected housing supply**

In a report to the Board in October 2017, Panuku outlined the total net new dwellings being reported across 67 projects as being circa 11,000 units. This figure includes completed dwellings, dwellings underway and projected future dwellings being delivered within Panuku's development and disposal programmes of work.

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*

Panuku's Gross Floor Area (GFA) contribution to commercial mixed-use development is currently estimated to be 325,000 m<sup>2</sup> with its provision of public open space GFA particularly in the Transform and Unlock locations currently estimated at 14ha. These figures remain unchanged this quarter. We will continue to build the dataset with an emphasis on recording the provision of mixed use and commercial outcomes in our Transform and Unlock areas as they progress.

## **2.2 Emerging or developing issues**

### **2.2.1 Auckland Transport Relationship**

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

### **2.2.2 Volvo Ocean Race**

The Volvo Ocean Race pack into the Viaduct and Halsey extension wharf commenced on Monday 12 February. The Volvo village will open on Saturday 24 February. The first competitor vessels (6) are expected on Monday 26 February.

All vessels are hauled onto the forecourt of the events centre on approx. Saturday 2 March, with return to water the following Saturday, 9 March.

One vessel (being the 7th in the regatta) is being rebuilt in Hobsonville, Auckland following a collision/ fatality with a fishing boat in Hong Kong. It is expected into Site 18 for relaunching on 6 March.

The in-port race is on Saturday 10 March.

The Auckland Volvo Ocean Race event runs through until Sunday 18 March, with a further 5-day pack out period.

ATEED are the contracted entity for the Auckland stop over, with event operational management being undertaken by Mayo and Calder Ltd. (who have managed previous Volvo Ocean Race stop overs in Auckland). A license to occupy Panuku land and water space areas for the Auckland stopover has been signed with ATEED.

Panuku Marina staff undertake weekly Health and Safety walks with ATEED, who in turn advise Mayo and Calder. This is consistent with our approach to managing Health and Safety under a license to occupy agreement.

## **2.3 Project updates**

### **Transform**

#### **2.3.1 Manukau**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.2 Onehunga**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.3 Wynyard Quarter**

*Withheld from the public under S7(2)(h) of the LGOIMA*

### **Unlock**

#### **2.3.4 City Centre – Civic Administration Building**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.5 Henderson**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.6 Hobsonville – The Airfields**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.7 Northcote**

*Withheld from the public under S7(2)(i) of the LGOIMA*

#### **2.3.8 Old Papatoetoe – Tavern Lane**

*Withheld from the public under S7(2)(i) of the LGOIMA*

#### **2.3.9 Panmure**

*Withheld from the public under S7(2)(h) of the LGOIMA*

#### **2.3.10 Takapuna**

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

#### **2.3.11 Haumaru Housing Portfolio**

*Withheld from the public under S7(2)(h) of the LGOIMA*

### 3. Operations Reports

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*

### 4. Financial Summary

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*

### 5. Organisational Summary

#### 5.1 Chief Executive's Networks

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

#### 5.2 Risk Management Update

**The Top Five risks are**

1. LTP funding
2. America's Cup
3. The Auckland property market
4. Resources
5. Cyber security

A copy of the top 5 risks are included as Attachment C to this report.

##### **Overview**

1. The LTP project continues, with the public consultation beginning later this month. The current draft has restricted public-good budgets for Panuku, but discussions are continuing to work on the reinvestment argument for Transform and Unlock Areas.
2. The America's Cup (AC36) is moving into its procurement for physical infrastructure works phase under a very tight time frame with the governance structures and the alliance model are still to be finalised. The AC36 programme is a resource heavy programme and will be using key resources within Panuku that will need to be temporarily backfilled. The personnel required have not yet been finalised.
3. The domestic markets are being affected by government's measures to curb prices in the housing market. House price inflation has increased over the past few months, but housing credit growth continues to moderate. The commercial markets have seen a general weakening in demand at present seeming to slow transactions and producing a less attractive market for developers.
4. The development staff market remains tight, with a further risk in the seconding of existing staff onto the AC36 programme of work and managing the backfilling of the positions.
5. The frequency of international cyber-attacks, or the reporting of such acts brings this area into our consideration, although the value of any attack is limited from a Panuku view, the notoriety of attacking Public Organisations means this risk is present.

##### **Emerging Risks**

Panuku has seen the increase in media coverage over the last quarter and this exposure is likely to increase as AC36 progresses and key decisions are made regarding options and environmental court submissions.

It is foreseeable that LGOIMA requests may increase as interested parties are affected by future decisions. This is time consuming and again draws focus away from our business as usual.

## **Programme and Project Risk Management**

Risk management with the programmes and projects is, in collaboration with the Project Management Office gaining momentum and risk registers better reflecting risks and mitigations.

David Middleton (Risk Manager) will now be attending the Project Sponsors Group meetings.

## **5.3 Portfolio Management Update**

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*

## **5.4 Media and digital summary**

Panuku shared its first e-newsletter for the year at the end of January, with stories on Panuku lodging resource consent for the America's Cup bases, the first residents arriving into Wynyard Quarter, the launch of The Kitchen Project and Auckland's bid for the global C40 reinventing Cities competition, for which two car parks in Henderson that are included in Panuku's Unlock project plan for this location, are nominated. Readership of the newsletter continues to climb with the open rate currently sitting at 56%; 2% higher than last quarter.

There was extensive positive coverage across print, online and broadcast media of Auckland Anniversary weekend events held in Wynyard Quarter including a segment on TV3's 6pm Newshub bulletin. More than 106,000 people visited Wynyard Quarter over the long weekend. Stuff also wrote a very positive story on Silo Park hosting the first steelband festival in New Zealand and the NZ Herald cherry picked Ice Cream Sundae – also held at Silo Park – as an event highlight this summer.

Panuku led the communications for the launch of council's new information bike which has been out and about at events in the city centre since Anniversary Weekend raising awareness of the next tranche of waterfront and city centre projects. The launch was shared on the OurAuckland website and in the December edition of the Auckland Council City Centre Newsletter. The initiative has been well received by the public with many people expressing interest in the new downtown spaces, including improvements to the ferry basin and cruise infrastructure that are planned.

The Kitchen Project has recently received a wealth of positive coverage while final applicant interviews have been underway. Foodie magazine Cuisine ran a positive piece about the project in its latest issue and on 14 February Connie Clarkson secured a four-minute segment on TVNZ's Breakfast show to talk about the initiative.

Panuku was pleased to support the successful launch of Vector Lights in late January and received frequent mentions in overall positive coverage about the event around our hosting of solar panels atop North Wharf restaurants and the battery site in Jellicoe Street car park.

The summer edition of *Building News* includes a full-page article by Roger MacDonald in which he explains Panuku's role as the city's urban regeneration agency, acknowledges key project milestones achieved in the last year and priorities for 2018.

*Withheld from the public under S7(2)(f)(i) of the LGOIMA*

Across our project areas, the Western Leader published a positive story on Housing NZ replacing 10 houses with 102 new ones and NZ Housing Foundation developing 33 affordable homes as part of Unlock Avondale. [.]

Panuku was mentioned as the landowner in the story broken by Radio New Zealand about Fu Wah's intention to bring over some 170 workers from China to complete the fit out of the Park Hyatt Hotel on the waterfront.

In the property portfolio space, the Manukau Courier wrote a balanced piece on fire damage caused to a Panuku-managed property, House Homestead, that may delay and increase the cost of its refurbishment. The Western Leader also published a balanced piece on storm damage caused to 22 Totara Avenue (also known as the OAGs building), in which it said the future of a heritage façade that forms part of the property is 'uncertain' following damage caused by the January storms.

## **Attachments**

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*

## Decision Paper: Disposals Recommendation

<b>Document Author(s)</b>	Anthony Lewis – Senior Advisor Portfolio Review
<b>Reviewer(s)</b>	David Rankin – Chief Operating Officer
<b>Date</b>	30 January 2018

### 1. Proposal

This paper seeks approval from the Panuku Board for five council owned properties to be recommended to the Finance and Performance Committee for disposal.

### 2. Executive summary

The first and second properties presented in this report, 570 Great South Road, Papatoetoe and 139 Kolmar Road, Papatoetoe are off-street car parks released by Auckland Transport (AT) as not required for future service purposes and having no strategic purpose to retain. Consultation with council departments and CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposal. Due to this, we recommend disposal of the two properties.

The final three properties in this report, 22R Clyde Road, Ōtara, 66R Hallberry Road, Mangere East and 156 Blockhouse Bay Road, Avondale are vacant sites that have been identified as potentially surplus to council requirements through a review process. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board and the Whau Local Board has now taken place. No alternative service uses were identified through the rationalisation process and feedback received was supportive of the proposed disposals. Due to this, we recommend disposal of the three sites.

The consultation process undertaken for the subject sites and a technical summary of each property is attached as *Appendix A to E* of this report.

### 3. Recommendations

It is **recommended** that the Board

#### 1. Approves

- a. The recommendation to the Finance and Performance Committee that the following properties are surplus to council requirements and should be divested:
  - i. 570 Great South Road, Papatoetoe
  - ii. 139 Kolmar Road, Papatoetoe
  - iii. 22R Clyde Road, Ōtara
  - iv. 66R Hallberry Road, Mangere East
  - v. 156 Blockhouse Bay Road, Avondale

#### 4. Prior Board and Council engagement and decisions

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

#### 5. Discussion

Panuku and the Auckland Council Stakeholder and Community Facilities Land Advisory team jointly work on a comprehensive review of council's property portfolio. One of the outcomes of the review process is to identify properties in the council portfolio that are potentially surplus to requirements and that may be suitable to sell. The subject properties were identified as potentially surplus through this review process.

Once a property has been identified as potentially surplus, Panuku engages with Council and its CCO's to establish whether the property must be retained for a strategic purpose or is required for a future funded project or public work. Once a property has been internally cleared of any service requirements, Panuku then consults with local boards, mana whenua and relevant ward councillors. All sale recommendations must be approved by the Panuku board before a final recommendation is made to Auckland Council's Finance and Performance Committee.

Detailed information about the subject properties is provided in *Appendix A to E* of this report.

#### 6. Financial implications

Detailed information about the subject properties is provided in *Appendix A to E* of this report.

#### 7. Implementation

Information about the implementation of the subject properties is provided in *Appendix A to E* of this report.

#### Document Sign-off

Role	Name	Sign-off Date	Signature
Chief Operating Officer	David Rankin		
Chief Executive	Roger MacDonald		



## Appendix A – 570 Great South Road, Papatoetoe

### 1. Summary

570 Great South Road, Papatoetoe is an off-street car park released by AT as not required for its future service purposes and having no strategic purpose to retain. The rationalisation process commenced in July 2017. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that the site be divested.

### 2. Background

570 Great South Road, Papatoetoe is an off street car park comprising 812m<sup>2</sup>. It was acquired by the former City of Papatoetoe for car parking purposes in 1978.

In 2015 the AT Board released the site as it was not required for AT's future infrastructure requirements. It was subsequently transferred to Panuku for rationalisation.

This site has a 2017 capital valuation of \$785,000. The Auckland Unitary Plan zoning is Mixed Housing Suburban.

570 Great South Road, Papatoetoe is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

### 3. Internal consultation

The internal consultation for this site commenced in July 2017. No alternative service uses were identified.

### 4. Local board views and implications

The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 570 Great South Road, Papatoetoe at its 21 November 2017 business meeting.

### 5. Iwi feedback

11 mana whenua iwi authorities were contacted regarding the potential sale of 570 Great South Road, Papatoetoe. The following feedback was received.

**a) Te Kawerau a Maki**

No feedback received for this site.

**b) Ngai Tai ki Tamaki**

No feedback received for this site.

**c) Ngāti Tamaoho**

Ngāti Tamaoho has advised that the site is of cultural and commercial significance and expressed interest to be involved in future development of the site. Panuku have sought clarification from Ngāti Tamaoho regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up again if approved for disposal.

**d) Te ākitai - Waiohua**

No feedback received for this site.

**e) Ngāti Te Ata – Waiohua**

No feedback received for this site.

**f) Te Ahiwaru**

No feedback received for this site.

**g) Ngati Paoa**

No feedback received for this site.

**h) Ngaati Whanaunga**

Ngaati Whanaunga has expressed commercial interest. If approved for disposal, Panuku will follow up on potential commercial opportunities.

**i) Ngati Maru**

No feedback received for this site.

**j) Ngati Tamatera**

No feedback received for this site.

**k) Waikato Tanui**

No feedback received for this site.

## **6. Implementation**

There has been commercial interest registered from two mana whenua entities in acquiring 570 Great South Road, Papatoetoe. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

## 7. Images





## Appendix B – 139 Kolmar Road, Papatoetoe

### 1. Summary

139 Kolmar Road, Papatoetoe is an off-street car park released by AT as not required for its future service purposes and having no strategic purpose to retain. The rationalisation process commenced in April 2017. Consultation with council departments and CCOs, iwi authorities, the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that this site be divested.

### 2. Background

139 Kolmar Road, Papatoetoe is an off street car park comprising 685m<sup>2</sup> remaining from land acquired by the former Papatoetoe City Council for future car park development purposes in 1982.

This site was managed by AT as part of its car parking network. In 2015 the AT Board released 139 Kolmar Road, Papatoetoe as not required for future service needs and having no strategic purpose requiring retention. It was subsequently transferred to Panuku for rationalisation.

This site has a 2017 capital valuation of \$1.4 million. The Auckland Unitary Plan zoning is Business Town Centre.

139 Kolmar Road, Papatoetoe is subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

### 3. Internal consultation

The internal consultation for this site commenced in April 2017. No alternative service uses were identified.

### 4. Local board views and implications

The Ōtara-Papatoetoe Local Board endorsed the proposed disposal of 139 Kolmar Road, Papatoetoe at its 21 November 2017 business meeting.

### 5. Iwi feedback

Eleven iwi authorities were contacted regarding the potential sale of 139 Kolmar Road, Papatoetoe. The following feedback was received.

a) **Te Kawerau a Maki**

No feedback was received for this site.

b) **Ngāi Tai ki Tāmaki**

Ngāi Tai ki Tamaki has expressed commercial interest in the property and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up on potential commercial opportunities.

c) **Ngāti Tamaoho**

No feedback was received for this site.

d) **Te Akitai - Waiohua**

No feedback was received for this site.

e) **Ngāti Te Ata - Waiohua**

No feedback was received for this site.

f) **Te Ahiwaru**

No feedback was received for this site.

- g) **Ngāti Paoa**  
No feedback was received for this site.
- h) **Ngāti Whanaunga**  
Ngāti Whanaunga has expressed commercial interest in this site. If approved for disposal, Panuku will follow up on potential commercial opportunities.
- i) **Ngāti Maru**  
No feedback was received for this site.
- j) **Ngāti Tamaterā**  
No feedback was received for this site.
- k) **Waikato-Tainui**  
No feedback was received for this site.

## 6. Implementation

There was interest registered from an adjoining land owner in developing this site prior to the rationalisation process commencing. This will be explored further should the Finance and Performance Committee approve the proposed disposal. There has also been commercial interest registered from two mana whenua entities in acquiring 139 Kolmar Road, Papatoetoe. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

AT will remove car parking designation ID 1818 from this site if it is approved for disposal.

## 7. Images



## Appendix C – 22R Clyde Road, Ōtara

### 1. Summary

22R Clyde Road, Ōtara is vacant land that was reviewed following an enquiry from a neighbouring property owner seeking to purchase the site. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that the site be divested.

### 2. Background

22R Clyde Road, Ōtara is a 328m<sup>2</sup> area of vacant land vested by the Crown in the former Manukau City Council (MCC) as recreation reserve in trust in 1969. As a recreation reserve, the site is subject to the Reserves Act 1977.

Council's Parks team received an enquiry from the neighbouring property owner seeking to purchase this site. The Parks and Recreation Policy team assessed this site and found that it does not need to be retained for open space purposes as it does not connect to existing open space networks and is located close to an existing children's playground and several sports fields providing adequate open space requirements for the community in the area. 22R Clyde Road, Ōtara was subsequently transferred to Panuku for rationalisation.

The Auckland Unitary Plan zoning is Open Space, Informal Recreation. 22R Clyde Road, Ōtara has a 2017 capital valuation of \$420,000.

22R Clyde Rd Ōtara is subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

### 3. Internal consultation

The internal consultation for this site commenced in July 2017. No alternative service uses were identified.

### 4. Local board views and implications

The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 22R Clyde Road, Ōtara at its 21 November 2017 business meeting.

### 5. Iwi feedback

11 iwi authorities were contacted regarding the potential sale of 22R Clyde Road, Ōtara. The following feedback was received.

i) **Te Kawerau a Maki**

No feedback was received regarding this site.

ii) **Ngai Tai ki Tāmaki**

No feedback was received regarding this site.

iii) **Ngāti Tamaoho**

Ngāti Tamaoho have advised that the subject site is in an area of particular cultural significance. They have requested that they be involved in any consideration of how the land could be used in future. Panuku have sought clarification from Ngāti Tamaoho regarding further site specific issues, including kaitiaki recommendations around future management of the land, acknowledgements or other outcomes that council needs to consider as part of a decision to approve the sites for disposal. No response has been received, so Panuku will follow up again if approved for disposal.

iv) **Te Akitai - Waiohua**

No feedback was received for this site.



- v) **Ngāti Te Ata - Waiohua**  
No feedback was received for this site.
- vi) **Te Ahiwaru**  
No feedback was received for this site.
- vii) **Ngāti Paoa**  
No feedback was received for this site.
- viii) **Ngāti Whanaunga**  
No feedback was received for this site.
- ix) **Ngāti Maru**  
No feedback was received for this site.
- x) **Ngāti Tamaterā**  
No feedback was received for this site.
- xi) **Waikato-Tainui**  
No feedback was received for this site.

## 6. Implementation

The adjoining landowner has expressed interest in purchasing the site, should it be approved for sale. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

As 22R Clyde Road, Ōtara is recreation reserve subject to the Reserves Act 1977, the reserve status would have to be revoked in under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.

## 7. Images



## **Appendix D – 66R Hallberry Road, Mangere East**

### **1. Summary**

66R Hallberry Road, Mangere East is vacant land that was reviewed following an enquiry from a member of the public seeking to purchase the site. The rationalisation process commenced in April 2017. Consultation with council and its CCOs, iwi authorities and the Ōtara-Papatoetoe Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that the site be divested.

### **2. Background**

66R Hallberry Road, Mangere East is a 551m<sup>2</sup> vacant site vested as road reserve upon subdivision with the former Manukau City Council in 1961. It is a local purpose (road) reserve subject to the Reserves Act 1977.

Following an enquiry from a member of the public seeking to purchase the site, AT confirmed that it has no strategic transport purpose for the site. Council's Parks and Recreation Policy team also confirmed that there is no requirement to retain 66R Hallberry Road, Mangere East for open space purposes. The subject site was subsequently transferred to Panuku for rationalisation.

The site has a 2017 capital valuation of \$220,000. The Unitary Plan zoning is Mixed Housing Suburban.

66R Hallberry Road, Mangere East is not subject to offer back obligations in accordance with section 40 of the Public Works Act 1981.

### **3. Internal consultation**

The internal consultation for this site commenced in April 2017. No alternative service uses were identified.

### **4. Local board views and implications**

The Ōtara-Papatoetoe Local Board endorsed the proposed reserve revocation and disposal of 66R Hallberry Road, Mangere East at its 21 November 2017 business meeting.

### **5. Iwi feedback**

Eleven iwi authorities were contacted regarding the potential sale of 66R Hallberry Road, Mangere East. The following feedback was received.

**a) Te Kawerau a Maki**

No feedback was received for this site.

**b) Ngāi Tai ki Tāmaki**

Ngāi Tai ki Tamaki has expressed commercial interest in this site and signaled an increased interest in council owned property that may come available for sale in their rohe. If approved for disposal, Panuku will follow up on potential commercial opportunities.

**c) Ngāti Tamaoho**

No feedback was received for this site.

**d) Te Akitai - Waiohua**

No feedback was received for this site.

**e) Ngāti Te Ata - Waiohua**

No feedback was received for this site.

**f) Te Ahiwaru**

No feedback was received for this site.

**g) Ngāti Paoa**

No feedback was received for this site.

**h) Ngāti Whanaunga**

Ngāti Whanaunga has expressed commercial interest. If approved for disposal, Panuku will follow up on potential commercial opportunities.

**i) Ngāti Maru**

No feedback was received for this site.

**j) Ngāti Tamaterā**

No feedback was received for this site.

**k) Waikato-Tainui**

No feedback was received for this site.

## **6. Implementation**

There has been registered interest from a member of the public in purchasing the site for housing purposes should it be approved for sale. There are also two registered commercial interests from iwi regarding 66R Hallberry Road, Mangere East. These will be explored further should the Finance and Performance Committee approve the proposed disposal.

As 66R Hallberry Road, Mangere East is a local purpose (road) reserve subject to the Reserves Act 1977, the reserve status would have to be revoked in under section 24 of the Reserves Act 1977 before any proposed disposal could be completed.

## 7. Images



## Appendix E – 156 Blockhouse Bay Road, Avondale

### 1. Summary

156 Blockhouse Bay Road, Avondale is a narrow, vacant site that has been identified as potentially surplus to council requirements through a review process. The rationalisation process commenced in July 2017. Consultation with council and its CCOs, iwi authorities and the Whau Local Board has now taken place. No planned and funded alternative service uses were identified for this site through the rationalisation process. As such we recommend that the site be divested.

### 2. Background

156 Blockhouse Bay Road, Avondale is a narrow 103m<sup>2</sup> strip of land remaining from a larger section that was acquired by the former Auckland City Council in 1950 for street widening purposes and to prevent building which would obstruct visibility at the intersection.

In 2015 AT released 156 Blockhouse Bay Road, Avondale as not required for its future service needs and having no strategic purpose requiring retention. The site was subsequently transferred to Panuku for rationalisation.

The Auckland Unitary Plan zoning of 156 Blockhouse Bay Road, Avondale is Terrace Housing and Apartment Buildings. It has a 2017 capital value of \$65,000.

156 Blockhouse Bay Road, Avondale is not subject to offer back obligations to the former owners under section 40 of the Public Works Act 1981.

### 3. Internal consultation

The internal consultation for this site commenced in July 2017. No alternative service uses were identified.

### 4. Local board views and implications

The Whau Local Board endorsed the proposed disposal of 156 Blockhouse Bay Road, Avondale at its 13 December 2017 business meeting.

### 5. Iwi feedback

14 mana whenua iwi authorities were contacted regarding the potential sale of 156 Blockhouse Bay Road, Avondale. The following feedback was received.

**a) Te Runanga o Ngāti Whatua**

No feedback received for this site.

**b) Ngāti Whatua o Kaipara**

No feedback received for this site.

**c) Ngāti Whatua o Orakei**

No feedback received for this site.

**d) Te Kawerau ā Maki**

No feedback received for this site.

**e) Ngāi Tai ki Tāmaki**

No feedback received for this site.

**f) Ngāti Tamaoho**

No feedback received for this site.

**g) Te ākitai - Waiohua**

No feedback received for this site.

**h) Ngāti Te Ata - Waiohua**

No feedback received for this site.

**i) Te Ahiwaru**

No feedback received for this site.

**j) Ngāti Pāoa**

No feedback received for this site.

**k) Ngāti Whanaunga**

Ngāti Whanaunga expressed commercial interest in this site should it become available. If approved for disposal, Panuku will follow up and advise Ngāti Whanaunga that due to the nature of the site, it could likely only be sold to the adjoining property owner.

**l) Ngāti Maru**

No feedback received for this site.

**m) Ngāti Tamaterā**

No feedback received for this site.

**n) Waikato-Tainui**

No feedback received for this site.

## 6. Implementation

The results of the rationalisation process are that this site is not required for current or future service requirements. As such, we recommend that 156 Blockhouse Bay Road, Avondale be divested. Due to the configuration of this property, it could likely only be sold to the adjoining property owner, the Avondale Baptist Church, who wish to purchase the land. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

## 7. Images





## Information Paper: Grants and Donations Quarterly Report 31 December 2017

<b>Document Author(s)</b>	Maxine Waugh, Manager Business Systems and Processes
<b>Reviewer(s)</b>	Carl Gosbee, Director Corporate Services Ian Wheeler, Director Portfolio Management Roger MacDonald, Chief Executive
<b>Date</b>	8 February 2018

### 1. Purpose

To report the second quarter results to 31 December 2017 on grants and donations provided by Panuku Development Auckland, against the Board approved annual budget for 2017/18.

The 2017/18 budget for grants and donations was approved at the Panuku Development Auckland Board meeting dated 29 June 2017. As per the Grants and Donations Policy, a quarterly update is provided to the Board. The first quarter information paper was presented to the Board on 25 October 2017.

### 2. Background

Panuku provides grants and donations typically for businesses and activities in and around the Auckland waterfront that provide a reciprocal benefit to Panuku. Donations are also provided from time to time for a worthy cause or customary activity, without expecting a reciprocal advantage. The Panuku Grants and Donations Policy provides guidance for approving sponsorships, making our requirements open and clear to the community, and ensuring consistency and transparency of operation across the organisation.

Cash donations are limited, and generally payments in support of sponsored conferences, education, or other supportive community activities, consistent with Panuku strategic objectives.

Grants and donations 'in-kind' are represented by the provision of free or discounted rental of property assets, i.e. land, commercial buildings, car parks and marina berths. The 'value' of grant or donation is defined as the revenue forgone for the rental of the property as if there is a customer available and prepared to pay market rates at the time of the event. This potential income forgone may not have actually been achievable, but represents what would have been charged if someone wanted to use the space. We exclude income forgone for instances where it is unlikely an alternative customer was available and willing to pay market rates, or for circumstances that have become normal business practise to provide free or discounted rental (e.g. Maritime Museum lease discounted for museum use for 25 years).

### 3. Criteria for providing grants and donations

As per the Grants and Donation Policy, criteria for providing sponsorship to businesses and activities are that the grant or donation will:

- assist in the implementation of the Panuku Corporate Strategy, contributes to our Business Plan objectives, or strengthens and broadens our relationship with key stakeholders and the community;
- contribute to our reputation management and marketing;

- support a worthy cause or customary activity of a worthy organisation;
- support activities occurring within the Panuku area of influence and/or to organisations that contribute to Panuku's delivery of public good, and
- be considered value for money and within acceptance levels of risk.

Panuku may consider providing grants and donations to organisations that:

- are legal entities, individuals operating under an incorporated society or registered charitable trust, and
- have corporate values that align with those of Panuku and do not compromise the agency's reputation, public image, or probity, and
- do not pose a significant risk to Panuku or its staff perceived to have a current or future conflict of interest.

Panuku will consider providing grants for activities that:

- contribute to the advancement of Panuku's strategic priorities and the vision and goals of the Corporate Strategy and Business Plan, or deliver on specific place-making objectives (e.g. Wynyard Quarter Curation Strategy), and/or
- have measurable beneficial outcomes commensurate with the level of investment, and/or
- increase public awareness of the contribution being made by Panuku to the creative, events, and entertainment sectors e.g. on Auckland's waterfront, and/or
- are able to communicate key messages to target audiences, engage or build relationships with key stakeholders and our tenants, and ideally lead an ongoing two-way partnership between Panuku and the stakeholders, and/or
- have demonstrated community support for the project, and/or
- appropriately acknowledge Panuku as sponsor, indicating clearly our support for rather than ownership of the sponsored activity, through forms including signage and acknowledgment in speeches and media releases, and/or
- enhance Panuku's brand attributes, core values, and reputation and promote Panuku's civic and social responsibility.

Panuku will consider giving donations for activities and events that:

- have no perceived or actual influence on decision making, integrity, and impartiality; and
- are undertaken in accordance with established and recognised custom; and
- promote Panuku's civic and social responsibility.

Panuku reserves the right to refuse a request for a grant or donation from any party and terminate an existing agreement should the association cease to be appropriate.

#### **4. Second quarter 2017/2018 actual against plan**

*Withheld from the public under S7(2)(b)(ii) of the LGOIMA*