

# Board Report

## Date

Wednesday,  
26 October 2022

## Venue

Eke Panuku office,  
82 Wyndham Street  
and online via Teams



# Board agenda

**Where:** In person at the Eke Panuku office, 82 Wyndham St, and online via Teams

**When:** Wednesday, 26 October 2022 | 10.00am – 1.00pm

**Board members:** Paul Majurey – Chair  
 David Kennedy – Deputy Chair  
 John Coop – Director  
 Kenina Court – Director  
 Steve Evans – Director  
 Susan Huria – Director  
 Jennifer Kerr – Director

## Local Government Official Information and Meetings Act 1987 (LGOIMA) statement

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

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *to maintain the effective conduct of public affairs through the free and frank expression of opinions s7(2)(f)(i);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

<b>1.</b>	<p><b>Meeting open</b></p> <p>1.1 Procedural motion to exclude the public</p> <p>Put the motion that, pursuant to clause 12.3 of the Eke Panuku Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed.</p> <p>1.2 Apologies</p>
<b>2.</b>	<b>Chief Executive's report</b>
<b>3.</b>	<b>Health and Safety</b>
<b>4.</b>	<p><b>Decision papers</b></p> <p>4.1 19 Jervois Road, Ponsonby go to market strategy</p> <p>4.2 West 2 site, 143 Beaumont Street, Wynyard Quarter</p> <p>4.3 Karanga Plaza tidal steps swimming and jumping activity</p> <p>4.4 Transform Manukau; 18 Manukau Station Road, Manukau Land Exchange</p> <p>4.5 33 Manukau Station Road, Manukau go to market strategy</p>
<b>5.</b>	<p><b>Information papers</b></p> <p>5.1 Draft Annual Report for the year ended 30 June 2022</p> <p>5.2 Risk management</p> <p>5.3 Housing market overview Quarter 3, 2022</p>

**6. Governance matters**

6.1 Director interests

6.2 Director meeting attendance

6.3 Minutes of 28 September 2022 board meeting

# Local Government Official Information and Meetings Act 1987.

## 7 Other reasons for withholding official information

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

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

(a) protect the privacy of natural persons, including that of deceased natural persons; or

(b) protect information where the making available of the information—

(i) would disclose a trade secret; or

(ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information; or

(ba) in the case only of an application for a resource consent, or water conservation order, or a requirement for a designation or heritage order, under the [Resource Management Act 1991](#), to avoid serious offence to tikanga Maori, or to avoid the disclosure of the location of waahi tapu; or

(c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information—

(i) would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or

(ii) would be likely otherwise to damage the public interest; or

(d) avoid prejudice to measures protecting the health or safety of members of the public; or

(e) avoid prejudice to measures that prevent or mitigate material loss to members of the public; or

(f) maintain the effective conduct of public affairs through—

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

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

(g) maintain legal professional privilege; or

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

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

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

## **Eke Panuku Development Auckland (Eke Panuku)**

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

### **Our name**

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

### **Our vision**

Creating amazing places.

### **Our mission**

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

### **Our purpose**

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

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

### **What we do**

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

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

There were no apologies received for the October Board meeting.

# Information paper: Chief Executive's Report

Document author: David Rankin

October 2022

## Whakarāpopototanga matua | Executive summary

1. This is a public report with confidential information redacted, indicated in [blue font](#). Where redacted information exists, a reference to the section of the Local Government Official Information and Meetings Act 1987 (LGOIMA) has been cited in the publicly available version of the agenda. It incorporates a range of material on current and emerging issues.

## Matapaki | Discussion

### Own Your Own Home Scheme

2. The first stage of the go to market process is now underway with Bayleys Real Estate actively engaging with organisations that have experience in managing portfolios similar to that of the Own Your Own Scheme.
3. In addition to contacting the targeted list of prospective purchasers, we have engaged Bayleys to run a concurrent public-facing marketing campaign. This will ensure that any party outside the groups we are talking to that wishes to register its interest is aware of the opportunity to do so.
4. We expect to receive expressions of interest by early November, with shortlisted parties identified mid-to-end November and a successful purchaser selected by December.
5. The programme can be summarised as follows:
  - Stage 1 EOI starts: Tuesday 4 October
  - Close date for Stage 1 EOI: Wednesday 9 November
  - Shortlisted parties advised/Stage 2 commences: Monday 21 November
  - Close Date Stage 2 EOI: Wednesday 7 December
  - December: Final offers confirmed and successful purchaser(s) selected.



## Haumaru Housing

[Redacted]

[Redacted]

[Redacted]

- [Redacted]

- [Redacted]

- [Redacted]

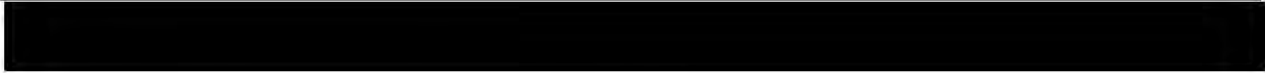
- [Redacted]

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**Pukekohe Acquisition**



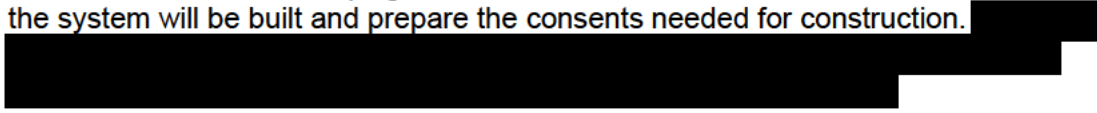
**3 Mountwell Crescent, Panmure**





## Auckland Light Rail

22. The Arup-Aurecon Alliance has been chosen following a competitive tender process, which involved both international and New Zealand-based companies. The ALR alliance will work on a final route for the 24 km light rail and proposed locations of up to 18 stations. It will also develop light rail's final corridor business case, as well as look at how the system will be built and prepare the consents needed for construction.



23. Two additional and separate contracts have also been awarded by Auckland Light Rail. Atkins NZ (SNC-Lavalin) will work with Aurecon and Arup to develop the way light rail is operated and maintained when open. The law firms Buddle Findlay and Simpson Grierson will progress the legal work for Auckland Light Rail.

24.



## Auckland Waitematā Harbour Connections

25. An alliance of four companies - WSP, Beca, SYSTRA and COX Architecture - has been chosen for the next phase of the Waitematā Harbour Connections project (AWHC).

26. By mid-next year, the Waitematā Harbour Connections team plans to deliver a recommendation for a package of transport improvements as part of a Waitematā Harbour Connections Indicative Business Case. This will encompass all modes including light rail, buses, connections for walking and cycling, vehicles and freight, along with determining the future use of the Auckland Harbour Bridge.

27. These long-term solutions will require significant investment and involve complex large-scale construction, anticipated to take more than 15 years of design and construction work.

28. We are in the early stages of working with the council group and our waterfront and city centre teams to determine our involvement in the AWHC project.

## Proposed developer forum

29. The development sector is a critical stakeholder for Eke Panuku and we seek to engage with the sector on a regular basis.
30. We are proposing to hold a breakfast forum to provide an update to developers and seek feedback. The invitation list includes current and potential development partners in the private sector, iwi, community and social housing providers, as well as property sector specialists.
31. The draft agenda includes an update on the selecting development partners policy, recent projects and the pipeline. We will also discuss our social procurement targets, sustainable building ratings and the guidance we have prepared to support mixed use developments. A guest speaker on building deconstruction is planned.
32. Further details will be provided closer to the event, likely to be held in November.

## Board Strategy Day

33. The annual board strategy day will be held at Buddle Findlay on 23 November 2022. Pre-reading and the agenda will be provided in advance. The agenda includes korero with three iwi leaders on their aspirations for Tāmaki Makaurau and mana whenua. [REDACTED]
34. Consistent with our priorities in the Corporate Business Plan, we will be discussing council's budget and LTP process, partnership with the NZ Super Fund and our lead agency role in the city centre. A short item on ESG (Environmental, Social and Governance) and next steps will round off the day.

## Council-initiated review of performance measures

[REDACTED]

[REDACTED]

## Best Design Awards

37. Tank Park, our recent extension of Silo Park, won a Best Design Award 2022 in October, winning a gold award for Public and Institutional Spaces. The awards are hosted by the Designers Institute of New Zealand.

38. The judges said "this project carefully curates and retrofits existing industrial elements into a contemporary new open space. It invites you to explore, discover and play - whilst cleverly adapting and reclaiming a space that has been inaccessible to the public for decades. Tank Park is a welcome new addition to the Auckland waterfront.

"A joyful experience has been created for the whole community through the clever repurposed use of industrial remnants.

"The area known as the Tank Farm has long been a symbol of decline and a banner for urban regeneration. Tank Park is a really great space and it's becoming the poster child for post-industrial urban spaces."

## New Zealand Institute of Landscape Architecture Awards 2022

39. Eke Panuku has received several accolades this month at the New Zealand Institute of Landscape Architecture Awards 2022.

40. Te Whakaoranga o Te Puhinui: Te Rautaki, Te Puhinui Regeneration Strategy won the Charlie Challenger Supreme Award recognising the most outstanding achievement in landscape planning. The award was presented to Te Waiohau iwi, Eke Panuku and Resilio Studio. It was also named the category winner for Master Planning and Urban Design Strategy.

41. Two projects also received Awards of Excellence in the Parks, Open Spaces and Recreation categories. Eke Panuku, AT, Watercare and LandLab were acknowledged for Amey Daldy Park and Daldy Street Linear Park. Eke Panuku, LandLAB, Tessa Harris and Reuben Kirkwood were acknowledged for Tank Park, the recent extension to Silo Park.

## Ngā tāpirihanga | Attachments

Attachment A – Q1 dashboard



# Quarterly reporting pack

## Period ending 30 September 2022



### Executive summary

There has been a solid start to the year by our Assets and Delivery directorate with both Managed Properties and Marinas delivering surpluses that are ahead of budget, continuing the trend from FY22. Westhaven Marina won the New Zealand Marina of the Year Award and is the first New Zealand marina to receive Gold Anchor accreditation.

With the warmer summer weather approaching construction works across our public realm projects are expected to ramp up. We have seen good progress made this quarter on a number of projects including Takapuna's Waiwharariki Anzac Square (Town Square), and Manukau's Hayman Park. We have also completed construction on Manukau's Wiri walking and cycling bridge and works on the additional carparking spaces in Avondale were also completed this quarter.

#### Programme spend and progress

Our capex budget for this year is \$80m, our spend for the quarter was \$13.1m which was lower than what was forecast for the quarter. A detailed review of our projects and planned spend will be undertaken in November 2022, and where necessary, forecasts will be adjusted.

Our regeneration opex budget for this year is \$15m, our spend for the quarter was \$2.8m which was in line with what was forecast. Spend is expected to increase as our placemaking activities ramp up over the summer period.

A design collective has been appointed for Te Ara Tukutuku in the Waterfront and the Vos boatshed restoration received a merit award at the recent Property Industry Awards.

**SOI targets** - A total of 12 targets have been set for the year. Some will be measured at the end of the year, such as our marina customer satisfaction survey, while others are forecast to happen throughout the year. This quarter, good progress has been made on our sales and capital project milestone targets.

#### Corporate business plan

A total of 80 initiatives are included in the Corporate Business Plan this year, identifying Eke Panuku priorities, enabling work and CE objectives. Good progress has been made over the quarter with 4 initiatives completed across our strategy and relationships; business improvements and Māori outcomes focus areas.

#### Site sales and development agreement progress

Our sales target for this year is \$91.7m. This is made up of \$21.7m from the Transform and Unlock programmes and \$70m in general asset sales. Our sales for this quarter totalled \$30.1m. Despite the continued slowing of the property market, we are working hard to progress sales and have in place approximately █████ in conditional agreements.

#### Public realm/community

Our target for this year is to deliver 7,000 sqm of new or upgraded public realm. This quarter, construction works on the Wiri bridge were completed, providing 150 sqm of shared path/cycleway public realm in Manukau.

#### Placemaking

A number of events took place over the quarter, including Haumi - a celebration of Wynyard Quarter's 11th anniversary since becoming a waterfront neighbourhood and Matariki on the Waterfront which included live music, kapa haka, workshops, installations and kai hosted at Silo Park.



# Company wide financials

## Expenditure budget \$41.4m



	Actual YTD	Budget YTD	Var YTD
People	\$7.9m	\$8.2m	\$0.3m
Other	\$1.6m	\$2.4m	\$0.8m
	<u>\$9.5m</u>	<u>\$10.6m</u>	<u>\$1.1m</u>

Expenditure year to date is \$9.5m which is \$1.1m under phased budget.

People costs are \$0.3m behind budget, there are 19 vacant positions and 6 are currently being recruited. During this quarter, 17 positions have been filled.

Other expenses were \$0.8m less than budget, there has been a \$0.2m saving in insurance costs and the remaining \$0.6m is a timing difference and should correct in year as further work continues on initiatives in the business plan.

## Revenue budget \$17.2m



	Actual YTD	Budget YTD	Var YTD
Recharge	\$3.9m	\$4.1m	(\$0.2m)
Viaduct	\$0.2m	\$0.3m	(\$0.1m)
Marina South	\$0.2m	\$0.3m	(\$0.1m)
Marina Trust	\$0.2m	\$0.2m	\$0.0m
	<u>\$4.3m</u>	<u>\$4.6m</u>	<u>(\$0.3m)</u>

Recharge revenue year to date is \$3.9m which is \$0.2m behind budget. The variance is due to the timing of recharging Council for our City Centre costs. Additional expenditure budget was given to Eke Panuku for leading the City Centre, however no additional funding was received from Council for it. To resolve the issue, we were asked to offset the cost to Eke Panuku through a recharge to the Council's Development Programme Office (DPO). A recharge process has now been agreed and the costs will be transferred shortly.

## Managed properties surplus budget \$29.3m



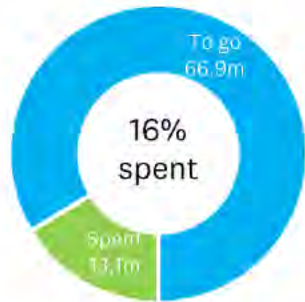
	Actual YTD	Budget YTD	Var YTD
Commercial Prop.	\$2.2m	\$0.1m	\$2.1m
Marinas	\$2.1m	\$1.7m	\$0.4m
Business Int	\$1.7m	\$1.4m	\$0.3m
Public Activities	(\$1.3m)	(\$1.6m)	\$0.3m
	<u>\$4.7m</u>	<u>\$1.6m</u>	<u>\$3.1m</u>

Managed Properties achieved a net surplus of \$4.7m year to date which is \$3.1m ahead of the phased budget.

- Commercial Property Portfolio is \$2.1m ahead of budget.
- Marinas are \$0.4m ahead of budget
- Business Interests is \$0.3m ahead of budget
- Public activities in the Wynyard Quarter is \$0.3m ahead of budget.

# Programmes summary

## Capex budget \$80m



Location	Budget
Central	\$200K
Ishtmus	\$8.6m
North	\$15.2m
Regional	\$11.8m
Renewals	\$10.0m
South	\$20.3m
Waterfront	\$23.9m
West	\$4.2m
	\$94.2m
Contingency	\$10.8m

Capex spend for the month was \$5.6m. Year to date spend is at \$13.1m, which is \$12.8m behind phased budget.

Some of the active construction projects are running a little behind but we are confident that they will catch up in year.

There are a number of commitments that involve acquisitions or third party development partners which are now likely to take longer to complete. We are looking at alternative projects that we can accelerate or bring forward.

An in-depth quarterly review will take place in November 2022 for each of our programmes. As part of this review, forecasts will be updated.

## Opex \$15m budget



Location	Budget
Central	\$310K
Ishtmus	\$2.5m
North	\$1.2m
Regional	\$1.5m
Renewals	\$61K
South	\$5.0m
Waterfront	\$2.9m
West	\$1.6m
	\$15.1m

Regeneration opex spend for the month was \$0.9m, year to date spend is \$2.8m.

Spend is tracking consistently so far this year. Historically spend ramps up from Q2 onwards as we move into the summer season and the number of place making activities increase.

## Sales target \$91.7m



The sales target is made up of :

Transform & Unlock	\$21.7m
General asset sales	\$70.0m
	\$91.7m




There were no unconditional sales this month. Sales for the quarter total \$30.1m, made up of the following:













- Transform and unlock sales are at \$6.2m which is 29% of the annual target.
- General Asset Sales are at \$23.9m which is 34% of the annual target.



# SOI performance measures




Eke Panuku has an agreed set of performance measures and targets which form the basis of accountability for delivering on the council's strategic direction and priorities. These are reported to the shareholder on a quarterly basis in accordance with the CCO Accountability Policy.

 On track  
 At risk  
 Critical

	Measure	Target	Actuals YTD	R A G	Commentary
<b>Priority location - programmes &amp; projects</b>	1 Net new dwellings (housing units) - LTP	200	0		On track to meet the target.
	2 Commercial / Retail gross floor area (GFA) or net lettable area (square meter) - LTP	1,000 sqm	0		There are no projects currently scheduled to deliver new GFA in FY23.
	3 Public realm (includes new or upgraded public open space, playgrounds, walkways, roads etc) - sqm	7,000 sqm	150 sqm		Construction works on the Wiri bridge were completed in August 2022, providing 150 sqm of shared path/cycleway public realm. The majority of works are expected to be delivered in quarters 2 and 4.
	4 Capital project milestones approved by the board achieved - LTP	>= 80%	13%		2 of the 15 targets were met this quarter, local board endorsement of the Cambridge Terrace extension and carpark in Papatoetoe and local board approval of the Papatoetoe Stadium reserve upgrade.
<b>Service delivery</b>	5 Annual property portfolio net operating budget result agreed with the council achieved - LTP	\$19.4m	\$2.2m		On track - At the end of the quarter good progress has been made towards the target EBITDA is \$2.2m, this is \$2.1m ahead of phased budget.
	6 The monthly average occupancy rate for tenatable properties - LTP	Commercial 85% Residential 95%	93.1% 98.1%		No material change in occupancy rates and no significant movement expected in coming months.
	7 The percentage of marina customers surveyed who are satisfied with marina facilities and services	85%			A customer survey to measure satisfaction will happen at the end of the year.
	8 The asset recycling target agreed with the Auckland Council	\$70m	\$23.9m		3 sales this quarter - Kotuku House in Manukau for ██████████ 84-100 Morrin Rd sold for ██████████ ██████████ 20 Hopetoun Street in Newton sold for ██████████
	9 Achieve total board approved budgeted Transform and Unlock (T&U) net sales for the financial year through unconditional agreements	\$21.7m	\$6.2m		Waterfront sales activity this quarter included 10 Madden Street - site 5b for ██████████ and Sealink commercial lease income of ██████████
<b>Business leadership</b>	10 <b>Creating positive outcomes for Māori</b> - Deliver 50 ongoing or new initiatives that support Māori Outcomes	50			This will be measured before the end of the financial year.
	11 <b>Enhancing the relationship between Eke Panuku and mana whenua.</b> Increasing the percentage of <b>satisfaction with the support</b> they receive from Eke Panuku.	5% increase on previous year (50% in 2022)			This survey will be completed at the end of the financial year.
	12 Complaints received by Eke Panuku are resolved.	80% resolved within 10 working days	100%		5 complaints have been received this quarter, all have been resolved within 10 working days.

# Corporate business plan

Status of actions. Short commentary on completed actions and at risk items (red) will be included. This reporting captures CBP priorities and enabling work and CE objectives. This table excludes SOI targets and milestones reported separately.

Focus area		Total initiatives	Results				Commentary
							
1	Strategy & relationships	21		2	17	2	A workshop for staff on the NPS UD – Plan Change 78 Intensification, and been delivered. Submission lodged. The baseline monitoring for two locations has been completed (Manukau, Avondale) as a model for the wider Town Centre monitoring programme. It will be reported to the board at an appropriate time.
2	Business improvements	33			32	1	City Centre Design Lead role has been recruited and will start shortly.
3	Māori outcomes	12		1	10	1	Selecting development partners policy, including weighting for Māori outcomes in open market sales, approved by board in September.
4	Sustainability & climate action	3			3		
5	Eke Panuku people	7			7		
6	Health, safety & wellbeing	4			4		
	<b>Total</b>	<b>80</b>		<b>3</b>	<b>73</b>	<b>4</b>	

# People and Culture



Our overall FTE is 235.6 this includes our actual FTE of 215.5, 3.1 contingent workers in FTE roles and 17 vacancies. Of these vacancies:

- 4 are actively being recruited via our Auckland Council recruitment team, external agencies or our internal EOI process.
- 4 have been filled and are awaiting the employee start date
- 4 are being rescoped
- 5 positions are held and therefore not under active recruitment.

An additional 2 vacant positions are held due to employees being on secondment.

Our overall non-FTE is 20, consisting of 14 contingent workers in non-FTE positions; 4 contingent workers covering a person on leave and 2 vacant non-FTE positions.

Staff turnover has decreased from 20.4% to 15.2%. A number of roles were filled this quarter which has had a positive impact on our turnover.

Although it continues to be a competitive recruitment market, application numbers have been steady and hiring managers have had a good number of candidates to progress through to interview. Flexibility is still a key talking point with candidates. It is important that hiring managers are open to being flexible with start/finish times and work from home days, especially for hard to fill roles.

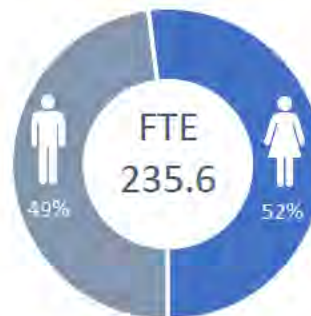
Office occupancy has increased this quarter from 40% in June to 45% this month. This could be attributed to the change in alert levels.

Leadership continues to be a focus for our learning and development activities. These include the continuation of DiSC workshops to the wider organisation, self leadership habit workshops and working with CVL to develop a 2 day bootcamp for all people leaders and project leaders.

## FTE summary

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE position	Contingent covering leave	Vacant non-FTE positions
215.5	3.1	17	14	4	2

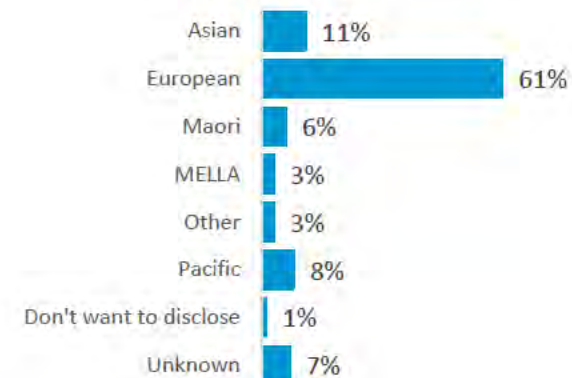
## Gender



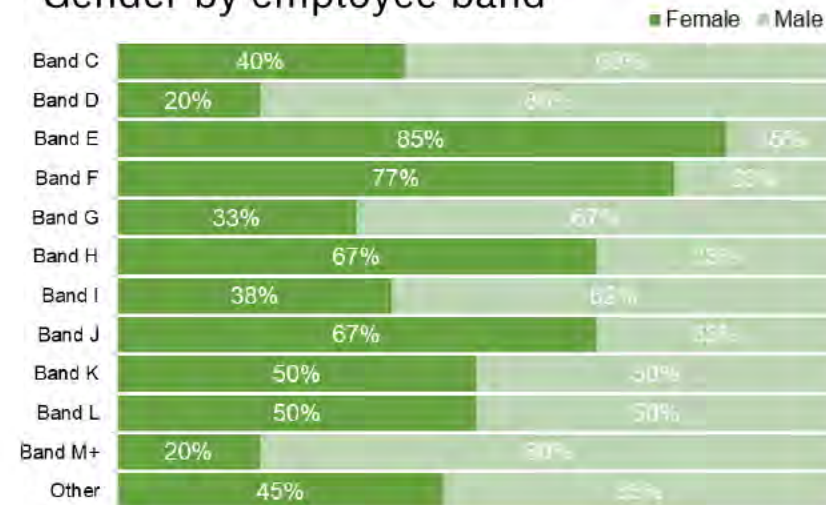
## Employee salaries



## Ethnicity



## Gender by employee band



# Marinas

## Revenue budget \$20.4m



Revenue is made up of the following:

Westhaven	11.8m
Viaduct	1.4m
Silo	1.0m
Marina Trusts	6.2m
	<u>20.4m</u>

Overall, marinas are \$0.4m ahead of budget.

There has been a slow start to the year for Marina revenue, currently tracking \$0.3m behind phased budget. The Viaduct and Silo marina's operating model is reliant on shorter term bookings and depends more on boats coming from overseas was impacted by the New Zealand marine borders being closed until the 12th of September 2022.

There has been an encouraging pick up in revenue and bookings since the borders re-opened. Marina revenue is expected to reach budgeted levels during the remainder of the year.

## Expenditure budget \$12.5m



Expenditure is made up of the following:

Westhaven	5.1m
Viaduct	612K
Silo	616K
Marina Trusts	6.2m
	<u>12.5m</u>

Year to date, expenditure is \$0.7m favourable to budget. This is mainly due to timing of repairs and maintenance and is expected to correct before year end.

### Highlights for the quarter:

The grants and donations support that Eke Panuku affords sustainable businesses has been key to Westhaven being awarded the following:

- Best environmental performer – supporting the Kia Ika project, Seacleaners, Let them Fish, our new car park Raingardens, Storm-water drain filtration and Solar powering our marina office.
- Clean Marina certification – exceeding environmental best practice standards.
- Gold Anchor accreditation – the first marina in New Zealand to achieve the accreditation which tests a range of business performance measures.
- Best business initiative – Parking solutions
- New Zealand Marina of the Year

These awards follow on from a brilliant FY22 customer satisfaction survey result of 90%, and are recognition of the joint successes the Marina Team and Eke Panuku support.

## FY23 SOI target:



### Customer satisfaction

85% of marina customers surveyed are satisfied with the marina facilities and services – the survey will be done at the end of FY23.

# Managed properties

The Property Portfolio manages commercial and residential property on behalf of Auckland Council and Auckland Transport.



Occupancy residential

98.1%  
SOI target: 95%



Occupancy commercial

93.1%  
SOI target: 85%

## Commercial Properties net surplus is \$19.4m

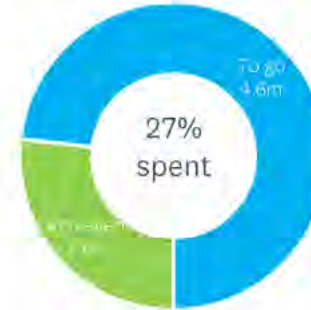
## Revenue budget \$38.2m

Revenue year to date is \$0.3m ahead of budget, the portfolio is split into 3 areas:

- The Auckland Council portfolio has generated additional revenue ahead of budget to date of \$0.9m. This is primarily due to 3 properties receiving unbudgeted income due to timing of tenancies or properties being held for longer than expected. Specifically ██████ for Bledisloe House, ██████ for Crown Lynn Place and ██████ for YDL at Hobsonville.
- The Auckland Transport (AT) portfolio is \$0.4m behind budget as AT required a tranche of houses that form part of the Eastern Busway project to be vacated ahead of schedule. This will continue to impact the portfolio until the end of this calendar year.
- The Precinct Properties portfolio is new to the revenue portfolio. It groups together properties within our regeneration locations, which are predominantly in the Waterfront and Northcote. Year to date it is \$0.2m behind budget which is due to a number of vacancies in Northcote that have yet to be filled and part of the Marine Village at Westhaven.



## Business interests net surplus \$6.2m



Business interests includes Eke Panuku's interests in forestry, landfills (WDS) and quarries.

Year to date, Business Interests surplus is \$0.3m ahead of budget. This is due to a better than budget result at Waste Disposal Services, generated from additional throughput.

## Expenditure budget \$18.8m

Expenditure year to date is \$1.8m favourable to budget. The largest expenditure for the portfolio is rates. A \$6.8m rates cost was expected this year. \$5.9m of these costs have been processed year to date. It is too early to count the \$0.9m underspend as a saving as historically costs have continued to hit us for several more months as the Council's rates team works through queries on properties that Council owns.

Disposal of a number of AT residential properties has resulted in a \$0.4m GST credit. This is a one off credit on disposal and we do not budget for this as it is reliant on AT project timelines and these tend to change. There are 20 additional properties that are planned for removal, meaning potential credits in future quarters. The combination of these credits in year will likely offset the loss of revenue from these properties discussed above.

Repairs and maintenance costs are currently \$0.3m favourable to budget largely due to a billing timing issue with contractor Ventia for their response maintenance costs.



## Public space assets net surplus (\$4.3m)



Public space assets include Maintenance and operation of assets within in the Wynyard Quarter, including the Wynyard crossing bridge and the tram.

Public Space Assets are currently \$0.2m favourable to budget. Expenditure is tracking behind budget in most areas. However, the ongoing cost of security is a concern, based on costs to date security could cost \$1.4m this year \$750k more than budget. Additional measures have been implemented to mitigate our reputational risk in this area. We are working through a RFP with a new contract expected to be in place from December 2022. A CCTV monitoring centre is currently being established, and once operational, we may be able to reduce the number of security patrols.

Eke Panuku's total disposal target for FY23 is \$91.7m. This is made up of \$21.7m from the Transform and Unlock programmes and \$70m in general asset sales (which is made up of disposal sites and sites from the Regional programme). These targets align with the Statement of Intent targets reported to council, and only sites with unconditional sales this financial year will contribute to these targets.

Sale Type	YTD actuals
Disposal Sales	400k
Regional	23.5m
Transform & Unlock	6.2m
<b>Grand Total</b>	<b>30.1m</b>

## Regeneration sites approved for Sale

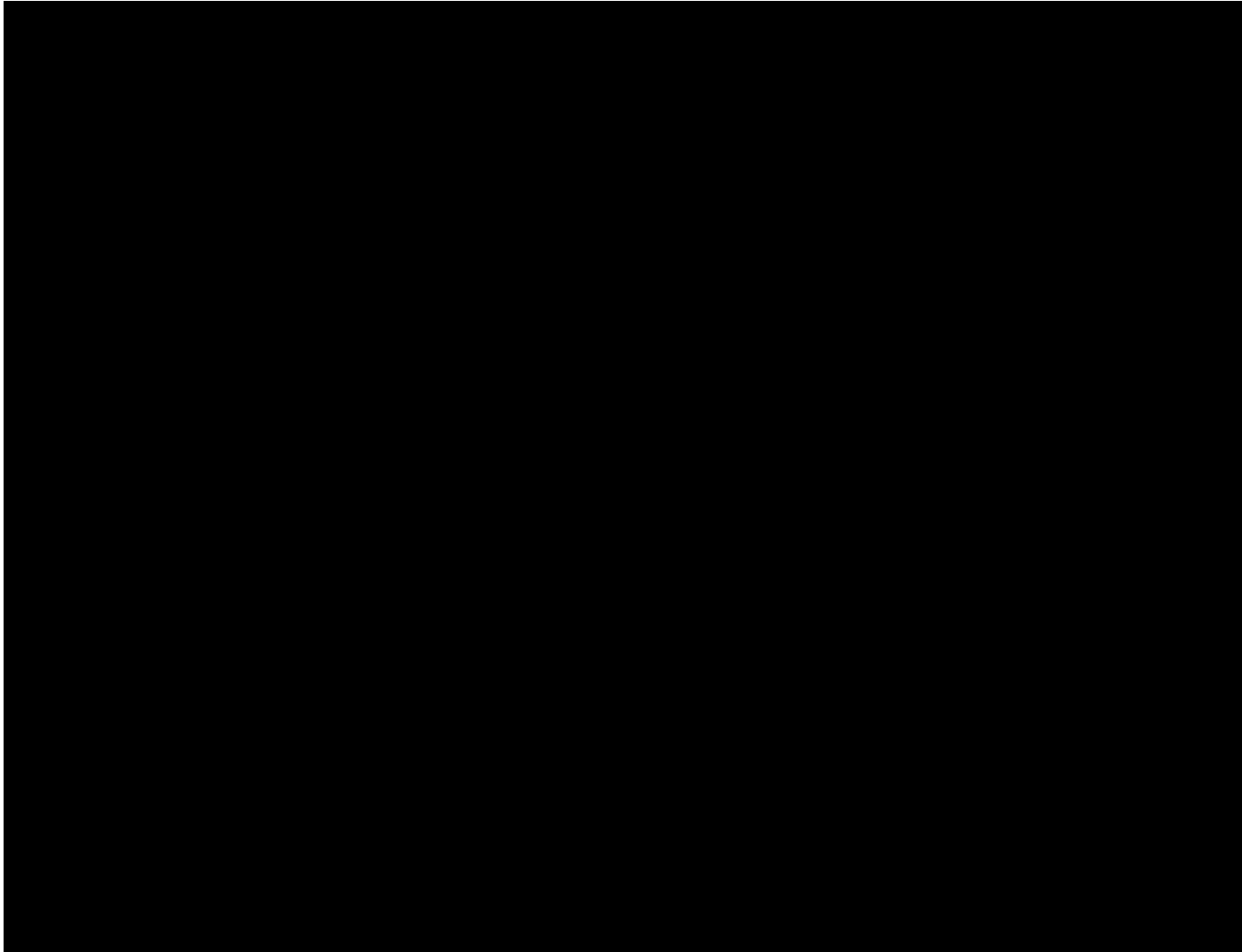
The table below provides an overview of the sales progress of sites that have been approved for sale by the board. These sites fall within the regeneration category.

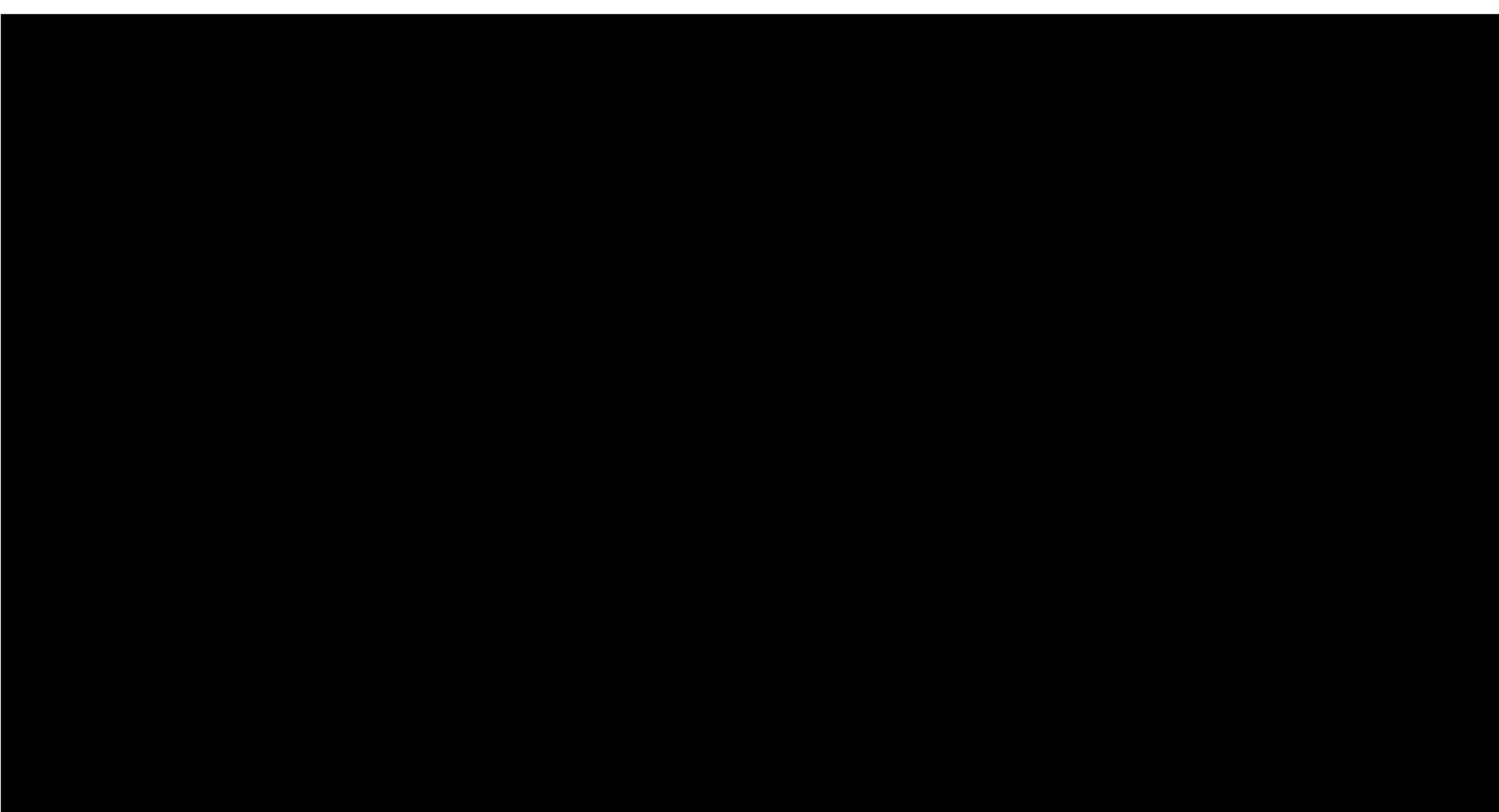
Status	Location	Programme	Project Name	Est. Sale price		
Preparing for sale	Regional	Corporate Property Supports	35 Coles Crescent, Papakura			
			84a Morrin Rd, St Johns			
			Ormiston, 65 Haddington Drive - Site Sale			
			Own Your Own Home for Older People			
			10-22 Totara Avenue, Site D, New Lynn			
Transform & Unlock	Panmure	Panmure	11-13 lagoon Drive, Panmure			
			3 Kings Road, Panmure			
			486-592 Ellerslie Panmure Highway, Panmure			
			Papatoetoe			
Papatoetoe	Papatoetoe 98 St George Street					
Pukekohe	172, 176a, 180 Manukau Rd, Pukekohe					
Waterfront	North Wharf Development - Site 14					
Preparing for sale Total						
In negotiation	Regional	Corporate Property Supports	Bledisloe House, city centre			
			198 Dominion Road, Mt Eden			
			Airfields Stage 3 - Megalot 5 & 6			
			Downtown carpark, City Centre.			
Transform & Unlock	Manukau	Manukau	10 Putney Way, Manukau			
			Karina Williams Way land parcel			
			Waterfront			
Waterfront	101 Pakenham Street West (Lysaght Building)					
Waterfront	Willis Bond 'West 2' Residential Apartments					
In negotiation Total						
Conditional agreement	Regional	Corporate Property Supports	4-10 Mayoral Drive, Aotea Station Development			
			132 Greenlane East			
			Transform & Unlock		Manukau	9 Osterley Way
			Takapuna		14 Huron Street, Takapuna (Gasometer)	
	Anzac Street / Hurstmere Road, Takapuna					
	R78 and 72A Hurstmere Road sites					
Conditional agreement Total						
On hold	Transform & Unlock	Panmure	3 Mountwell Crescent, Mt Wellington			
On hold Total						
Unconditional	Regional	Corporate Property Supports	Kotuku House, 4 Osterley Way, Manukau			
			84-100 Morrin Road, St Johns			
			Transform & Unlock		Waterfront	10 Madden Street - Site 5b Stge 2
					Sealink commercial lease negotiations	
Unconditional Total						
<b>Grand Total</b>						

## Disposal sites approved for sale

The table below provides an overview of the sales progress of sites that have been approved for sale by the board and are transacted by the Chief Executive under delegation.

Status	Area	Site name	Est. sale value
Preparing for sale	Central	1 Levene Place, Mt Wellington	
		131 Clark Rd, Hobsonville	
		7 Waitai Rd, Waiheke	
		Part of Nuffield Lane, Newmarket	
		Titoki Street, Parnell	
	North	2 Forest Hill Road, North Shore	
		3 Victoria Road, Devonport	
		Albatross Road, Red Beach	
	South	4 Blomfield Spa, Takapuna	
		143 Keri Vista Rise, Papakura	
West	145 Keri Vista Rise, Papakura		
	153 Bombay Rd, Bombay		
	2/97 Mahia Rd, Manurewa		
	66R Hallberry Ave, Mangere		
	90 Smales Rd, East Tamaki		
	90A Smales Rd, East Tamaki		
	Rear 18-22 Keven Rd, Clarks Beach		
	84 (part Hobsonville Rd, Hobsonville)		
Preparing for sale Total			
Conditional agreement	Central	2a Stokes Rd, Mt Eden	
	South	124 Cornwallis Rd, Cornwallis	
		130 Cornwallis Rd, Cornwallis	
	20 (part) Uxbridge Rd, Howick		
Conditional agreement Total			
Unconditional	Central	20 Hopetoun Street	
Unconditional Total			
<b>Grand Total</b>			







# Spatial delivery plans

Activity on our programmes is updated each quarter.

The plans currently show activity from **1 July 2022 to 30 September 2022.**

## Locations

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

## Regional Programmes

14. AT/Eke Panuku Transit Orientated Developments
15. [REDACTED]
16. Service Property Optimisation
17. Corporate Property
18. Haumaru Scope
19. Supports Scope
20. Regional Renewals
21. Waterfront Renewals



# NORTHCOTE

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

- FY 23**
  - 1 Te Ara Awataha – schools edge
  - 2 Acquisitions
  - 3 Kāinga Ora housing development
  - 4 Greenslade Reserve (Healthy Waters)
  - 5 Jesse Tonar Scout Reserve upgrade
- FY24**
  - 6 Street upgrades or extensions
- Long-term projects (FY25+)**
  - 7 Community Hub and Cadness Reserve upgrade
  - 8 Northcote central development (115 Lake Road)
  - 9 Town Square
  - 10 123 Lake Road development (Countdown site)
  - 11 College Road development
  - 12 Te Ara Awataha – town centre edge



**Te Ara Awataha** – A regenerative stream restoration and open space project that goes through the Northcote town centre and connects to the surrounding residential area. Construction has been delayed due to weather, Covid and materials supply. We are still on track for works to be completed and the space available to the community this summer.

**Jesse Tonar Scout Reserve upgrade** - We are working in partnership with Healthy Waters to upgrade the reserve. Works include an overland flow path and flood retention in Greenslade Reserve to enable surrounding development to proceed. Consenting and procurement of a construction team is underway with work expected to start in early 2023.

**Community Hub and Cadness Reserve upgrade** – This project, in partnership with council, involves the refurbishment and extension of the Mitchell Building, currently home to the Northcote Library, into a multi-purpose community hub integrated with Cadness Reserve. A preferred design team has been selected by the cross-council project team. [REDACTED] Concept design work and community engagement is planned to take place over the next 6-9 months.

**Northcote central development (115 Lake Road)** – The procurement process to secure a development partner(s) for the town centre development is underway. We are on track for this exciting opportunity to be made available to interested parties in early 2023.

# 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

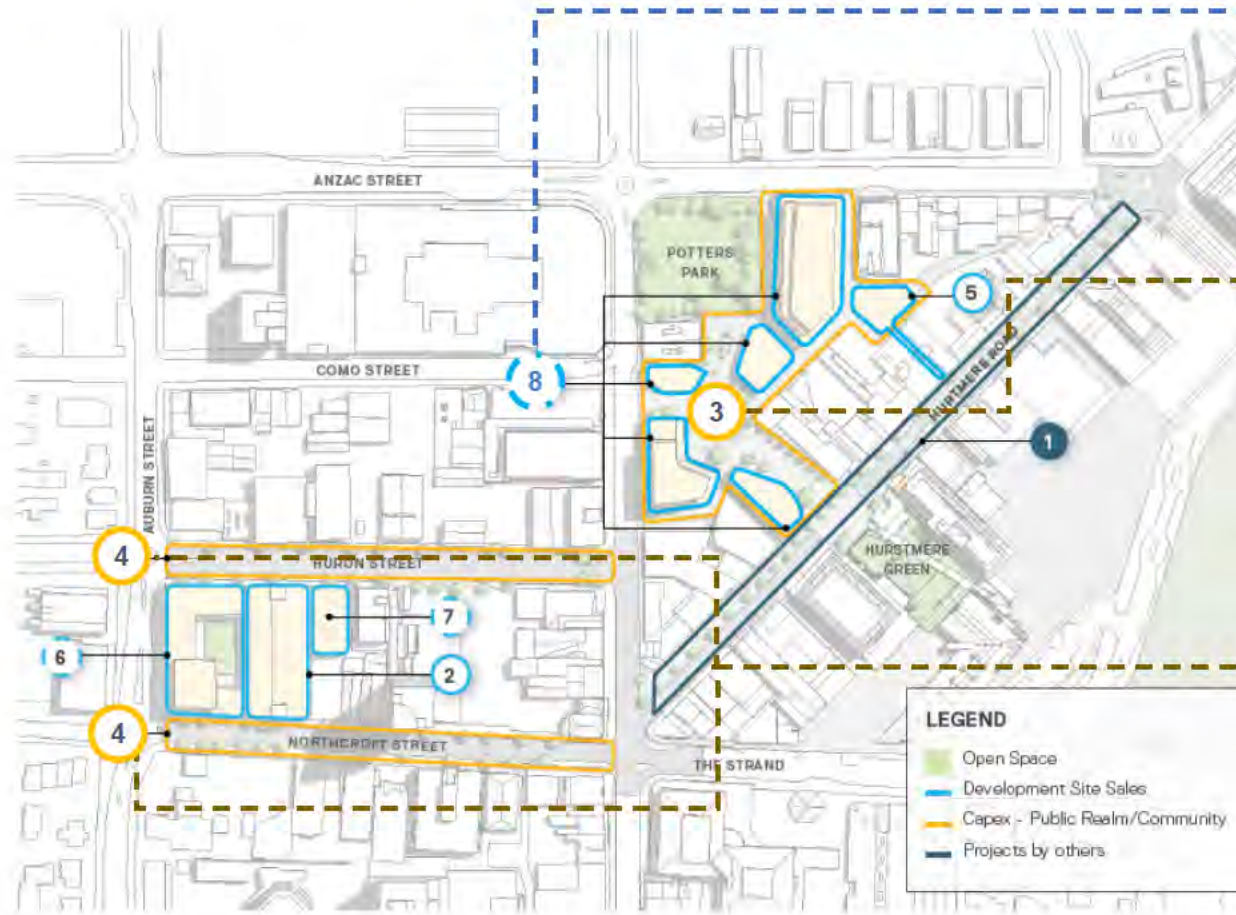
1 Hurstmere Road upgrade (AT)

## FY23

- 2 Toka Pua car park
- 3 Waiwharariki Anzac Square
- 4 Huron & Northcroft Streetscape upgrade

## FY24

- 7 14 Huron Street development
- 8 Anzac Street development site



**Anzac Street & Hurstmere Road site sale development** for a mixed-use development over five sites surrounding the Waiwharariki Anzac Square. Development partner Willis Bond is expecting to submit its resource consent for Block A of the Takapuna Central development at 40 Anzac Street at the end of September 2022. The Technical Advisory Group has been very positive about the design.

**Waiwharariki Anzac Square (Town Square)** – A project to strengthen connections within Takapuna and through to the beach and create a welcoming space for the community to relax and spend time in, with space for a market and events, and provide a much-needed social, cultural and economic anchor for Takapuna.

Construction is progressing well. Works to enable the opening of the service road are expected to be completed in November 2022. The deconstruction works for the toilet block adjacent to Potters Park are almost complete and a temporary toilet block will be in place by the end of October 2022.

**Huron & Northcroft streetscape upgrades** – A project to improve the walking/cycling connection to Takapuna town centre and enhance the quality of street furniture, planting and lighting. Concept designs are now complete, following a September workshop with the Devonport-Takapuna Local Board. Community and stakeholder engagement on the design of Northcroft Street is planned for October 2022. We are also working with Auckland Transport to align our engagement process with their Safer Speed Programme. Huron Street may be impacted by Healthy Waters proposed water quality improvement works for the town centre. As the streetscape works are being phased, the Huron Street upgrade will be done after the Northcroft upgrade to better align with the water quality upgrade works.

# HENDERSON

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

## Projects completed

- 1 Haumaru Housing Henderson (Haumaru)
- 2 Te Ara Pōheke (new road)
- 3 Pak'n Save
- 4 23-27 Henderson Valley Road (Henderson Green)

## FY23

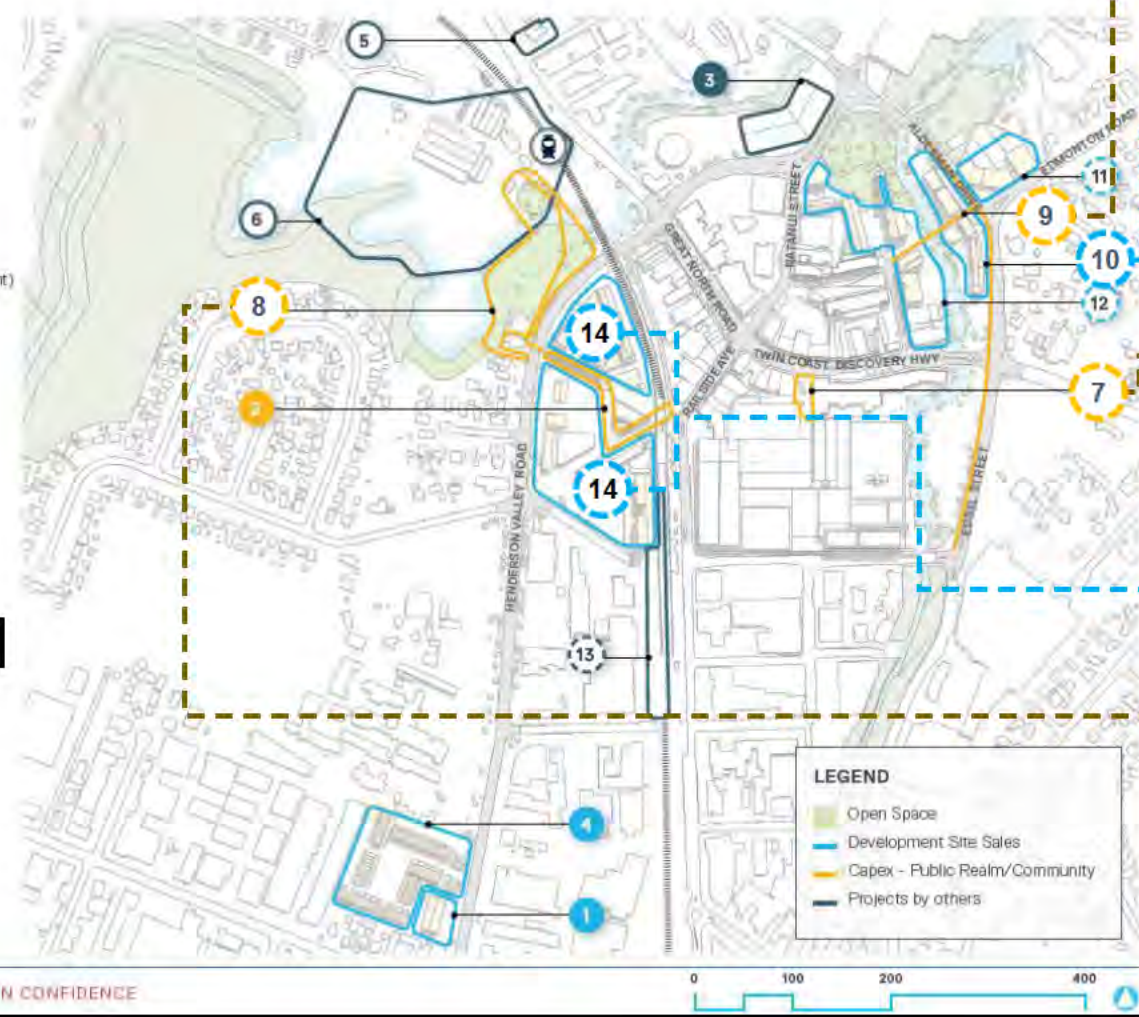
- 5 1 Buscomb Ave. (Plus Pacific Tower residential development)
- 6 Corban Estate Masterplanning (Community Facilities)

## FY24

- 7 Catherine Plaza upgrade
- 8 Opanuku Link - Bridge & playground upgrade
- 9 Wai Horotiu (Oratia Link) - Cycleway and bridge
- 10 19 Alderman carpark (C40)

## Long-term projects (FY25+)

- 12 Oratia Precinct (Trading Place)
- 13 City Rail Link Platforms (CRL)
- 14 2-6 Henderson Valley Road (future residential development by Laidlaw College)



**Wai Horotiu (Oratia Link) cycleway and bridge** – A project to provide a safe new connection over the Oratia Stream, between new development sites and the town centre and improving the wider walking and cycling network. Developed design is now underway. Construction works are likely to be staged, and will need to work in with the timing of the 19 Alderman carpark and the Falls carpark site sale developments. Works on the link are expected to be at least 12 months away from starting.

**19 Alderman carpark (C40)** – A site sale with a residential development outcome encompassing world leading sustainable design. Engineering work was certified by Tonkin and Taylor on the 29 August 2022 and the Engineering Plan was submitted to council on the 30 August 2022. EPA approval is expected soon.

**Catherine Plaza upgrade** – Two options for the upgrade of the square have now been prepared by the design team. Option 1 is an upgrade of the existing features. Option 2 involves a complete renew and includes a mature tree being relocated to the site. The initial cost estimate for both options is \$2m. A technical review of the options is underway to refine cost estimates and risks. Following this, the options will be presented to mana whenua and the Business Association to seek their input. Approval of the concept plan will be sought from the Henderson-Massey Local Board in May 2023.

**2-6 Henderson Valley Road residential development** – Eke Panuku met with Laidlaw Christian College in August 2022 to discuss progress on strengthening works and the timing of the masterplanning for the balance land. Our position is that this work should be started within the current financial year as it supports the significant investment we are making on the Opanuku link Bridge project.

**Opanuku Link bridge and playground upgrade** – A resource consent application was lodged in August 2022. Should council decide that the application requires notification, then it will add additional time to the process, potentially putting obtaining resource consent this financial year at risk. To assist with the consent process, we are also seeking affected party approval from Heritage New Zealand who own the Corbans Estate site. Works are forecast to start in September next year, with initial works possibly offsite. Given the cost escalations we are seeing across other projects, there is a risk that final costs may be higher than our initial estimate.

# AVONDALE

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

## Projects completed

- 1 24-26 Racecourse Parade (Set Apartments, Ockham Residential)
- 2 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Paruku)
- 3 Waterview shared path (Auckland Transport)

## FY23

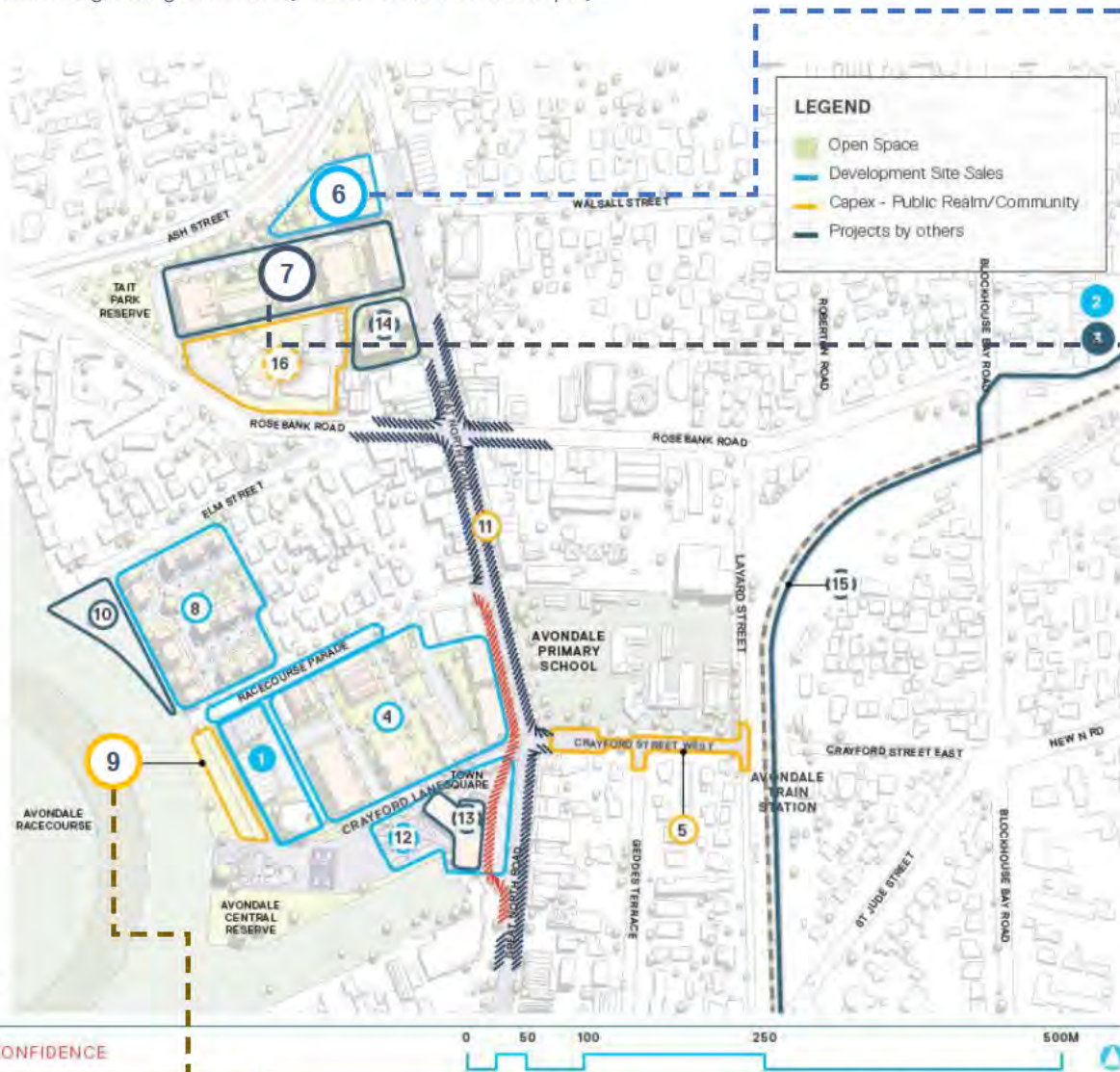
- 5 Crayford Street West
- 6 Aroha Apartments (Ockham Residential & Marutōhū Iwi)
- 7 Highbury Triangle - housing for older people (Kāinga Ora)
- 8 18 Elm Street (Kāinga Ora)
- 9 Public car parking facility to support the Avondale Library & Community Hub
- 10 26 Elm Street (Anson housing development)
- 11 Great North Road Paving Project
- Auckland Transport
- Eke Paruku

## FY24

- (13) Avondale Library & Community Hub (Auckland Council)
- (14) 1843 Great North Road (Nordic Apartments)
- (15) New Lynn to Avondale shared path (Auckland Transport)

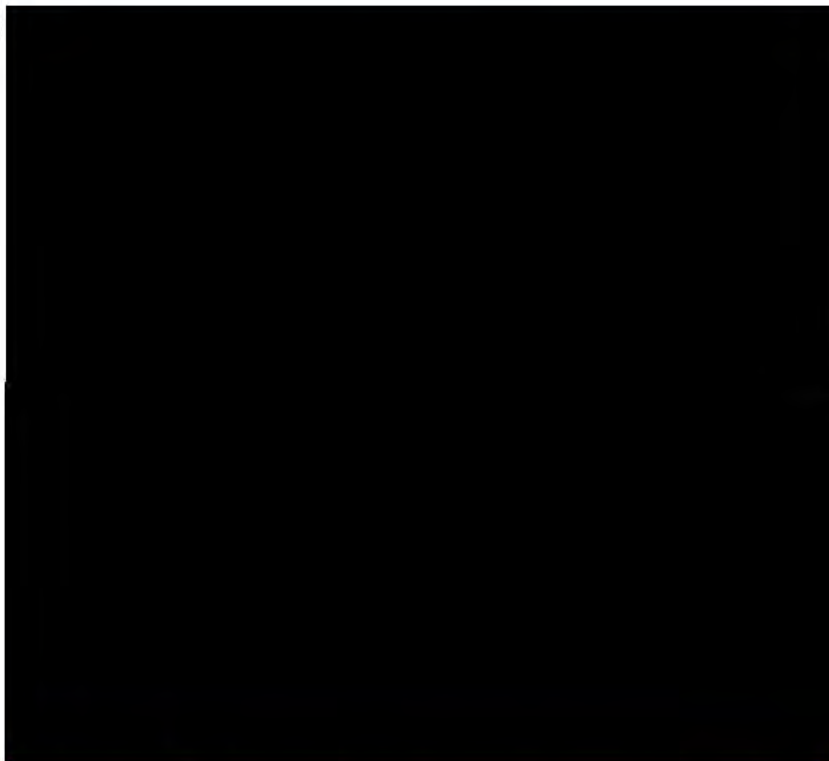
## Long-term projects (FY25+)

- (16) 93-99 Rosebank Road (Current Library & Community Centre)



**Aroha apartments** – Construction has now reached its full height and appears to be on-track for completion in February 2023. Delivering 117 new homes to the area of which 47 homes are kiwibuild.

**Highbury Triangle development** – Construction works on Kāinga Ora’s 236-unit development for older people began in August 2022. Consisting of 5 apartment blocks spanning between 6 and 8 levels, the development will be completed in stages from late 2023 to mid-2024.



**New parking spaces at 28 Racecourse Parade** – Works to provide an additional 30 parking spaces to support Avondale’s upcoming library, community hub and upgraded town square began in May 2022 and were completed in September 2022.

**Engagement** – An information board has been installed in a vacant shop front giving the community up to date information on the various Avondale projects and helping to activate the street frontage. This is a combined display with Kāinga Ora.

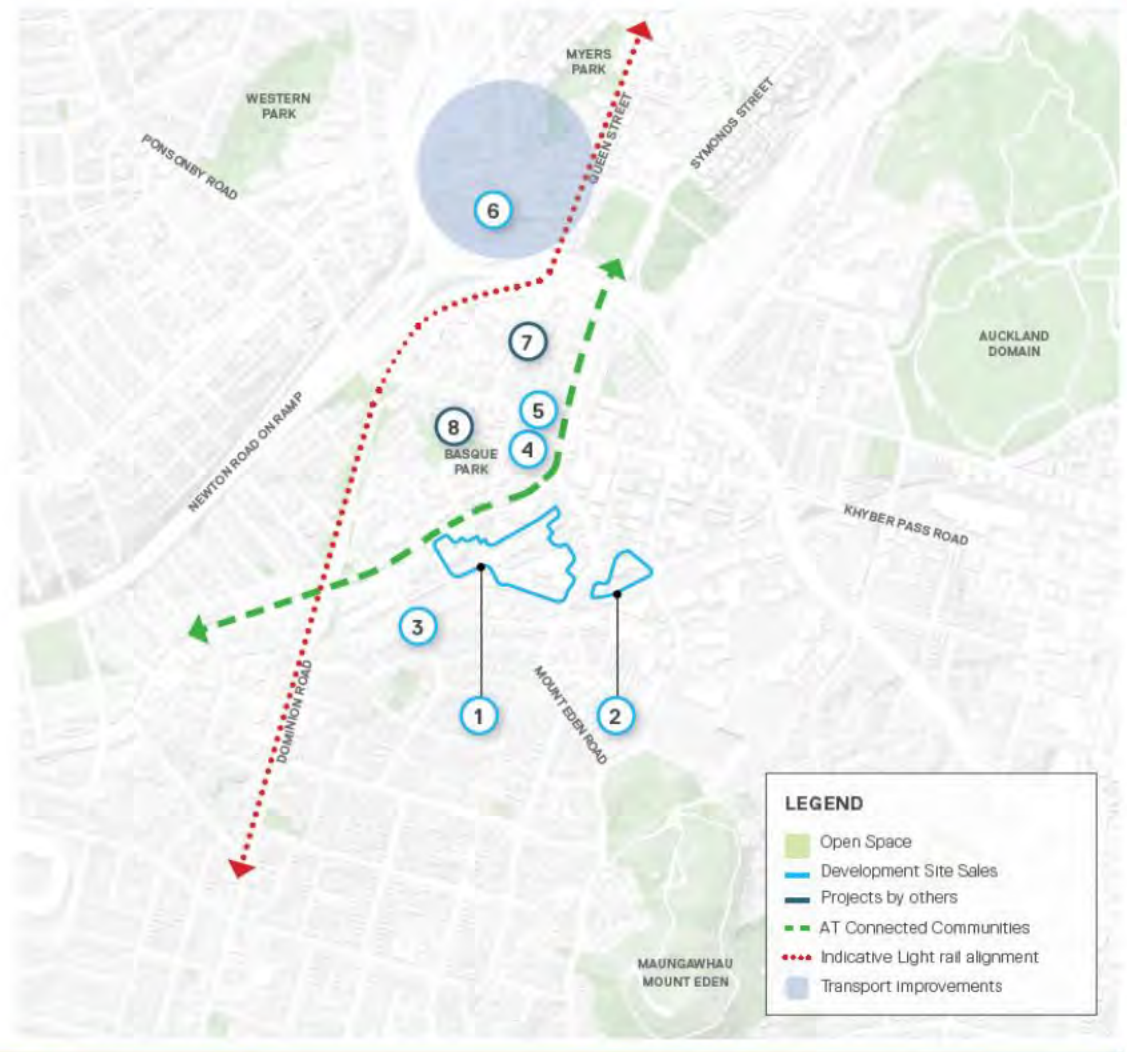
**Placemaking** – The pavilion, a 3-dimensional structure designed to showcase local graffiti and street artists has now been removed from the Avondale Central site and relocated in Henderson. The Great North Road gallery continues to operate successfully with a new set of images installed in August 2022 by Nikau Edwards.

# MAUNGAWHAU and KARANGA A HAPE

**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 Development sites
- 2 Development sites
- 3 Development sites
- 4 Development sites
- 5 Development sites
- 6 Development sites
- 7 70 Upper Queen Street (Kāinga Ora)
- 8 Basque Park upgrade (Auckland Council)



The joint Eke Panuku Kainga Ora Programme Business Case is being updated for submission to the CRL Project Sponsors in November 2022.

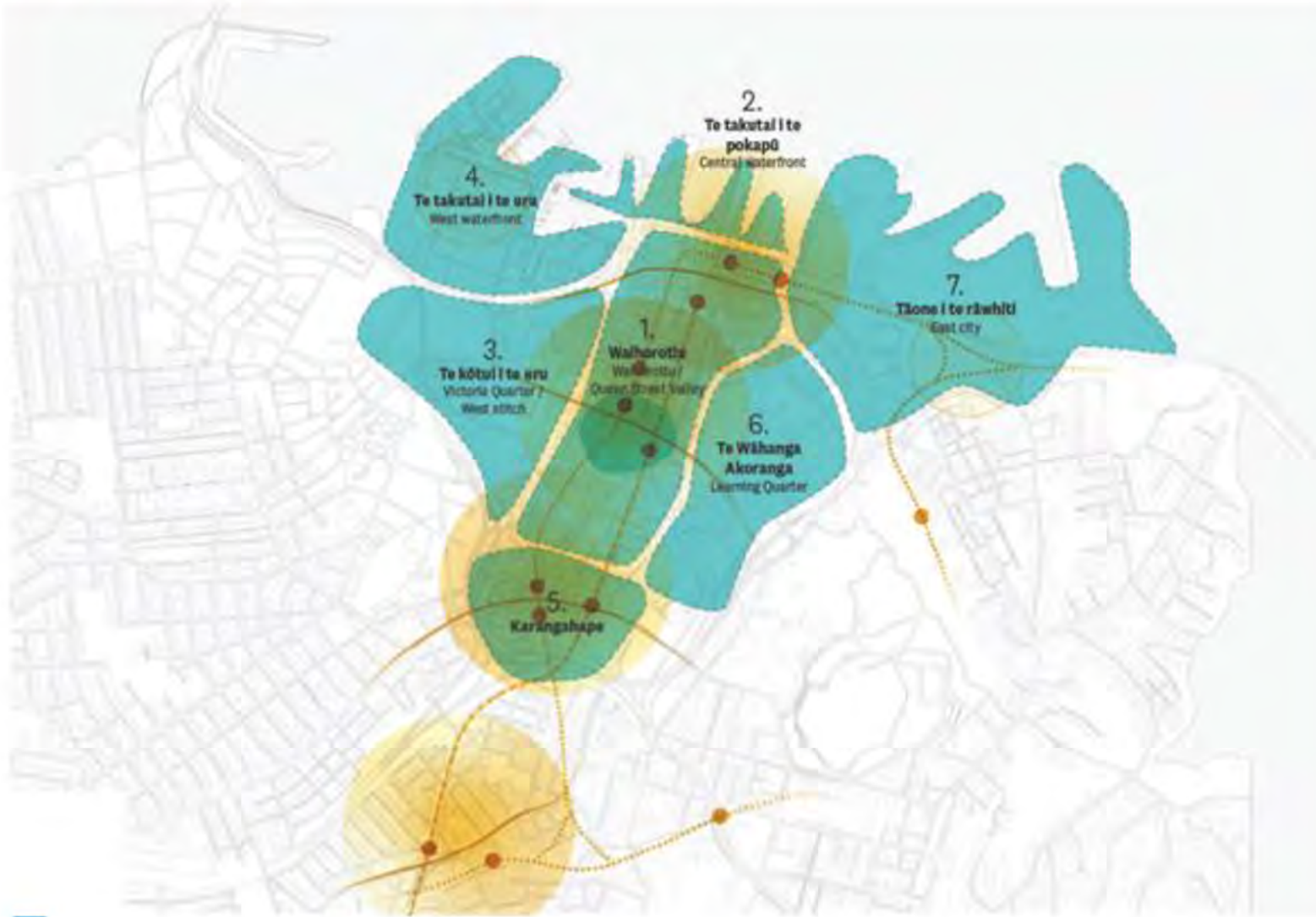
The development of the site around the CRL stations is a joint project with Kāinga Ora

**LEGEND**

- Open Space
- Development Site Sales
- Projects by others
- AT Connected Communities
- Indicative Light rail alignment
- Transport Improvements



# City Centre



Our focus this quarter has been on progressing with key priorities (one team, one voice, one plan) within the establishment plan endorsed by the City Centre Steering Committee, to enable Eke Panuku and the council group to work successfully together as one within the new city centre matrix structure. This has included developing the scope, structure and programme for the development of the integrated implementation plan, recruitment of key roles (including City Centre Design lead), establishment of key workstreams aimed at aligning our comms, engagement and marketing activities and a continued focus on the recovery plan of the city centre.

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

## Projects completed

- 1 Northern Pathway enabling works
- 2 Westhaven promenade
- 3 Marine Village
- 4 Silo Park Extension - Phase 2
- 5 Tiramarama Way - Stage 2
- 6 Vos boat shed refurbishment
- 7 Eastern Viaduct Quay St Intersection
- 8 Precinct Commercial
- 9 Willis Bond residential
- 10 Park Hyatt Hotel
- 11 Site 18: Orams Marine

## FY23

- 12 Pile Berth Redevelopment and AC Pier
- 13 Site 6: 124 Halsey Street Precinct
- 14 Beaumont Street Upgrade (AT)
- 15 Westhaven ablutions replacement
- 16 Z Pier Boat share
- 17 Activation of Legacy Spaces
- 18 Market Square Public Realm upgrade
- 19 Wynyard Central Public Art
- 20 Water Edge Response Works (Queens Wharf, Halsey Wharf, Hobson Wharf, Wynyard Wharf)
- 21 Relocation of AC36 marine infrastructure
- 22 101 Pakenham Street (Lysaght building)

## FY24

- 23 West 2: Residential Willis Bond
- 24 Harbour Bridge Park public realm upgrade
- 25 Wynyard Point open space (North East)
- 26 Eastern Viaduct Te Wero Island - East West connection
- 27 Pile berth redevelopment (continued)
- 28 St Mary's Bay beach
- 29 Marina Operations building replacement
- 30 Westhaven Seawall upgrade
- 31 Vos shed slipway
- 32 Site 14: North Wharf Mixed Use

## Long-term projects (FY25+)

- 33 Westhaven North transformation
- 34 Wynyard Point open space
- 35 Queens Wharf redevelopment
- 36 Site 19: Jellicoe Street Mixed Use
- 37 East 1: 28 Madden St
- 38 Site 18: residential
- 39 Site 12: Silo 6
- 40 Wynyard Point redevelopment sites
- 41 Wynyard Crossing replacement bridge

**LEGEND**

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

Project updates can be found on the following page



## Westhaven

**Harbour Bridge Park** – A project to reinvigorate Harbour Bridge Park, connect it to the Westhaven Promenade and provide additional recreational access to the water. Eke Panuku sought public feedback on the proposed upgrade of Harbour Bridge Park from 4 July to 31 August 2022. Feedback was largely supportive of the project. The feedback will now be considered with the design team and any adjustments appropriately communicated.



## Wynyard Quarter

**Vos Shed** – The Property Industry Awards were held on 12 August and the Vos Boatshed restoration project received a merit award in the heritage and adaptive reuses category.

**Te Ara Tukutuku - Wynyard Point Precinct Plan** - A foundation document co-written with mana whenua, that sets the scene for the next phase of design and delivery on Wynyard Point over the next 15 years. Work is progressing on Te Ara Tukutuku with the preferred design consortium. Toi Waihanga emerged as the preferred supplier out of five short listed parties, and is comprised of LandLAB, Warren and Mahoney, Mott McDonald, Stellar Projects, SCAPE, and Fresh Concept. Toi Waihanga is currently collaborating with mana whenua to receive input for their reverse brief on the public realm design.

**Placemaking Silo Park – Matariki on the Waterfront** took place on the 2 and 3 July 2022 and was hosted in Silo Park. The waterfront came alive with a range of Matariki activities including, live music, kapa haka, workshops, installations and kai.

**Market Square public realm upgrade** – Viaduct Harbour Holdings Ltd has delayed their plans to develop One Market Square due to the cost of construction and has instead leased the [REDACTED]. Eke Panuku has put the development of the adjoining Market Square public space works on hold, and is looking to complete selective renewals works on the site instead.

**Ūrunga Plaza balustrades** - The installation of the new balustrade along the water's edge within Ūrunga Plaza is now complete.

**Placemaking – Haumi** a celebration of Wynyard Quarter's 11th anniversary since becoming a waterfront neighbourhood, a free whānau-friendly day of entertainment, workshops and activities was organised on 6 August 2022. Haumi, which means to bind or join all together - attracted over 5,000 people down to the waterfront.

**World Rally Championship** – Pack in commenced across the waterfront hosting the race village and service park for the World Rally Championship (WRC). WRC Repco Rally New Zealand is set to be one of the largest sporting events to happen in Auckland this year and will attract a significant number of international, domestic and local visitors to the region. Internationally, WRC events attract a global television viewership of more than 70-million. The event was from Thursday 29 September to Sunday 2 October and racing was held across the Auckland and Waikato regions.

# 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

- 1 Laneway 7
- 2 38 Neilson Street acquisition
- 3 Onehunga Port acquisition
- 4 Fabric development

## FY23

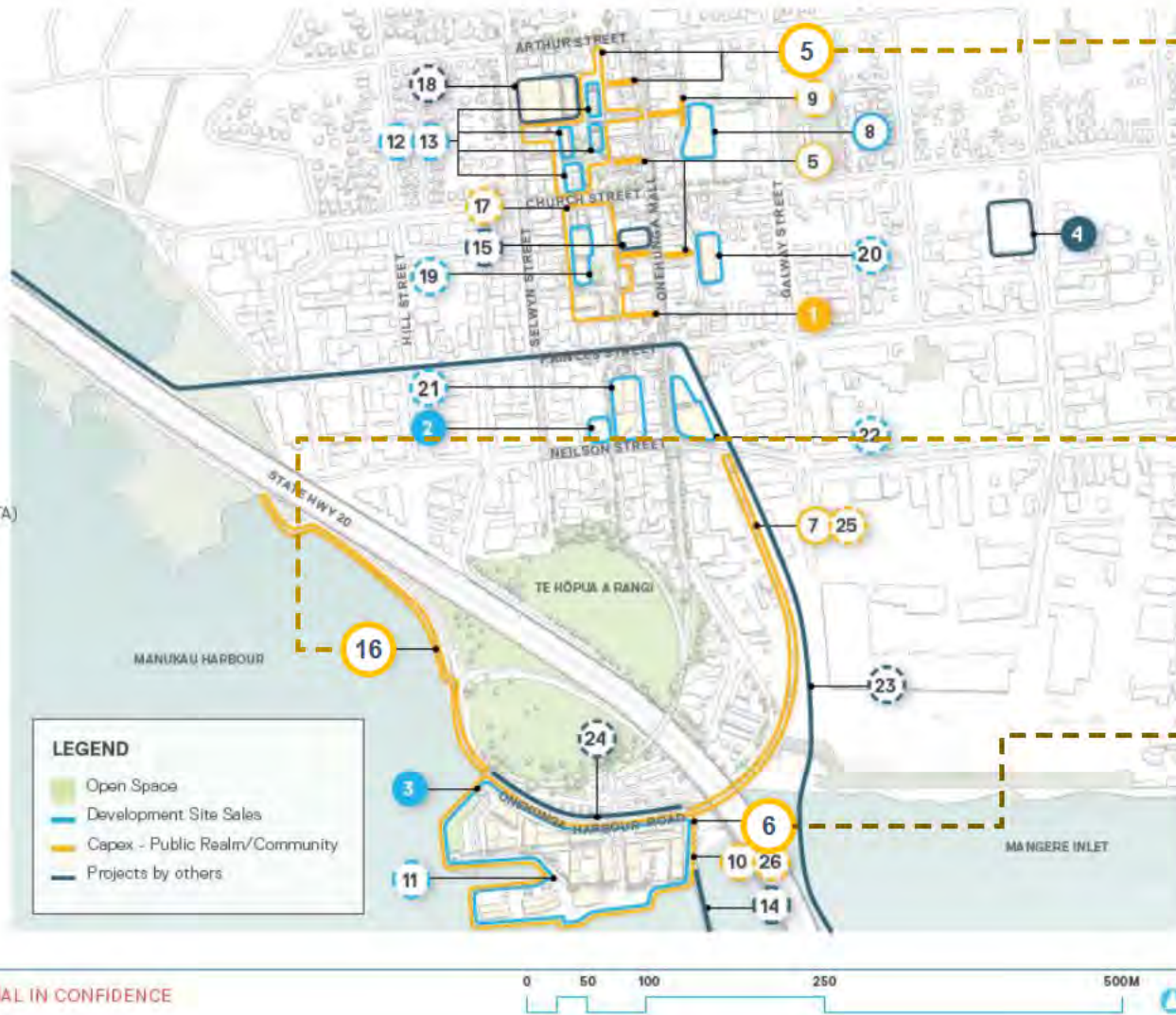
- 5 Waiapu Lane Public Realm
- 6 Onehunga Wharf Plan Change
- 7 Town Centre to Wharf Link Stage 1
- 8 DressSmart Precinct

## FY24

- 9 Laneway 8
- 10 Onehunga Wharf Public Realm Stage 1
- 11 Onehunga Wharf Building Upgrades
- 12 Waiapu Precinct Commercial Site Sale
- 13 Waiapu Precinct Residential Site Sale
- 14 Old Mangere Bridge Replacement (Waka Kotahi NZTA)
- 15 Onehunga Mall Club (Lamont & Co.)

## Long-term projects (FY25+)

- 16 Onehunga Wharf to Taumanu Walking & Cycling
- 17 Municipal Precinct Public Realm
- 18 Waiapu Precinct Supermarket
- 19 Municipal 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)
- 25 Town Centre to Wharf Link Stage 2
- 26 Onehunga Wharf Public Realm Stage 2



**Waiapu Precinct (public realm)** – Encompassing public realm works, commercial and residential development sites. Design works for the public realm are progressing. We are expecting public engagement to get underway in the new year. A development agreement for the supermarket site is on track to be completed by the end of 2022. The subdivision resource consent, to support enabling infrastructure works was lodged with the council last quarter. It is currently on hold while we respond to an additional information request from council. The associated road stopping process will also be on hold until the additional information request has been satisfied.

**Onehunga Wharf to Taumanu walking & cycling** – Shared walking and cycling connection between the Onehunga Train Station to the eastern edge of Onehunga Wharf, joining up with the old Māngere Bridge. This will improve access and provide health and safety benefits. A feasibility study is currently underway and is expected to be completed in December 2022. Route options have key dependencies to other major infrastructure schemes and sites of cultural significance. Short term options to create this connection may be ruled out as a result.

**Onehunga Wharf Master Plan & plan change** – To enable redevelopment of the wharf area. Staged development plans for the wharf have been finalised and the costs and refreshed Indicative Business Case that supports these plans will be complete by February 2023.

**Nga Hau Mangere Bridge** – The opening of the new Nga Hau Mangere Bridge by Waka Kotahi this month was a significant milestone for Onehunga and is a fitting celebration of the Manukau Harbour.

# 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

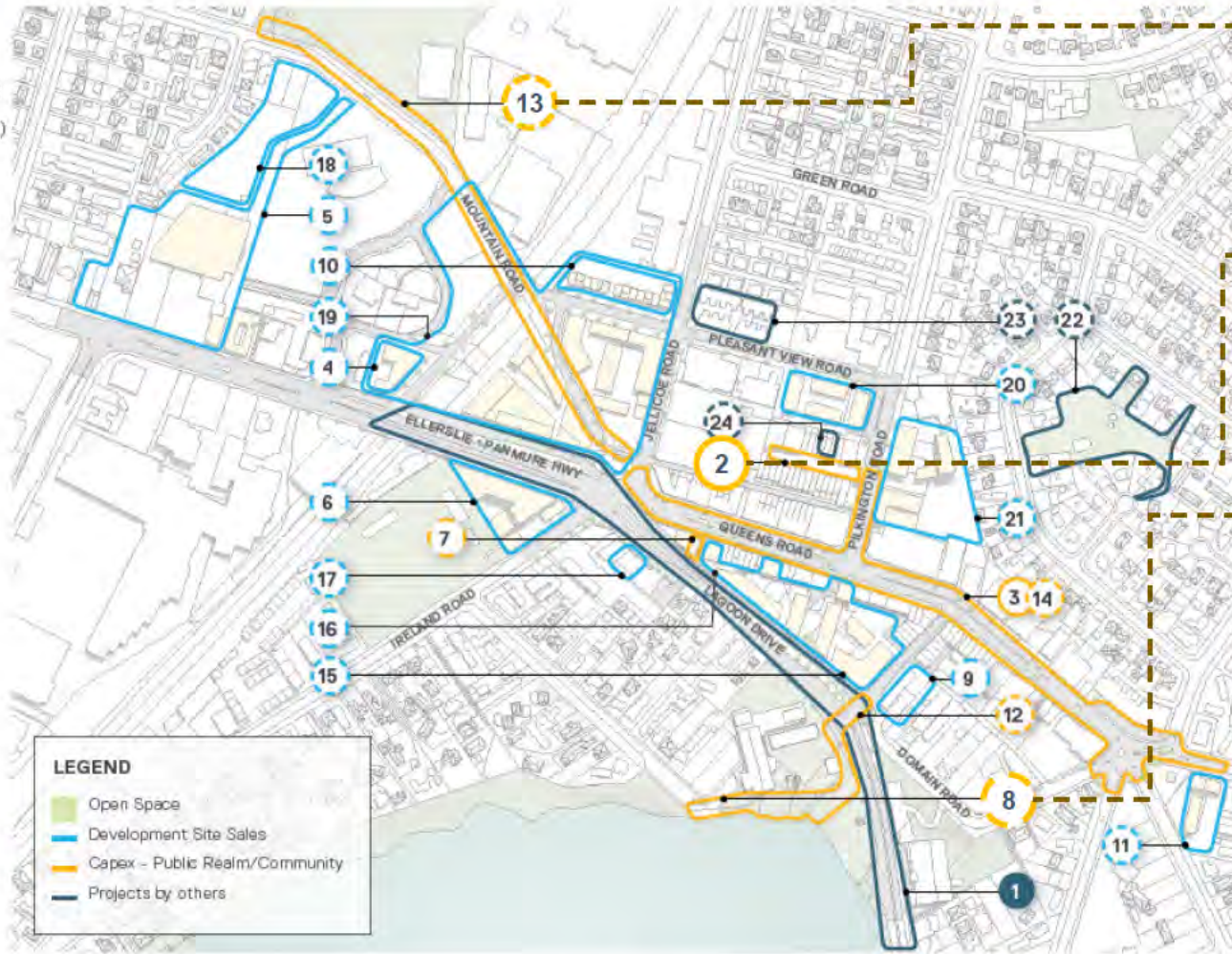
- 1 AMETI- Eastern Busway - AT
- FY23**
- 2 Streetscape Improvements Stage 1 (Clifton Court)
- 3 Streetscape Improvements Stage 2 (Queens Road)

## FY24

- 4 3 Mountwell Crescent Site Sale
- 5 486-492 Ellerslie Panmure Highway Site Sale
- 6 535 Ellerslie Panmure Highway Site Sale
- 7 13-27 Queens Road -Gateway Activation
- 8 Lagoon Edge Reserve Upgrade
- 9 23 Domain Road Site Sale
- 10 9 Jellicoe Road Site Sale

## Long-term projects (FY25+)

- 11 3 Kings Road Site Sale
- 12 Basin View Pedestrian & Cycle Connection
- 13 Maungarei to Town Centre Connection
- 14 Streetscape improvements Stage 3
- 15 Basin View Precinct Staged Site Sales
- 16 13-27 Gateway West Site Sale
- 17 11-13 Lagoon Drive, Panmure Site Sale
- 18 59 & 59a Mountain Road Site Sale
- 19 Station Precinct Staged Site Sales
- 20 28-30 Pilkington Road Site Sale
- 21 7-13 Pilkington Road Site Sale
- 22 Maunaina Upgrade (TRC)
- 23 Pleasant View Road Development (TRC)
- 24 Development (Chinese Settler Trust)



**Maungarei to town centre connection** - The design work for the connection is being addressed in a staged manner, allowing for other infrastructure schemes planned for the station precinct. Concepts for public engagement will be submitted to the Maungakiekie-Tāmaki Local Board before the public engagement process which is targeted to start in the new year.

**Clifton Court public realm & streetscape upgrade** - A construction contract has been entered into for these works which are expected to begin in October 2022. The works are expected to be completed by the end of June 2023.

**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. Public engagement on the enhancement works we have planned was well received. The concept design was endorsed by the Maungakiekie-Tāmaki Local Board in September 2022. The final design is expected to be completed by June 2023.

**Basin View Masterplan** - To enable mixed-use developments and a better visual and physical connection between the town centre main street (Queens Road) and Panmure Basin. The Indicative Business Case is being progressed and will be completed by December 2022.

# MANUKAU

**Vision:** Thriving heart and soul for the south

## Projects completed

- 0 Westfield Mall Carpark Site Sale
- 1 Vodafone Events Centre Carpark (partial sale)
- 2 20 Barrowcliffe Place Site Sale
- 3 Barrowcliffe Pond Shared Path
- 4 Barrowcliffe Bridge Works
- 5 Puhinui Wiri playground Works
- 6 Putney Way Stage 1

## FY23

- 7 52-54 Manukau Station Rd (MIT) Site Sale
- 8 Wiriwhana Residential Development
- 9 Leases and Covenants Progressed
- 10 Hayman Park Playground Works
- 11 Wiri Bridge Capital Works

## FY24

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Ratavina Reserve Works
- 16 Puhinui Stage 2 - CMDHB Walkway Works
- 17 Osterley Way at Civic Streetscape Works
- 18 33 Manukau Station Road Site Sale

## Long-term projects (FY25+)

- 19 Karina Williams Way Extension Works

- 20 Walking and Cycling Network Works
- 21 Manukau Sports Bowl Investigation
- 22 Manukau Public Art contribution (across the programme)
- 23 Parking Management Solutions (across the programme)
- 24 50 Wiri Station Road Site Sale
- 25 Pacific Gardens Residential Development
- 26 14 Davies Avenue Site Sale
- 27 8 Davies Avenue Site Sale
- 28 2 Davies Avenue Site Sale
- 29 12 Manukau Station Road carpark Site Sale
- 30 2 Clist Crescent carpark Site Sale
- 31 A2B Streetscape Contribution
- 32 Puhinui Stage 3 - Wiri Reserve Works
- 33 Manukau Square Works
- 34 Manukau Civic & Putney Way Contribution
- 35 Osterley + Amersham Way Works
- 36 Puhinui Stage 4- Manukau Industrial Area Works
- 37 Puhinui Stage 5- Puhinui Park Works (Plunket Ave)
- 38 Putney Way Stage 2
- 39 Kāinga Ora Investigations
- 40 Manukau Health Park development
- 41 Healthy Waters Upgrades
- 42 Ngati Tamaho development



**Hayman Park playground works** –A destination playground located 300m from the Manukau town centre and shopping precinct. Construction began in March 2022 and includes a large play tower, flying fox, rope play, flow bowl and pump track. Work is progressing well and is expected to be completed in June 2023.

**Manukau Sports Bowl Investment** – Community engagement began in April 2022 and was completed in May 2022. A second round of public engagement seeking input on a proposed inclusion of an athletics track has recently closed. The finalised design concept is expected to be presented to the Ōtara-Papatoetoe Local Board in early FY23. The master planning is led by council's Service Strategy and Integration team to guide future development and use of the park.

**Karina Williams Way & Osterley Way streetscape works** – Two key pedestrian-focused streets linking the community to Manukau town centre and the civic square. Streetscape upgrades to enhance amenity, safety and active modes of transportation are planned to start in 2024. In September 2022, the Ōtara-Papatoetoe Local Board endorsed our concept designs for these sites.

**9 Osterley way site sale** – A conditional agreement is in place for the 1,740sqm site, currently a car park and is zoned for high-density residential and commercial development. Our development partner ██████████ is planning to deliver 123 homes. Construction is proposed to begin in March 2023 and will take approximately two years. The project will be delivered to meet a 6 Homestar rating. Resource Consent for the development was granted in August 2022 and the team is working through some ground floor activations.

**Wiri walking and cycling bridge replacement** – Construction started in May 2022 and was completed in August 2022. Planting at the site has now begun. These works will improve access, safety and observation into the reserve and create a connection between the Wiri Stream Reserve, new homes at Kōtuitui and the town centre.

**Placemaking - Auaha ō Manukau** –A trial programme which began last year, consisting of four containers each representing a value: toi (creativity); taiao (environment); takiura (knowledge) and tākarokaro (play) continues to be popular with the community. An online booking system has now been set up to help manage their use.

# 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

## FY23

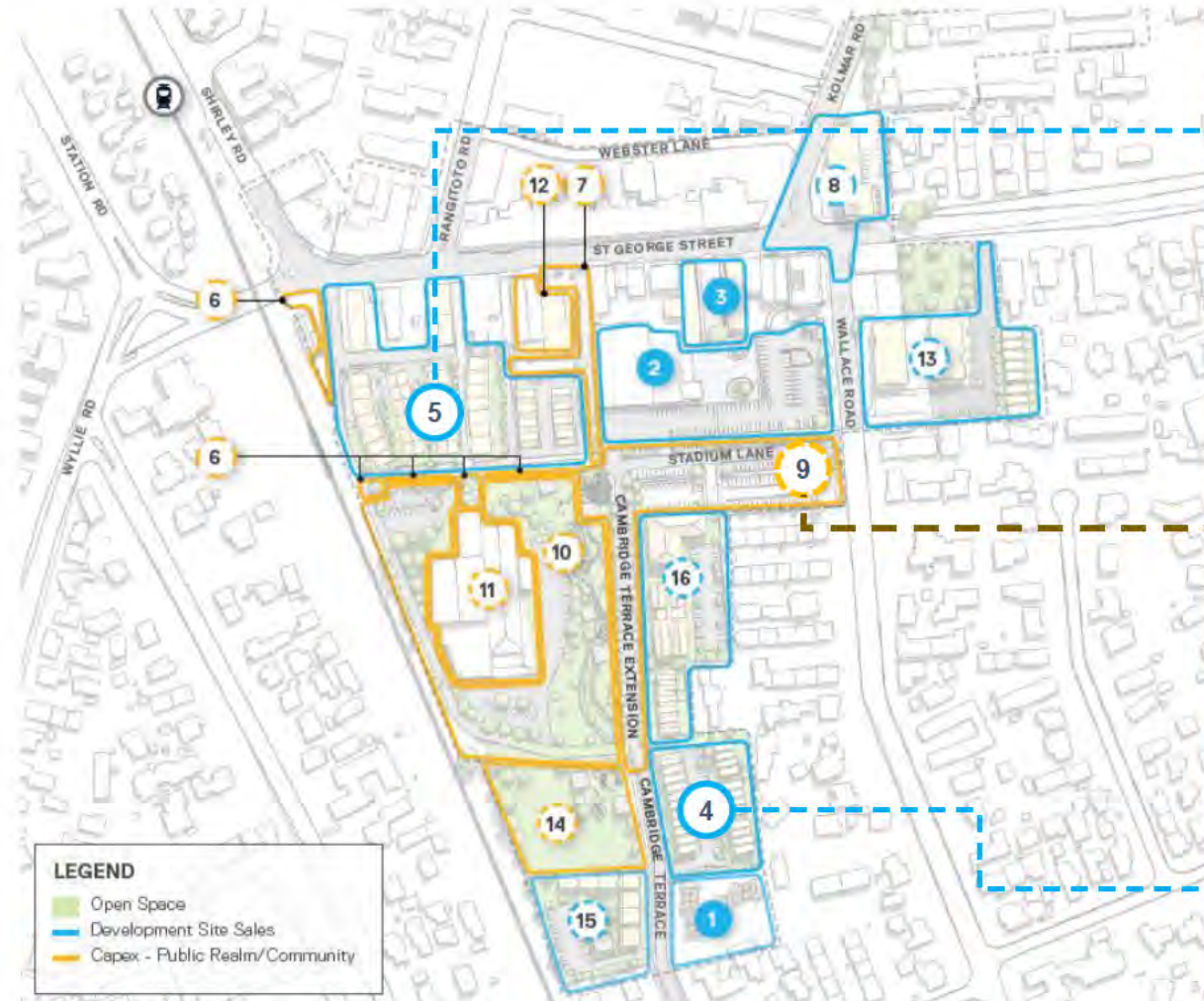
- 4 91 Cambridge Tce - The Depot
- 5 3 St George St - St George's Lanes

## FY24

- 6 St George's Lanes Integration Works
- 7 Chambers Laneway
- 8 98 St George St and 15 Kolmar Rd Site Sale + Intersection

## Long-term projects (FY25+)

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



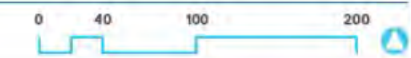
**LEGEND**

- Open Space
- Development Site Sales
- Capex - Public Realm/Community

**3 St George Street site sale (St George's Lanes)** - We sold this site in May 2021 and our development partner [redacted] is planning to deliver 120 new homes by the end of 2025. Work on the first 80 homes to be built is expected to start in October 2022. The urban terraced house precinct development has been given the name Piko Toetoe. The name, meaning 'curving toetoe grass' is a reference to the old and the new being a new development in Old Papatoetoe.

**Cambridge Terrace extension & car park** - Planning and design of Cambridge Terrace extension and car park. Cambridge Terrace extension will catalyse and enable the St George Street redevelopment opportunities. The concept design plan for extension and car park was endorsed by the Ōtara-Papatoetoe Local Board in September 2022. This milestone is one of our FY23 capital SOI milestone targets.

**91 Cambridge Terrace site sale** - This ex- Papatoetoe Borough Council property was used as a works depot and available for community use, generating little or no revenue. The 4,000m<sup>2</sup> site is zoned for Town House and Apartment development. In June 2021, we sold the property to [redacted] to build 29 new affordable homes. Resource consent for the new homes was lodged in August 2022 and demolition works have also begun.



# 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 Subject to disposal
- 2 Site for library/community centre

## FY23

- 3 Bellingham Road works (Auckland Transport)

Eka Panuku is seeking legal advice on termination of Development Agreement for both Ormiston town centre and 66 Flat Bush. Following receipt of that additional advice we will determine the future programme scope, timeframe and resource requirements.

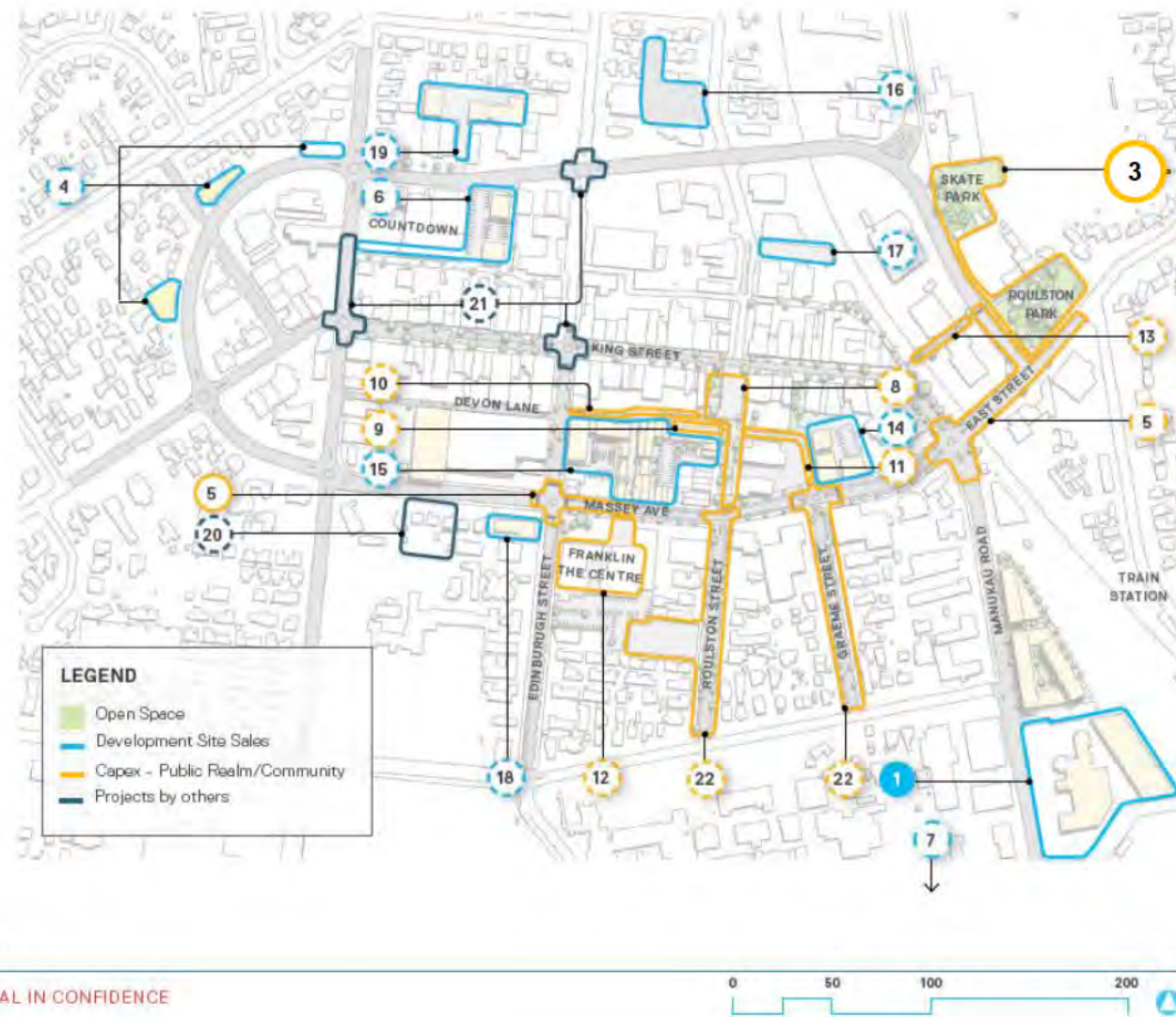


# PUKEKOHE

**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** 82 Manukau Road
- FY23**
- 2** Small T projects (across entire programme)
- 3** Roulston Skate & Park Enhancements
- FY24**
- 4** Small Site Sales w/o Development Outcomes
- 5** Safe Walkable Streets Phase 1 + 2
- 6** 4 Tobin Street
- 7** 172, 176a, 180 Manukau Road Stage 2
- Long-term projects (FY25+)**
- 8** Market Street Capital Works
- 9** Community and Market Hall Capital Works
- 10** Devon Lane Upgrade Capital Works
- 11** Roulston Lane Upgrade
- 12** Civic Hub Enhancements
- 13** Hall Lane - Stadium Drive Footbridge
- 14** 7 Massey Avenue
- 15** Edinburgh Street Superblock + Acquisition
- 16** 24 Hall Street
- 17** 9 Hall Street
- 18** 22 Edinburgh Street
- 19** 9 Tobin Street
- 20** Kāinga Ora Development
- 21** AT Intersection Improvements
- 22** Parking Management Solutions (across entire programme)



The **Unlock Pukekohe masterplan** has completed community engagement. A range of spaces, tools, events and social media platforms and engagement platforms were used to gather the community input. The next step is to progress processing and compiling the feedback for consideration.

**Roulston Park playground and skate park upgrade** - In July 2022, the concept design for the playground and skate park upgrade was approved by the Franklin Local Board. This follows three successful community activation events held last quarter which sought feedback on how the space should be used. The project is now in detailed design phase.

The concept design approval was also one of our FY23 capital SOI milestone targets.

# AT/EKE PANUKU TRANSIT ORIENTED DEVELOPMENT PROGRAMME

**Vision:** Build a fit for purpose park and ride asset portfolio that integrates transport with quality housing and urban regeneration, maximises land use outcomes and provides financial value from Auckland Council owned land.

## Sites under consideration

- 1 Silverdale bus station park and ride
- 2 Constellation bus station park and ride
- 3 Albany bus station park and ride

## Long-term projects (FY25+)

- 4 Orakei Train Station park & ride
- 5 33 Station Road, Manurewa
- 6 8 Selwyn Road, Manurewa train station park and ride
- 7 Grafton Gully (SH16 off ramp)
- 8 Homai train station park and ride
- 9 Sturges Road train station park and ride
- 10 Papakura train station park and ride



AT Park and Ride Redevelopment is a joint venture between AT and Eke Panuku aimed at providing an appropriate strategy to accommodate transport service requirements at designated council owned park and ride sites while simultaneously exploring mixed use development options with positive urban regeneration and urban design outcomes.







# 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.

## FY23

[Redacted]

2 39R Pohutukawa Road, Beachlands

3 17W Hawke Crescent, Beachlands

[Redacted]

5 3 Gibbons Road, Takapuna

6 Red Hill, Papakura

## Long-term projects (FY25+)

7 29-31 St Johns Road, Meadowbank

[Redacted]

9 2 Pompellier Terrace, Ponsonby

10 22 Tahapa Crescent, Meadowbank

11 13 Maich Road, Manurewa

12 18 – 20 Hula Road, Point Chevalier

13 238R Great South Road, Manurewa

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.



**2 Pompallier Terrace, Ponsonby** – A go to market strategy was approved by the Eke Panuku Board at its September 2022 meeting. Negotiation will continue with the adjacent developer to ensure that the approved outcomes, toilet block and 43 carparks are delivered as part of the new development.

**29-31 St Johns Road, Orakei** – Following the Ōrākei Local Board’s approval of the preferred internal fit-out concept plan, the community engagement period commenced on 23 August 2022 via the AK Have Your Say feedback form. To date two community open days have been held.

**Red Hill, Papakura** – Following the Papakura Local Board’s approval of the Red Hill service property optimisation opportunity at its July 2022 meeting [Redacted] on the sale of 4 spine strips and part of Game Place park [Redacted]. The proceeds of the sale will be reinvested into the open space network in Papakura.

[Redacted]

# 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 50 Centreway, Orewa - sold June 20
- 2 6 Henderson Valley Road, Henderson - sold December 20
- 3 35 Graham Street, Auckland City - sold September 19
- 4 82 Manukau Station Road, Pukekohe - sold February 21

## FY23

- 5 4-10 Mayoral Drive, Auckland City

## Long-term projects (FY25+)

- 6 35 Coles Crescent, Papakura
- 7 Kotuku House, 4 Osterley Way, Manukau



Kotuku House - 4 Osterley Way, Manukau - The site has been sold.

**LEGEND**

- Development Site Sales

A Corporate Property Portfolio Strategy has been developed by 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.



# 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.

## Intensify / Redevelop

- 1 81a Godley Road, Green Bay
- 2 1r Crawford, Mangere Bridge
- 3 22 -24 Marne Road, Papakura
- 4 7 Coronation Road, Mangere Bridge
- 5 18 Inverell Avenue, Wiri
- 6 25 Kolmer Road, Papatoetoe
- 7 100 West Coast Road, Glen Eden

## Develop

- 8 31 Greenslade Crescent, Northcote

## Repurpose

- 9 33 Vauxhall Road, Devonport
- 10 14 Marne Road, Papakura
- 11 36 Taharoto Road, Takapuna
- 12 72 Dominion Street, Takapuna
- 13 33a Alma Road, Milford

Complete the 5-year review of Haumaru arrangements, including the development pipeline and delivery model.

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



# SUPPORTS SCOPE

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

## FY23

- 1 Civic Administration Building
- 2 187 Flat Bush School Road, Flat Bush
- 3 Central Post Office Station Plaza Over Site Development
- 5 34 Moore Street, Howick
- 6 65 Hadington Drive, Flat Bush
- 7 36 Coles Crescent, Papakura
- 8 26-32 O'Shannessey Street, Papakura
- 10 Bledisloe House
- 11 Hobsonville Airfields stage 3 - lots 5b, 6a, 6b & 6c

## FY24

- 12 10 Ambrico Place, New Lynn
- 13 16 Fencible Drive, Howick
- 14 84a Morrin Road, St. John's
- 15 132 Greenlane East, Greenlane

## Long-term projects (FY25+)

- 18 Downtown carpark, city centre
- 19 78 Merton Road, St. John's



**Downtown car park** – A high-quality mixed-use development in the city centre is planned for the site. We have selected Precinct Properties (Precinct) as the preferred development partner for the Downtown Car Park redevelopment opportunity. This follows the conclusion of a successful Request for Development Proposal (RFDP) phase, completed in July 2022, and subsequent evaluation of the proposals received. Precinct has partnered with Ngāti Whātua Ōrākei on the proposal for the site, with the relationship encompassing cultural, design and commercial elements.

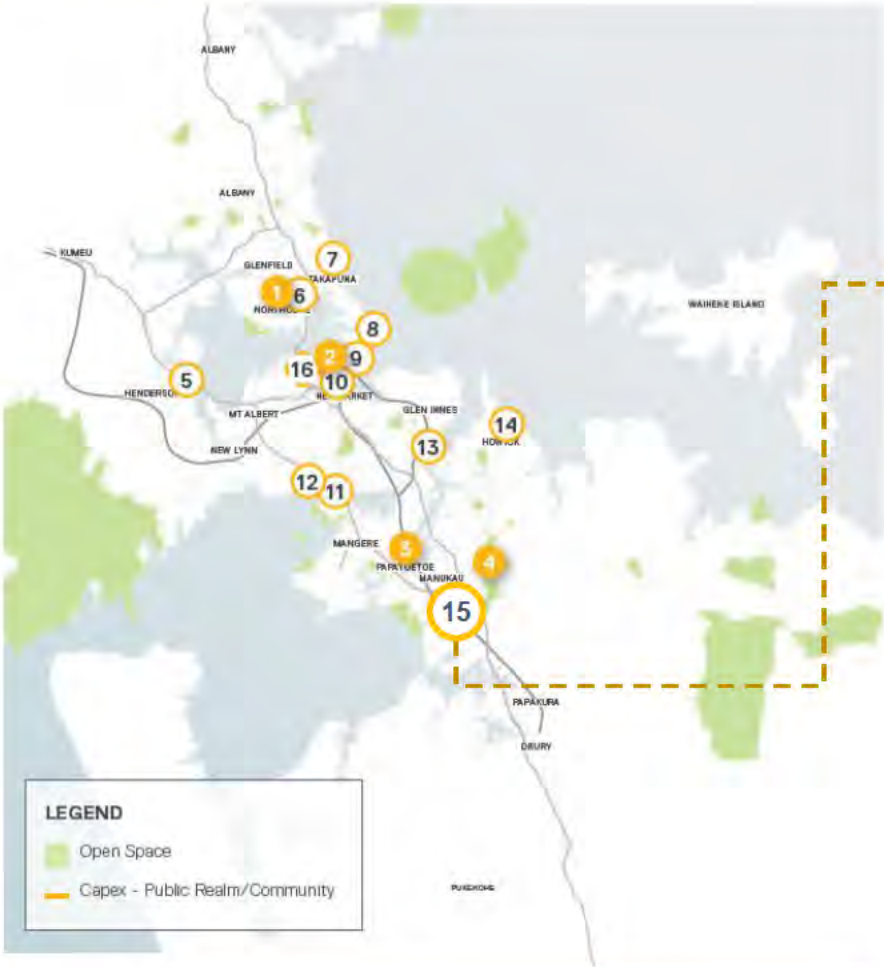
**Bledisloe House - 24 Wellesley Street, Auckland City** - Commercial terms have been agreed. Awaiting conditional development agreement form MRCB.

# 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 Northcote Renewals
- 2 **City Centre renewals 1:**
  - 321 Queen Street - Canopy & HVAC upgrades
  - Install roof anchors 23-29 Princes St
- 3 10 Lansdown Ave Papatoetoe
- 4 Beauford House - Totara Park, Manukau
- FY23**
- 5 60 Glenmall Place, Glen Eden - Remedial works
- 6 **Northcote Renewals:**
  - Northcote Town Centre – Roof Renewals
  - 1/38 College Road, Northcote - Refurbishment Works
- 7 **Takapuna Renewals:**
  - 30 Hurstmere Road, Takapuna - Roof Replacement
  - Takapuna Holiday Park
- 8 3 Victoria Rd, Devonport - Seismic upgrades
- 9 **City Centre renewals 2:**
  - Queen Street seismic upgrades
  - 27 Princes Street Seismic Strengthening and Refurbishment
  - 21 Princes Street, Auckland City - Roof Replacement
  - 23 Princes Street – Interior Paint Works / Window Refurbs
- 10 Wintergarden Pavilion - Café
- 11 **Onehunga Renewals:**
  - Onehunga Wharf Renewals
  - Onehunga Wharf – Replace Access Ladders and Utilities Upgrades
  - Onehunga Wharf Renewals - Next Steps (post-IBC)
- 12 CCTV Rationalization and Upgrade - Onehunga
- 13 31 Cleary Road, Panmure - Roof Replacement
- 14 73R Selwyn Road, Howick (Shamrock Cottage) Renewals
- 15 **Manurewa Renewals:**
  - 7 Hill Road, Manurewa - External Refurbs
  - 7 Hill Road, Manurewa - HVAC / Internal fit-out
- FY24**
- 16 21 Princes Street, Auckland City - Seismic Strengthening & Refurbishment

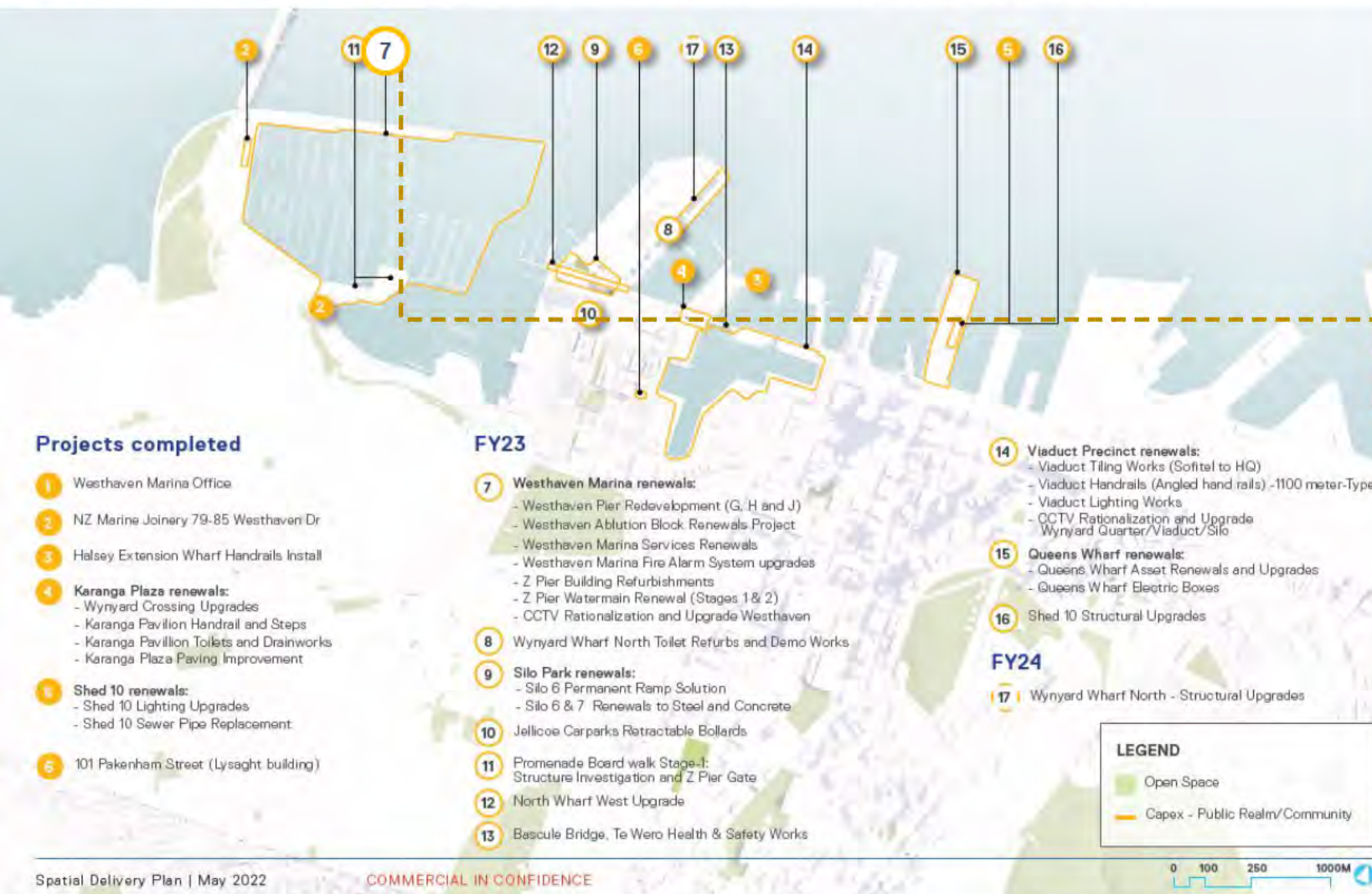


**7 Hill Road, Manurewa** – refurbishment works to upgrade the building to bring it in line with current standards were completed in July 2022. It is now ready for business tenants to move in. The construction works completion was one of our FY23 SOI capital milestone targets, which has now been met.



# 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.



## Projects completed

- 1 Westhaven Marina Office
- 2 NZ Marine Joinery 79-85 Westhaven Dr
- 3 Halsey Extension Wharf Handrails Install
- 4 **Karanga Plaza renewals:**
  - Wynyard Crossing Upgrades
  - Karanga Pavilion Handrail and Steps
  - Karanga Pavilion Toilets and Drainworks
  - Karanga Plaza Paving Improvement
- 5 **Shed 10 renewals:**
  - Shed 10 Lighting Upgrades
  - Shed 10 Sewer Pipe Replacement
- 6 101 Pakenham Street (Lysaght building)

## FY23

- 7 **Westhaven Marina renewals:**
  - Westhaven Pier Redevelopment (G, H and J)
  - Westhaven Ablution Block Renewals Project
  - Westhaven Marina Services Renewals
  - Westhaven Marina Fire Alarm System upgrades
  - Z Pier Building Refurbishments
  - Z Pier Watermain Renewal (Stages 1 & 2)
  - CCTV Rationalization and Upgrade Westhaven
- 8 Wynyard Wharf North Toilet Refurbs and Demo Works
- 9 **Silo Park renewals:**
  - Silo 6 Permanent Ramp Solution
  - Silo 6 & 7 Renewals to Steel and Concrete
- 10 Jellicoe Carparks Retractable Bollards
- 11 Promenade Board walk Stage-I: Structure Investigation and Z Pier Gate
- 12 North Wharf West Upgrade
- 13 Bascule Bridge, Te Wero Health & Safety Works

## 14

- Viaduct Precinct renewals:**
- Viaduct Tiling Works (Sofitel to HQ)
  - Viaduct Handrails (Angled hand rails) -1100 meter-Type-1
  - Viaduct Lighting Works
  - CCTV Rationalization and Upgrade Wynyard Quarter/Viaduct/Silo

## 15

- Queens Wharf renewals:**
- Queens Wharf Asset Renewals and Upgrades
  - Queens Wharf Electric Boxes

## 16

- Shed 10 Structural Upgrades

## FY24

- 17 Wynyard Wharf North - Structural Upgrades

### LEGEND

- Open Space
- Capex - Public Realm/Community



Z Pier watermain renewal – Watermain now complete and live - both stage 1 & 2

Westhaven G, H and J pier replacement – Construction started in May 2022 and works are expected to be completed by December 2022.


Four smaller projects are now in the construction phase (Viaduct Tiling, Westhaven Ablution (T-Block), Bascule bridge H&S works, Viaduct Handrails improvements), with few others in process of design, investigation or procuring construction contractors.

# Information paper: Health and safety report September 2022

Document author: Paul Brown, Head of Health, Safety and Wellbeing

October 2022

## Whakarāpopototanga matua | Executive summary

1. A total of 14 health and safety events and 746 safety observations were reported during September. Māori wardens raised 247 observations and security contractors raised 499 observations. Fourteen other events were reported into Noggin, Eke Panuku's health and safety reporting system.
2. The 14 events reported into Noggin included one public incident and 13 incidents. Two minor first aid injuries were reported in September. One of the injuries reported involved construction contractors and one injury occurred to an Eke Panuku employee.
3. There was one high risk event, one public incident and 12 low risk events reported in September.
4. 
5. One high risk incident occurred when a member of the public produced a firearm in a car in a Westhaven car park. The police attended site and confiscated the firearm before releasing the offenders. The firearm was later established to be a BB gun.

## Matapaki | Discussion

### Head of Health, Safety and Wellness Manager actions

6. An independent review of the waterfront security processes was commissioned and conducted during August by security consultants, CERT Systems Ltd.

The audit included a review of our documented processes, visits to all waterfront sites and interviews with Westhaven dockmasters, security contractors, Westhaven's logistics team leader, and Eke Panuku's waterfront operations manager.

A report of the findings has been issued to Eke Panuku and identifies a series of improvement opportunities in three key areas.

- a. The report recognises an opportunity to improve the capability, skills and training of our security contractors.



- b. The review noted the levels of disorder across the waterfront as a key risk area, particularly overnight and at weekends. The report highlighted the importance of continuing to improve collaboration efforts between Eke Panuku and other agencies and ensure reporting channels are consistent.
  - c. The report also recognises opportunities to improve radio communication. It has been pointed out that there are a number of radio blackspots in our area and that radio language used differs between Eke Panuku, the security team and the Māori wardens.
7. Eke Panuku’s Health, Safety and Wellbeing plan was approved by the Board on 28 September. Progress of the plan and delivery of milestones will be reported on in the monthly board paper from November onwards.

### Health and safety key performance indicators

8. 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 September	Critical or High Risks	Previous Month
LEAD	Māori Warden Observations	247	N/A	239
	Security Observations	499	N/A	456
	Safety Concerns	0	0	2
	Near Misses	0	0	5
	Public incidents	1	0	0
LAG	Lost Time Injuries	0	0	0
	Medical Treatment Injuries	0	0	0
	Other Incidents	13	1 (Firearm incident)	10
	Total Recordable Injury Frequency Rate	0.5	N/A	0.5
	<b>Total Incidents</b>	<b>14</b>	<b>1</b>	<b>17</b>
	<b>Total events</b>	<b>712</b>	<b>0</b>	<b>712</b>

Figure 1: Health and Safety Key Performance Indicator Table

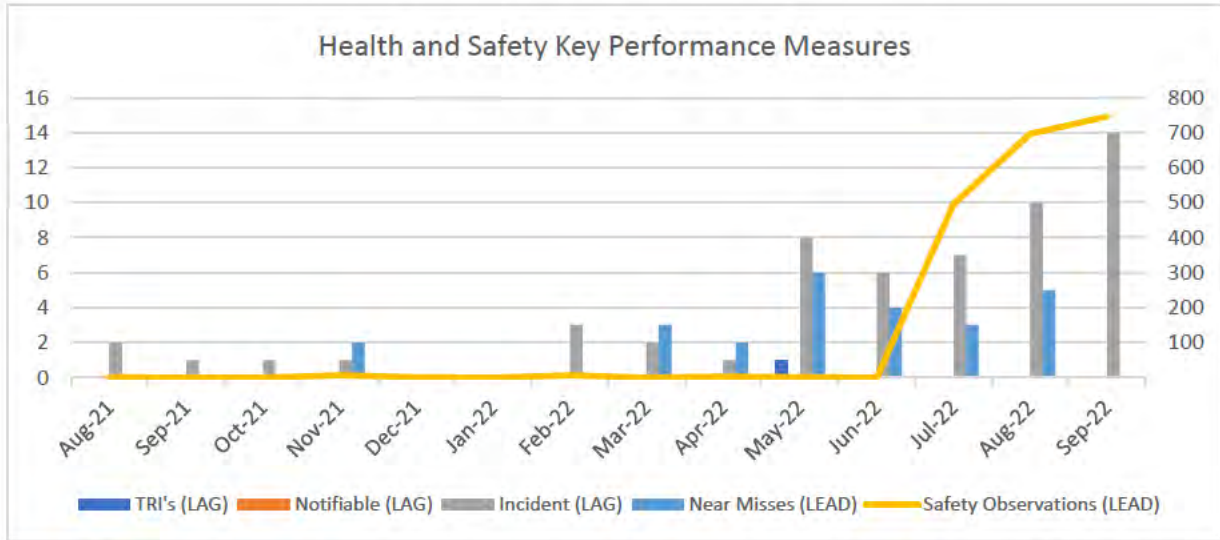


Figure 2: 12 Month Rolling H&S performance measures. TRI - Total Recordable Injuries includes lost time injuries and medical treatment injuries. Notifiable refers to incidents and injuries reportable to the health and safety regulator

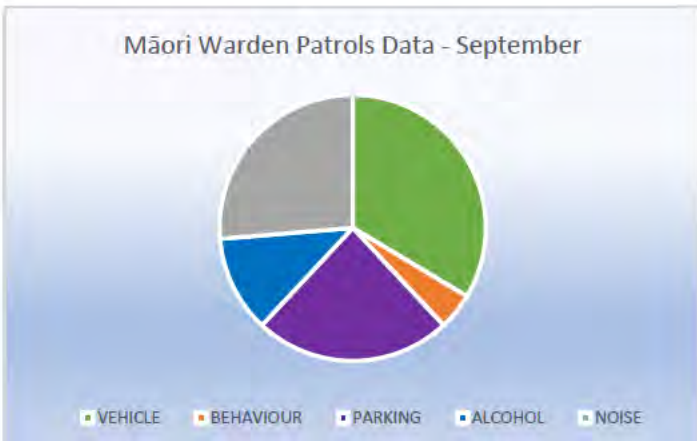


Figure 3: September data by category from weekend Māori Warden patrols of the Waterfront

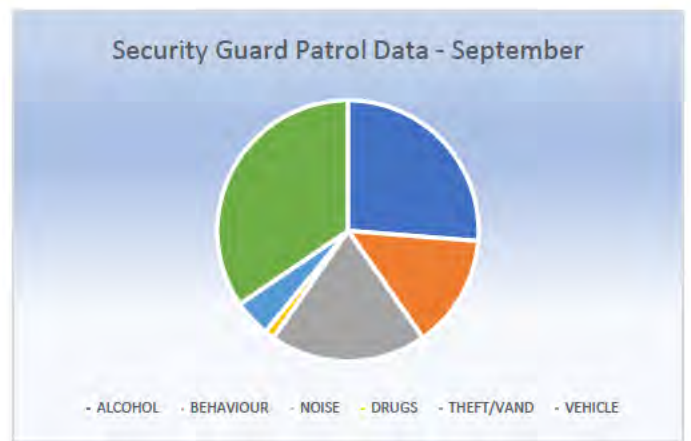


Figure 4: September data by category from Security Guard patrols of the Waterfront

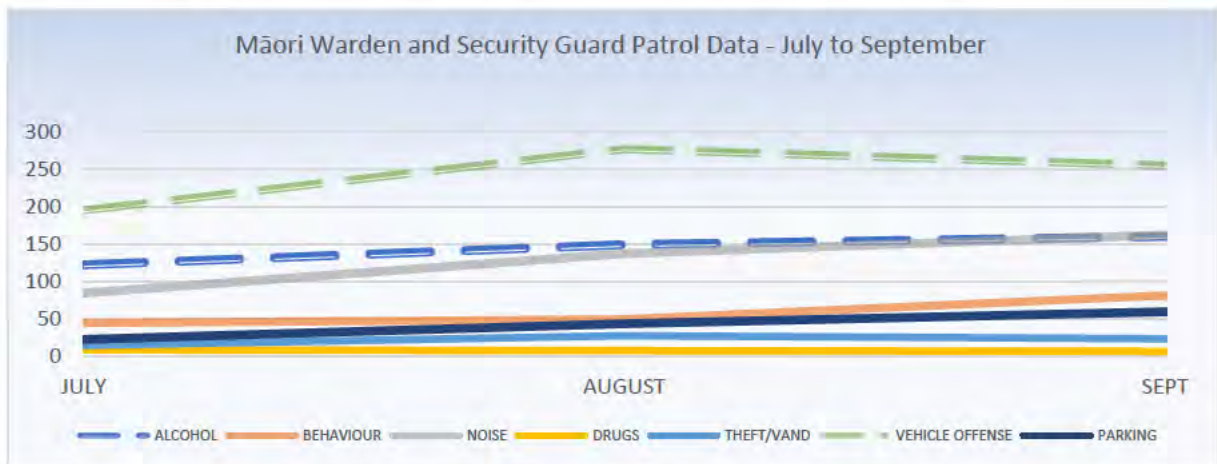


Figure 5: Monthly trend by category for Māori Warden and Security Guard patrols on Eke Panuku Waterfront

## 9. Incident themes and trends

Fourteen safety events and 746 safety observations were reported during September. The safety observations were raised by both security contractors and Māori wardens patrolling the waterfront area. Please note that there may be some overlap in the data where both the Māori wardens and the security guards could have observed or reported on the same event.

The Māori wardens, who patrol the waterfront on Friday and Saturday nights, raised 247 observations during September. Security guards patrolling the waterfront daily raised 499 observations during September. The top four most common observations are highlighted in the table below.

Security Patrol – top four issues raised			Māori Warden Patrol – top four issues raised		
Rank	Issue	No. of observations	Rank	Issue	No. of observations
1	Vehicle offence	172	1	Vehicle offence	83
2	Alcohol	131	2	Noise	65
3	Noise	97	3	Parking	59
4	Behavioural	70	4	Alcohol	29

The remaining 14 safety events include one public event, one high risk event and 13 low risk events:

- █ [REDACTED]
- █ [REDACTED]

### - High risk events

- █ A member of the public was observed pointing a firearm out of a car window. The firearm was later established to be a BB gun.

### - 13 low risk events

- █ Minor knee injury to a Westhaven dockmaster after slipping on wet concrete
- █ Three issues affecting tram routes, including
  - █ Oil and concrete contaminating the track
  - █ Car parked in the tram stop
- █ Eke Panuku employee's car stolen from the Wilson carpark on Wyndham Street
- █ Pontoon finger rolled over in the water whilst being towed
- █ Fight between two members of the public
- █ Minor injury to a contractor after he rolled his ankle

- Incident involving a contractor tripping over cesspit cover
- Contractor hit by a door at Wyndham Street
- Intoxicated member of the public
- Vandalism to mobile plant on a contractor site

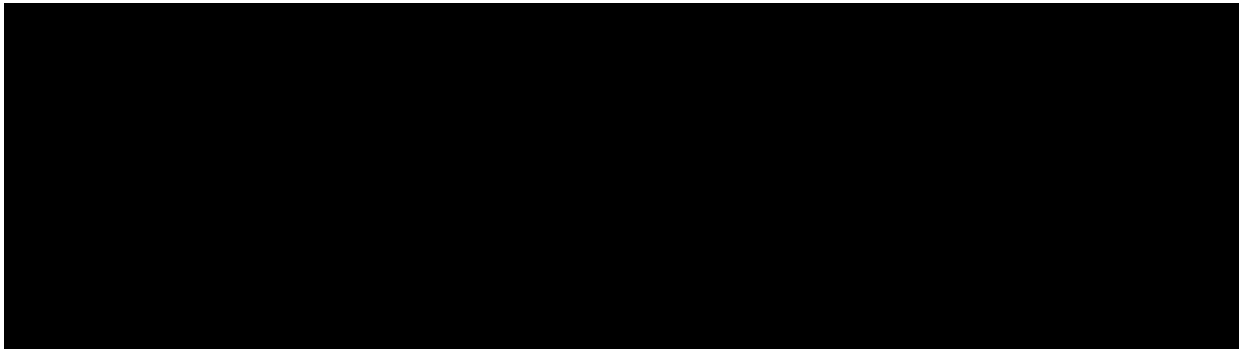
10. Summary of high risk and public incident reported in September (please see Attachment A for details of incidents)

- One high risk events reported:
  - Westhaven carpark – 4 September 2022

A member of the public produced a pistol in his vehicle. The offender waved the pistol around and pointed it towards someone outside the vehicle. Armed police arrived on site and confiscated the firearm.

The offender and other parties were later released by the police.

The pistol was later established to be a BB gun, however this was not known at the time of the incident. This incident has been rated as high as at the time of response, the type of pistol used was unknown.



## Ngā tāpirihanga | Attachments



# Decision paper: 19 Jervois Road, Ponsonby go to market strategy

Authors: Andrew Elcoat, Portfolio Specialist; Tom Belgrave, Development Manager

October 2022

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. note the Eke Panuku Board approved the recommendation to the Waitematā Local Board to sell the service property at 19 Jervois Road, Ponsonby using the service property optimisation policy;
- b. note that the Waitematā Local Board approved the sale of 19 Jervois Road, Ponsonby utilising the service property optimisation policy to ring fence the net proceeds of sale to contribute to the restoration of the Leys Institute;
- c. approve the sale of 19 Jervois Road, Ponsonby through a contestable site sale process on the open market in line with the approved 2022 Selecting Development Partners Policy, at no less than the independently assessed current market value at the time of sale;
- d. approve that any future development will be in accordance with Eke Panuku design standards documented in the essential design outcomes (Attachment A), which are summarised as follows:
  - i. Intensification to achieve the highest yield
  - ii. High quality architectural design and use of materials
  - iii. Active and articulated ground level frontages that wrap the corner of Jervois Road and Dedwood Terrace
  - iv. Implementation of best practice Crime Prevention through Environmental Design (CPTED)
  - v. Any vehicular access must be located discreetly on Dedwood Terrace
  - vi. Eke Panuku environmental sustainability outcomes, including a minimum 6 Homestar rating certification for residential development and a minimum 5 Green Star rating if more than 1000m<sup>2</sup> of commercial space is developed;
- e. delegate authority to the Chief Executive to execute the development agreement on terms and conditions generally in accordance with those outlined in this paper.

## Whakarāpopototanga matua | Executive summary

1. 19 Jervois Road, Ponsonby is a 328m<sup>2</sup> site that has been leased by Auckland Council at no cost to Plunket and the Ponsonby Toy Library since 1952 (Attachment B).
2. The Waitematā Local Board resolved in August 2021 (WTM/2021/186) the use of the service property optimisation policy to divest the property and ringfence the net sale proceeds for the restoration of the Leys Institute project.
3. Staff have determined essential design outcomes that align with Eke Panuku objectives while ensuring minimal impact on the value or marketability of the property.
4. An open market campaign is recommended in the current market to take advantage of the number of interested parties who have expressed an interest in acquiring the property, and that the sale proceeds have been committed elsewhere.
5. Approval of the go to market strategy and essential design outcomes is sought from the Board prior to commencing a contestable open market campaign. Timing is subject to the successful agent's recommendation; it is anticipated the campaign will begin in November 2022 or February 2023.

## Horopaki | Context

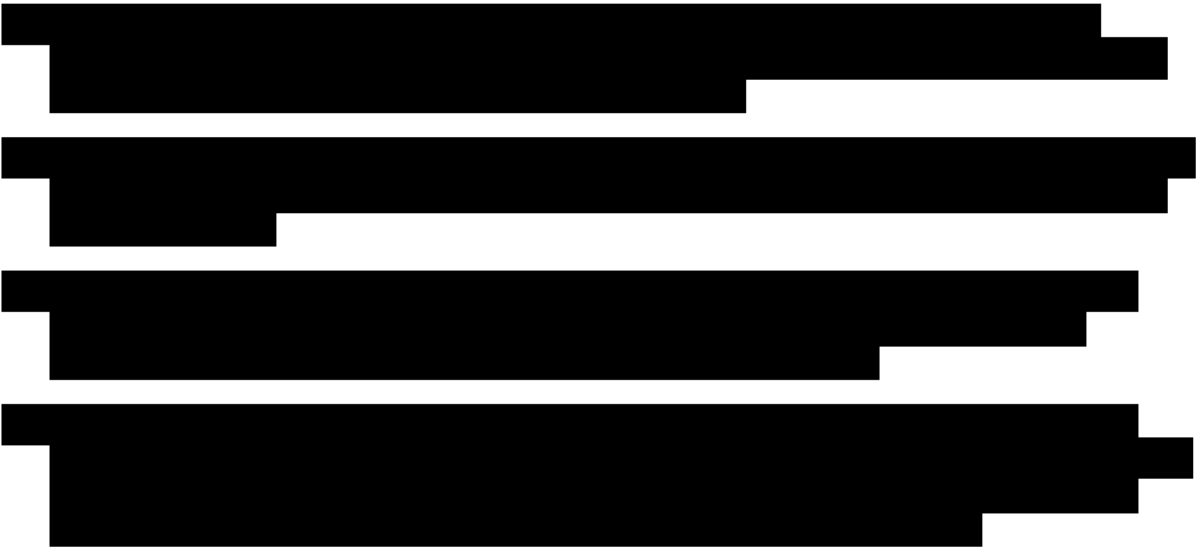
6. The service property optimisation policy was approved by the Finance and Performance Committee in March 2015. Optimisation seeks to maximise efficiencies from service assets while maintaining levels of service and releasing some or all that property for sale or development. A key element of optimisation is that the sale proceeds are locally reinvested to advance approved projects and activities on a cost neutral basis.
7. This proposal enables value to be realised as per the local board resolution, as well as giving Eke Panuku the ability to ensure quality essential design outcomes are achieved.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
March 2015 Finance and Performance Committee	Resolution FIN/2015/16	Approved the service property optimisation policy for under-utilised service property
November 2020 Eke Panuku Board meeting	Minutes	Approved the recommendation to the Waitematā Local Board
August 2021 Waitematā Local Board business meeting	Resolution WTM/2021/186	Approved the use of the service property optimisation policy to sell 19 Jervois Road for direct service reinvestment

## Nga whiringa me te taatai | Options and analysis

8. 19 Jervois Road was acquired in 1945 for the purpose of erecting a women's restroom and conveniences, which included Plunket rooms.
9. The site was designed by Auckland City architect Tibor Donner and, when completed in 1952, a lease between Auckland Council and Plunket was entered into for 1 shilling per annum in perpetuity. Plunket shared the site with the Ponsonby Toy Library, which has an undocumented agreement.
10. In August 2021, the Waitemata Local Board resolved (WTM/2021/186) the use of the service property optimisation policy to divest the property at 19 Jervois Road without any protection to the heritage nature of the property. This was to ensure that the maximum value could be achieved to facilitate the restoration of the Leys Institute.
11. The site has no encumbrances and has received an exemption to the offer back obligations under the Public Works Act 1981 based on the previous owner and successors being deceased.

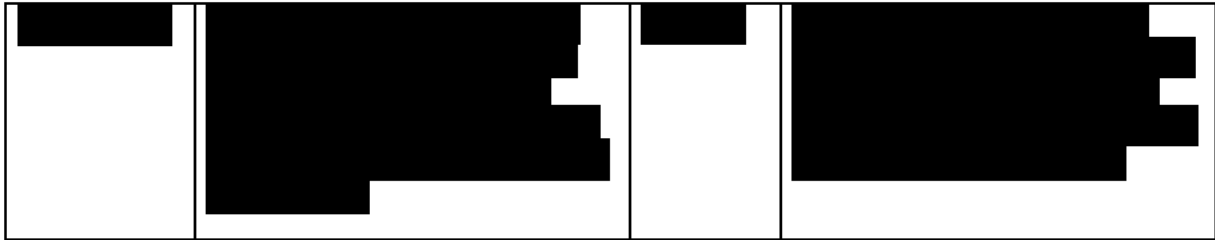
## Ngā ritenga ā-pūtea | Financial and resourcing impacts



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

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

Risk Type	Risk	Level	Mitigation
Financial	The sale of the property may not generate the anticipated level of revenue	Medium	Revise the valuation  Manage expectations with the local board on the financial returns based on market dynamics



### **Tauākī whakaaweawe Māori | Māori impacts**

17. In November 2020, Eke Panuku contacted 19 iwi regarding the proposed disposal to seek feedback on cultural interest. No responses were received.
18. A weighting for Māori outcomes will be included within the evaluation criteria as outlined in the 2022 Selecting Development Partners Policy.

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

19. There is strong community and local board support for the restoration and enhanced public use of the Leys Institute, and the sale proceeds from 19 Jervois Road helps to facilitate this.
20. Staff from throughout the council group have contributed to the assessment of this opportunity including Service and Asset Planning, Connected Communities, Finance and Business Performance, Built Heritage, and Community Facilities.
21. Plunket has recently relocated into a new flexible space in the Ponsonby Community Centre. Staff from Connected Communities and Community Facilities are working with the Ponsonby Toy Library to provide advice and support their relocation.

### **Tauākī whakaaweawe āhuarangi | Environment and climate change impacts**

22. The site is not flood prone nor is it subject to any other environmental instabilities.
23. Eke Panuku's standard environmental sustainability criteria regarding Homestar 6 and Green Star 5, as well as deconstruction of the buildings is included in the essential outcomes.
24. It is acknowledged that any form of construction and development can increase emissions, however the benefit to the community is deemed to offset the current underutilisation of the site.

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

25. The steps to implement the decision are proposed as follows:
  - a. to complete a contestable open market campaign to sell 19 Jervois Road, Ponsonby;



- b. enter into a conditional agreement that achieves the essential design outcomes identified, with the final commercial terms and conditions to be executed under the appropriate delegation.

## **Ngā tāpirihanga | Attachments**

Attachment A - Essential design outcomes

Attachment B - Images

## **Ngā kaihaina | Signatories**

Marian Webb, GM Assets & Delivery

Allan Young, GM Development

David Rankin, Chief Executive

# *19 Jervois Road*

Herne Bay

**Essential Outcomes and  
Design Guidance**

October 2022 | Revision A





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**Project Name**  
**Site Address**  
**Essential Outcomes and Design Guidance**  
 Prepared by Eke Panuku Development Auckland

**Document Control**  
**Prepared by:**  
 Nick McKay | Principal Urban Designer  
**Reviewed and Approved by:**  
 Maria Walker | Team Leader Urban Design

**Contact**  
 Eke Panuku Development Auckland  
 82 Wyndham St,  
 Auckland CBD,  
 Auckland 1010 New Zealand  
 09 336 8820

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### REVISION DATE DESCRIPTION

REVISION	DATE	DESCRIPTION
A	2022-10-11	

# 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 and Council's vision for the site
- + Eke Panuku review process
- + site characteristics
- + 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 located at 19 Jervois Road which is near the Three Lamps end of Ponsonby Road. It is a prominent corner site on the intersection of Jervois Rd and Dedwood Terrace. The site is adjacent to the former Auckland Savings Bank, a Heritage New Zealand Pouhere Taonga Historic Place Category 2 building.

The site is suitable for a mixed-use development. Recent development along Jervois Road indicates market appetite for redevelopment in this area, and 19 Jervois represents the opportunity to contribute to this historic, active, vibrant and much loved part of Tāmaki Makaurau.

The sale of 19 Jervois Road was discussed by the Waitemata Local Board on 17 August 2021 and was approved the disposal of the site under the service property optimisation policy. Eke Panuku are therefore delighted to provide an opportunity for the development of this site.



19 Jervois Road opportunity. Indicative maximum height envelope (13m) outlined in yellow

# THE EKE PANUKU DESIGN REVIEW PROCESS

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.

## COLLABORATING WITH EKE PANUKU

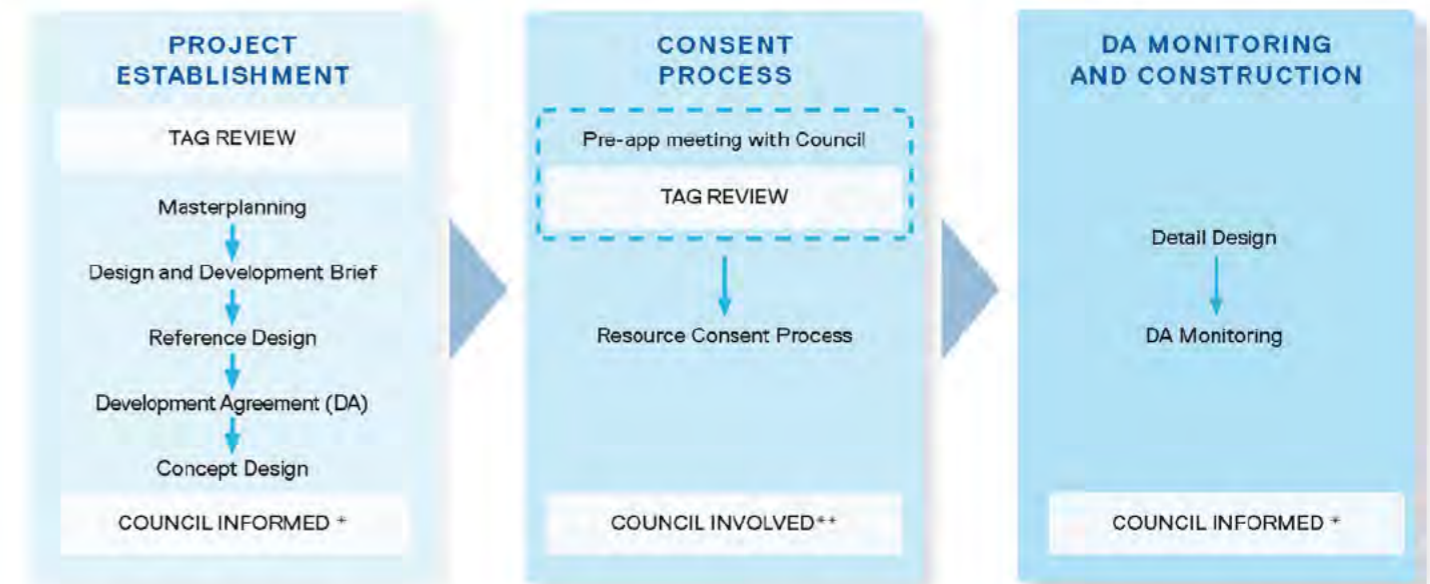
- + We seek a collaborative process around design to enable a productive and open dialogue on site outcomes from inception through the resource consent stage and beyond.
- + A complete design package is to be provided to Eke Panuku Design Team at concept stage, and prior to lodging resource consent and building consent for review and feedback.
- + Eke Panuku’s Design Team will prepare a document stating our views, recommendations and assessment in relation to the Essential Outcomes and Design Guidance document. As part of our review process the proposal is to be presented to the Technical Advisory Group (TAG) as outlined below. Final approvals are provided by Eke Panuku.

## THE TECHNICAL ADVISORY GROUP (TAG)

- + The Technical Advisory Group (TAG) is Eke Panuku’s 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.
- + If Council staff considers an independent review necessary for this development, TAG will be used instead of the AUDP. Council’s planner and urban design specialist will contribute their comments to the TAG documentation package and be involved in the discussion on the day.
- + Eke Panuku will contact Council to determine if the TAG review is deemed necessary at Resource Consent stage.
- + As part of Eke Panuku’s approval process we will refer to TAG as a guidance and rationale for approval.
- + If at a later stage a proposal involves a fundamental design change, Eke Panuku may require additional panel review to ensure high quality outcomes.



Auckland Council / Eke Panuku Alliancing Framework: Project Life Cycles and TAG review



+ UDU involved through monthly meetings with Panuku. UDU to attend TAG sessions as observers and provide informal feedback as appropriate outside of the review session.  
 \*\* Council and Panuku prepare a TAG coversheet and take part in the review session

# SITE DESCRIPTION

**Site address:** 19 Jervois Road, Herne Bay Auckland 1011

**Site area:** 335m<sup>2</sup>

**AUP Zoning:** Business - Town Centre Zone

**Legal description:** Lot 4 Allot 13 Sec 8 Suburbs Auckland

**AUP Overlays:** Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Business Ponsonby

**AUP Controls:** Controls: Height Variation Control - Ponsonby, 13m  
Controls: Macroinvertebrate Community Index - Urban

- Cultural Heritage Inventory (CHI): Plunket Rooms (22992); Ladies Rest Rooms (22997); Michael Joseph Savage drinking fountain (21931)
- Arterial Road – Jervois Road
- Adjoining site 15-17 Jervois Road - Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Business Ponsonby Auckland Savings Bank (Former) (Heritage NZ No. 5454) is subject to a Heritage NZ Pouhere Taonga covenant

**Other Features:**

- Adjoining site 1/1 Jervois Road - Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Residential Isthmus A
- Adjacent site 1-3 St Marys Road - Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1861, Ponsonby Post Office Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Business Ponsonby
- There are a number of sites with Historic Heritage Overlay Extent of place in the area (For example 13, 14, and 20 St Marys Road, 43 and 65 Jervois Road)

**A NOTE ON HISTORIC SIGNIFICANCE.**

19 Jervois is a site of local historic importance and while redevelopment is being sought and the memorial drinking fountain is to be relocated, recognition and expression of this historic significance will be a welcome component of a successful proposal.


“The Plunket Rooms, Women’s Rest Rooms and Michael Joseph Savage Memorial drinking fountain have historical value for their associations with important people and organisations that made a significant contribution to the history of the locality.. The place was the first purpose-built Plunket Rooms and Women’s Rest Rooms in the Ponsonby area, and is the only known example of a combination Plunket

Rooms/women’s rest rooms in Auckland that retains its original use. This ongoing use contributes to the historical importance of the place.

The place also has commemorative value for its association with MP Michael Joseph Savage, who was the Member for Auckland West for 21 years and the first prime minister of the Labour Party. His contributions to the local area are memorialised in the form of a children’s drinking fountain which occupies the approximate location where Savage completed his paperwork to become a parliamentary candidate.”

from the Auckland Council heritage assessment report “Plunket Rooms, Women’s Rest Rooms and Michael Joseph Savage Memorial drinking fountain” by Rebecca Freeman, 7 December 2020.



 INDICATIVE SITE BOUNDARY

# 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. Intensification

- a. Provide three (3) storeys of development minimum to achieve highest yield and contribute strongly to the urban fabric of Jervois Rd.

## 2. High quality design

- a. Proposal must demonstrate high quality architectural design that includes articulation of the building and use of high quality materials.
- i. Respond appropriately to the prominent corner site by addressing both street elevations. (i.e. no 'side' elevation fronting Jervois Rd or Dedwood Tce.)
- b. Scale, proportions, and other facade treatments should be distinct from and respond sympathetically to adjacent heritage architecture (i.e. without resorting to mimicry or pastiche).

## 3. Active and articulated ground level frontages

- a. Active **retail/commercial** edges must wrap the street corner at ground level as indicated. Shopfronts must include a degree of glazing to allow views in and out, revealing activity within and encouraging patronage while providing passive surveillance.
- b. Occupied Edge: if the remainder of ground level is to be a different use such as **residential or office**, this occupied edge (as indicated) must provide a suitable degree of privacy and prospect for occupants while contributing positively to the street environment.

(NB. Frosted stick-on glazing wraps and similar obscuring methods undermine this outcome and must be avoided.)

## 4. CPTED

- a. Implementation of best practice Crime Prevention Through Environmental Design (CPTED) is essential. Proposals must follow CPTED principles in the design of public spaces and the public/private interface.

## 5. Access

- a. Any proposed vehicle entry point must be as narrow as practicable and located discretely on Dedwood Terrace as far as practicable from the intersection.

## 6. Environmentally sustainable

- a. The development must achieve a minimum Five Green Star rating.
- b. The development must achieve a minimum 6 Homestar rating certification.
- c. Green Star and Homestar ratings must conform with the Eke Panuku curated pathway of credits. These have been developed to facilitate the integration of both rating systems and to align with Eke Panuku ambition for building sustainability and performance. (Eke Panuku NZGBC Green Star Mandatory Credits appended.)
- d. A document that outlines the sustainability initiatives and measures that will be undertaken for the new development must be provided
- e. Structures on-site to be removed must be deconstructed so that the value of fixtures, fittings, and materials are preserved for reuse.



- ||||| ACTIVE EDGE
- OCCUPIED EDGE
- - - PROMINENT CORNER
- ▲ VEHICLE ENTRY
- 3 STOREY DEVELOPMENT MINIMUM

# DESIGN GUIDANCE

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

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

## a. Mana whenua design outcomes

- i. The development should express mana whenua culture and identity. Mana whenua are Māori who have direct genealogical links and customary rights within Tāmaki Makaurau. If required, Eke Panuku can assist the successful developer to engage with the 19 iwi and hapū (collectively known as mana whenua) to express their values, principles, and aspirations within the development. It is our role as Treaty partners to ensure the aspirations of mana whenua are reflected in the fabric of Tāmaki Makaurau.

## b. Architectural response

- i. Explore opportunities to reflect the historic significance\* of the site through architecture and/or appropriate story telling devices.
- ii. Ensure that the building employs and expresses a coherent architectural concept.
- iii. Ensure that expression of architectural details is consistent with the underlying concept for the building and the materials used are, in some way, functional.
- iv. Design building exteriors to possess sufficient complexity, order and interest in near views, as well as in distant views.
- v. Design the exterior of buildings to contribute to the perception that the building is inhabited and active through its treatment of openings and elements such as balconies. Passive surveillance or ‘eyes on the street’, helps keep places safe and secure around the clock.

## c. Environmental response

- i. Design buildings to moderate the environment by as much as possible using passive or low-energy efficiency measures, and use this as an opportunity for architectural expression.
- ii. Ensure service plants, air conditioning units and machinery are designed to be screened or concealed from view from the public realm, and minimise noise emissions.
- iii. Integrate rooftop plant, including PV panels into the design of the roof rather than allowing it to appear as an applied afterthought.
- iv. Consider making any rooftops deemed unsuitable for energy generation accessible, landscaped and designed for use by occupants, especially for buildings with residential use.

## d. Active edges

- i. Provision of opening windows and doors as well as balconies in upper levels helps achieve a sense of occupation and adds vitality (and passive surveillance) to public spaces.
- ii. Accommodate inwardly focused activities and servicing in locations that do not compromise public space.

## e. Materiality

- i. Consider opportunities to showcase sustainable New Zealand building products and systems e.g. laminated timber products and use locally sourced materials,
- ii. Demonstrate support for environmentally friendly materials, equipment and environmental labelling schemes e.g. ECNZ, FSC, Energy Star, MEPS.
- iii. Utilise New Zealand sourced materials where possible to reduce carbon footprint.
- iv. Utilise materials for their qualities of low maintenance and robustness.

## 6. Access

- a. Universal access should be incorporated to ensure accessibility for all ages and abilities.

## g. Servicing

- i. Provide service access points in locations that do not compromise active building edges.
- ii. House all rubbish and rubbish containers so that they are not visible from public spaces. If they will be accessed via lanes they should be located to minimise the depth into the lane that service vehicles are required to travel.

## h. Lighting: Design after dark

- i. To create additional sense of safety outside of business hours, we encourage the internal lights of the ground level uses to be partially on during the night.
- ii. Utilise sophisticated lighting design as a means of expressing the identity of the Jellicoe Precinct after dark and contributing to the character of all public spaces.
- iii. Consider the lighting design of the neighbouring streets/lanes when designing lighting of buildings or related laneway or spaces.
- iv. Lighting design for building interiors should be designed to complement (and where required, supplement) the public space lighting design outside the building.

## i. Signage

- i. Ensure that signs are designed to a high standard and complement the architectural composition qualities, materials, details, and colours of the building to which they relate.
- ii. Provide signs that are illuminated (visible at night) and contribute to the after dark atmosphere.
- iii. Limit corporate branding to a scale appropriate to be read within the precinct, and not any further away.
- iv. Ensure signs relate to tenancies or activities within buildings.
- v. Provide signs (including street signs) on building walls, not on poles.
- vi. Do not provide any billboards or third-party signage.

\*See “A note on historic significance.” on page 5



## PRECEDENTS

The following precedents are examples of different mix-use designs, each responding in creative, interesting and appropriate ways to urban scale, local setting and historic context.

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



**The Victor Gelez Community Centre / Dumont Legrand Architects**  
[https://www.archdaily.com/508386/the-victor-gelez-community-centre-dumont-legrand-architects?ad\\_medium=gallery](https://www.archdaily.com/508386/the-victor-gelez-community-centre-dumont-legrand-architects?ad_medium=gallery)



**Ironbank / RTA Studio**  
[https://www.archdaily.com/233649/ironbank-rta-studio?ad\\_source=search&ad\\_medium=projects\\_tab](https://www.archdaily.com/233649/ironbank-rta-studio?ad_source=search&ad_medium=projects_tab)



**The Treasury Research Centre & Archive / Architectus**  
<https://architectus.co.nz/work/the-treasury-research-centre-archive/>



**National Museum in Szczecin Dialogue Centre Przelomy / KWK Promes**  
[https://www.archdaily.com/805069/national-museum-in-szczecin-dialogue-centre-przelomy-kwk-promes?ad\\_source=search&ad\\_medium=projects\\_tab](https://www.archdaily.com/805069/national-museum-in-szczecin-dialogue-centre-przelomy-kwk-promes?ad_source=search&ad_medium=projects_tab)



**Lot 3 / JASMAX**  
<https://www.nzia.co.nz/practice/Jasmax/1303/projects/lot3ponsonby/1895#>

# *ngā mihi*



Attachment B - Images



Figure 1: 19 Jervois Road outlined in blue



Figure 2: Street view of 19 Jervois Road from Deadwood Terrace



Figure 3: Street view of 19 Jervois Road from Jervois Road

4.2 West 2 site, 143 Beaumont Street, Wynyard Quarter

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*
- *would be likely to prejudice or disadvantage negotiations s7(2)(i).*

# Decision paper: Karanga Plaza Tidal Steps - Swimming and Jumping Activity

Authors: Fiona Knox, Waterfront Priority Location Director; Jacob Marshall, Senior Strategic Project Manager

October 2022

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. Note the work that has been completed to respond to the Board's request to provide the safest possible swimming and jumping activity at Karanga Plaza.
- b. Agree, based on current information and balancing the risks, that we will continue to allow swimming and jumping this summer at the Karanga steps and that the existing swimming and jumping controls and management measures that were agreed with the Board in March 2022 will remain in place.
- c. Approve, based on current information and balancing the risks, to further improve the safe swimming and jumping experience at the Karanga steps, through the implementation of the following additional mitigations over the next 12 months:
  - i. An upgrade to the existing signage with clear written instructions on swimming and jumping rules.
  - ii. An upgrade to the balustrade on the tidal steps so that jumping can be safely managed.
  - iii. An upgrade to the existing balustrade on the seawall to reduce the ability for people to climb and jump from the seawall.
  - iv. Investigate a barrier to prevent people from swimming underneath the tidal steps.
  - v. Investigate a grab rail on the adjacent pontoon to provide flotation support.
  - vi. Continue to sample the water at six sites, including Karanga steps, to determine the extent of the current water quality risk for swimming and jumping with the council's Safeswim programme.
  - vii. Provide real-time awareness of water quality risk through the Safeswim website and onsite signage in conjunction with council's Safeswim team.
  - viii. Continue to raise awareness of the health of our taonga (Te Waitematā) and the wider responsibilities of council and community to effectively address issues to improve water quality.

d. Note that:

- i. The Karanga Plaza tidal steps will continue to be on a regular cleaning programme to reduce the risk of cuts from shellfish above the low-tide water line and users slipping when the tidal steps are wet.
- ii. Security guards will continue to be active over the summer of 2022-23 to help with general behaviour in the area, support compliance with signage and educate the public on potential risks.
- iii. Adjustments will be made to the Wynyard Crossing Bridge balustrade in 2023 to reduce the ability for people to climb and jump into the Viaduct Marina navigation channel. It is treated as a separate project from Karanga Plaza tidal steps due to project value.
- iv. Identified engineering controls to be delivered over the next calendar year must adhere to Eke Panuku Project Management Framework which includes design, consenting, contract procurement and procurement of materials to be completed, and this will take at least 6-12 months.
- v. Auckland Council Legal will review the Harbourmaster's view that an exemption from Navigation Bylaw 2021 is not required because the existence of the current line of roped buoys gives a clear separation between transiting vessels and people in the water.

## **Whakarāpopototanga matua | Executive summary**

1. The purpose of this paper is to seek Board approval to continue to allow swimming and jumping at Karanga Plaza tidal steps and for the inclusion of new engineering controls and further management measures. In addition to the already agreed controls these additional controls, which will be progressively implemented over the next year, are intended to further mitigate swimming and jumping safety risks. This paper also provides an update on the assessment that has been undertaken to determine the best and safest location for swimming and jumping activity across the waterfront.
2. Eke Panuku initiated an internal health and safety review of all waterfront water edges (wharf, public space, stairs, reclamation, or bridge) in April 2021. As part of the health and safety improvement programme, the Executive and the Board reviewed the current approach to swimming and jumping. This highlighted the need to review, test and balance health and safety and the political and public expectations to swim, jump into and connect with the water.
3. In March 2022, the Executive and the Board reviewed and approved an interim response to improve safe swimming and jumping at Karanga Plaza tidal steps so that it remained open during 2022. At this time, the Board also requested greater clarity on where, if and how safe swimming and jumping should occur during the upcoming summer season of 2022-23.
4. As an evolution of this work, Eke Panuku has applied the swimming and jumping controls for Karanga Plaza tidal steps agreed with the Board in March 2022 and allocated project funding to progress a waterfront swimming and jumping strategy. The agreed project objectives for the strategy were to:

- a. Identify safe swimming and jumping locations that enable people to swim, jump into and connect with the water.
  - b. Demonstrate a well-thought-out approach as to how Eke Panuku addresses identified risks associated with swimming and jumping locations.
  - c. Recommend short-term solutions to accommodate safe swimming and jumping into the water at the Karanga Plaza tidal steps during the summer of 2022-23.
5. In July and August 2022, four workshops with mana whenua and key stakeholders were initiated. These were to gather input to shape the comparison of existing and potential swimming locations, draft principles and objectives, and identify risks associated with the swimming and jumping long list of options. Details on the four workshops and supporting material are included in Attachments A and B. The risk registers for long-list options and advice on controls are included in Attachment C.
6. Attendees agreed during workshops that Karanga Plaza tidal steps were an appropriate location to enable swimming and jumping activities as long as safety, drowning prevention and water quality measures to improve existing conditions occur. Other safe swimming locations shortlisted for further exploration included St Marys Bay and areas around Wynyard Point and Jellicoe Harbour.
7. Through this process, concerns about poor water quality were raised by Healthy Waters through the Safeswim programme. This is a partnership between the Auckland Council and other regional councils, Surf Life Saving New Zealand, Surf Life Saving Northern Region and the Auckland Regional Public Health Service. The programme provides real-time science-based advice on swimming sites within their programme so the public can make informed decisions on when and where to swim through their communication channels. The Karanga Plaza tidal steps swimming area is not yet covered by the Safeswim programme because the existing water quality data is insufficient and ongoing monitoring is required to determine if the location is suitable. Consequently, Healthy Waters has agreed to fast-track testing by sampling water at Karanga Plaza tidal steps for enterococci and hydrocarbons twice weekly for three months to build a reliable dataset of water quality and trends for summer 2022/23. They will then confirm if Karanga Plaza tidal steps are included in the Safeswim programme in December 2022.
8. In preparation for the Board decision, Healthy Waters provided a Memorandum of Understanding (memo) to inform management of the site for water-based recreation with the available dataset for enterococci testing. This memo was reviewed by the Auckland Regional Public Health Forum on 22 September 2022 and is included in Attachment D.
9. The summary of this work and review period has confirmed that Karanga Plaza tidal steps should continue as the swimming location in the short to medium term. Identified controls to be delivered over the next calendar year and their estimated completion date are summarised and illustrated in Section 27.
10. In the longer term, the work that is underway through the implementation of the Te Ara Tukutuku Plan will determine the place, location and design of potential additional or alternate swimming locations around Wynyard Point. The Board will see this work as it evolves over the next 2-3 years.



## Horopaki | Context

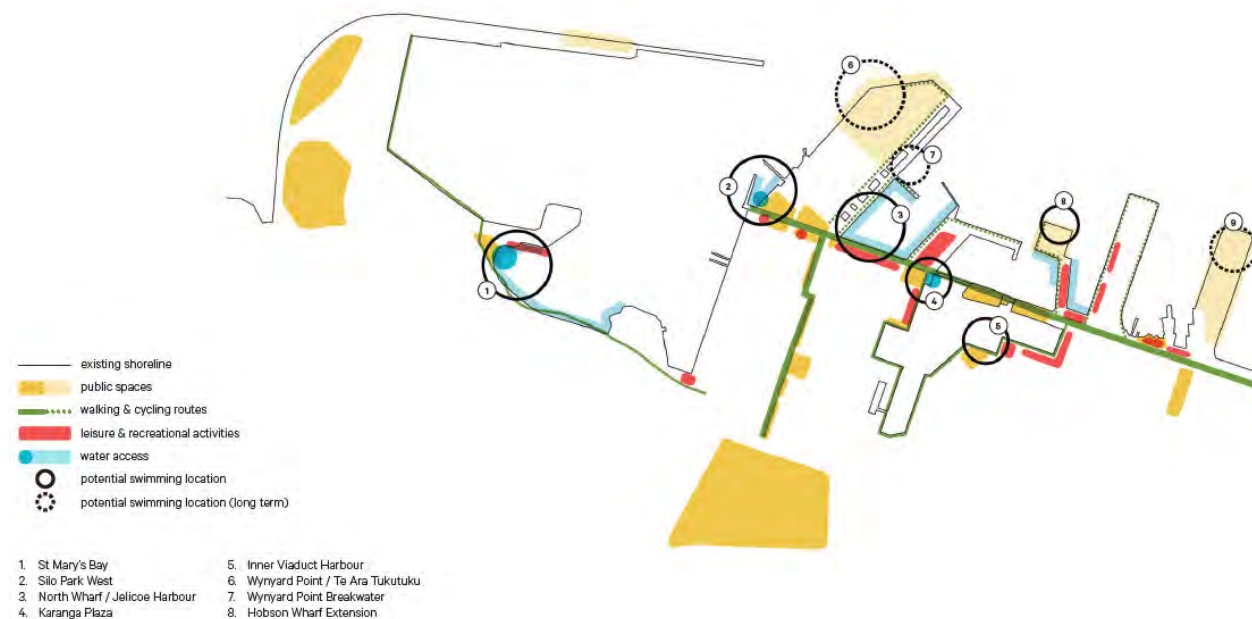
11. As the waterfront continues to develop and attract more people to the area, it is important to take careful consideration of the expectation of public access to water space for swimming and how this is safely managed alongside other existing activities, such as maritime uses (working and recreational boats) and public-facing activation and events.
12. Stakeholder engagement from mana whenua, key stakeholders and the Executive reinforced the need to provide access to water for swimming and jumping. Key themes are outlined below:
  - a. Most attendees recognised the cultural and social importance of equitable access to water and the potential that the removal of it could affect the reputation of Tāmaki Makaurau as a place to visit and enjoy the water, both pedestrian and marina users alike.
  - b. Most attendees thought swimming should be encouraged at the waterfront as long as safety, drowning prevention and water quality measures to improve existing conditions occur.
  - c. Most attendees found that all swimming opportunities were worth exploring further, providing that safety risks are addressed through the design process.
  - d. Most attendees recognised that banning swimming and jumping outright will shift the activity into areas less easily controlled and monitored by security staff. This would pose increased and unmanaged safety behaviours and risks to the participants, the general public and boat users.
13. At present, Karanga Plaza and St Marys Bay are the only two places designed for the public to access the water for swimming and jumping across the waterfront. There is no charge to access unlike other council-owned swimming pools, such as the Tepid Baths and Parnell Baths.
14. Since 2017, adjustments were made to Karanga Plaza tidal steps to respond to changing public usage and popularity of this space, such as:
  - a. A marked delineation between the marina’s vessel transit area and water access for the public, through an inflatable boom.
  - b. The introduction of security guards during peak times.
  - c. Signage placed at the tidal steps as required indicating when people should not swim in the area.
  - d. “No Jumping” signage was installed on the Wynyard Crossing Bridge and Karanga seawall balustrades.
15. Through this review work we can confirm that Eke Panuku has no records of reported injuries related to the Karanga Plaza tidal steps.
16. Since 2017 security providers have been contracted by Eke Panuku in the Wynyard Quarter precinct to help manage anti-social behaviour. This included general patrolling of the tidal steps. Since January 2022, dedicated security guards were stationed at the tidal steps during peak times to improve water edge safety by:

- a. Offering surveillance of waterfront public space.
  - b. Promoting safe behaviours with jumpers at Karanga Plaza tidal steps.
  - c. Intervening when people plan to jump from the Wynyard Crossing Bridge or from the Karanga Plaza seawall and balustrade.
17. There are two relevant bylaws that swimming and jumping activities must consider. The Wharves Bylaw regulates the use of council-owned or operated wharves and boat ramps but is set to lapse on 29 October 2022 and be replaced by the Navigation Bylaw 2021.
18. The Navigation Bylaw 2021 sets out the rules for all vessels and people using Auckland's waters to ensure their safety. It specifies that a person must not swim, jump or dive from or within 50 metres of a wharf, quay, jetty, pontoon, boat ramp or similar structure when a vessel is approaching, manoeuvring alongside or departing. The enforcement agency is the Harbourmaster. They state that this Bylaw does not apply, and no exemption is necessary because there is an unmistakably marked delineation between the marinas' vessel transit area and water access for the public, through an inflatable boom. Harbourmaster correspondence stating that no exemption is required is included in Attachment E.

## **Nga whiringa me te taatai | Options and analysis**

19. The work completed has focused on two key areas:
- a. Karanga Plaza tidal steps, in readiness for the 22/23 summer. The responses to this are outlined in this paper.
  - b. Alternative locations on the waterfront that could be created as future locations for swimming and jumping.
20. Eke Panuku with mana whenua and key stakeholders have identified and appraised nine waterfront locations against a draft vision and four draft principles identified in the early stages of the project. The nine locations were selected based on current and future conditions, and their connection to existing public spaces, walking and cycling routes, leisure and recreational activities and public access to water.

**Figure 1: Long List of Potential Swimming Locations**



21. Eke Panuku has shortlisted swimming locations for new and improved swimming activities at St Marys Bay, Karanga Plaza tidal steps and areas around Wynyard Point and Jellicoe Harbour. With regard to Wynyard Point, the implementation of the Te Ara Tukutuku Plan will determine the place, location and design of access to the water. The Board will see this work as it evolves over the next 2-3 years.

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

22. To implement the recommendations in this report, there is some additional operating and capital expenditure. At a high level this has been indicated as:

- a. \$20-30K opex over the next calendar year for signage and sampling water quality in conjunction with Safeswim at six sites.
- b. \$150-250K capex over the next calendar year to implement engineering controls, such as:
  - i. An upgrade to the balustrade on tidal steps.
  - ii. An upgrade to the existing balustrade on the existing seawall.
  - iii. A barrier to prevent people from swimming underneath tidal steps.
  - iv. A grab rail on the adjacent pontoon to provide floatation support.

23. The identified opex and capex costs will be factored into the Transform Waterfront programme budget and the ongoing opex costs for maintenance and the continuation of security guard service will be factored into the Assets and Facilities budget.

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

24. Eke Panuku engaged Isthmus Group Ltd and Resolve Group Ltd to assist with a risk, safety and opportunities study on current and possible future swimming locations and activities in the Auckland City area.
25. The risks and controls for Karanga Plaza tidal steps have been reviewed by the Executive. The Executive agree, considering on balance the desire and expectation of a public waterfront including water access, that the additional engineering controls and management measures should significantly reduce health and safety risks for the continuation of safe swimming and jumping for the summer of 2022-23.
26. The Executive also considered the option that trained lifeguards could be trialled on-site at peak times to supervise the safety and rescue of swimmers. Having considered the risks at this location, it agreed to not implement this control at this time. Key reasons include:
  - a. A lifeguarding service to the waterfront could bring a component of increased health and safety expectations that is inconsistent with a range of other swimming areas across the Auckland region where lifeguards are not provided.
  - b. There is a range of other controls put in place to significantly reduce the risks.
  - c. There have been no records of reported injuries related to the Karanga Plaza tidal steps.
27. The proposed engineering controls are outlined below. The estimated delivery timeline for Stage 1 is 1-6 months and Stage 2 is 6-12 months. Identified controls for Stage 2 are anticipated to take longer because they must adhere to Eke Panuku Project Management Framework which includes design, consenting, contract procurement and procurement of materials to be completed.

**Figure 2: Karanga Plaza Tidal Steps Proposed Engineering for summer 2022-23**



## Tauākī whakaaweawe Māori | Māori impacts

28. In July 2022, Eke Panuku presented to the mana whenua forum on this topic. Three iwi representatives then worked with the project team - Ngāti Te Ata, Ngāti Whātua Ōrākei and Ngāti Manuhiri. The key messages from this korero include:

- a. Re-engaging with the water offers mana whenua enhanced emotional well-being through increased physical connection with ancestors and the ability to carry out a broader range of customary practices.
- b. Improving the mauri of Te Waitematā and the ecology and nested systems that sit within this has been expressed by mana whenua as “[...] water is us; we are the water; we co-exist with species/taonga that live in the water.” The challenge is how this project can improve water quality, marine ecology, wildlife, kaimoana and learn lessons from previous projects.
- c. Any swimming locations should provide amenities for groups to gather. Tikanga will need to be considered – for example, any BBQ or kai facilities should not be co-located with bathroom/changing facilities.

## Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

29. Central waterfront spaces are an important part of the neighbourhood for more than 40,000 residents that call the city centre and waterfront home. Safe access to the water is important for these stakeholders, as well as visitors to the waterfront. Safe water access is also a topic of interest for elected members and mana whenua.

30. To date, a number of workshops have been held, where we have taken on board stakeholder and subject matter expert feedback and advice to prepare this decision paper.

31. The stakeholders engaged were:

- a. Mana whenua
- b. Auckland Council Healthy Waters and Watercare
- c. Waitematā Local Board and Waitematā and Gulf Ward Councillor
- d. Cityguard Security, Harbourmaster, Viaduct Harbour Holdings Ltd – marinas team and Bridge hut operators

## **Tauākī whakaaweawe āhuarangi | Environment and climate change impacts**

32. Climate change is predicted to subject the Wynyard Quarter to increased flood risk, increased temperatures and increased frequency and severity of storm and drought conditions. In responding to these risks and vulnerabilities, Eke Panuku, in conjunction with the council's Safeswim programme, must continue to actively manage real-time awareness of water quality risk at Karanga Plaza tidal steps because people should not enter the water after more than >5mm rain in 24 hours due to the risk of poor water quality.

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

33. Continue to sample the water at St Marys Bay, Karanga Plaza tidal steps and areas around Wynyard Point and Jellicoe Harbour to determine the extent of the current water quality risk for swimming.

34. Deliver the additional mitigations summarised in section 27 at Karanga Plaza tidal steps over the next calendar year.

## **Ngā tāpirihanga | Attachments**

Attachment A – Waterfront swimming workshops

Attachment B – Waterfront swimming options report

Attachment C – Risk and safety memo

Attachment D – Karanga Plaza water quality memo

Attachment E – Navigation bylaw 2021 exemption

## **Ngā kaihaina | Signatories**

Gyles Bendall, GM Design & Place

October 2022

Ian Wheeler, Chief Operating Officer

David Rankin, Chief Executive

## Waterfront Swimming and Jumping Workshops:

Date	Facilitator	Workshop	Workshop summary
14/07/22	Resolve Group Ltd	Workshop 1: Swim & Jumping High-level Implications + Opportunities Workshop	<ul style="list-style-type: none"> <li>Gathering a wide range of perspectives and ensuring potential swimming locations' advantages and disadvantages were captured holistically through a user-led experience design workshop and a long-list collation of issues, hazards, opportunities &amp; controls workshop</li> </ul>
27/07/22	Resolve Group Ltd	Workshop 2: Detailed risk workshop on the Karanga Plaza Tidal Steps.	<ul style="list-style-type: none"> <li>Identify risks and suggest controls to the management and operation of the Karanga Plaza Tidal Steps.</li> <li>Populate the risk register.</li> </ul>
11/08/22	Isthmus Group Ltd	Workshop 3: Draft Long List Swimming & Jumping Locations Workshop	<ul style="list-style-type: none"> <li>Identify and review the advantages and disadvantages of 9 potential swimming locations</li> <li>Gather feedback on a wide range of high-level water opportunities, land opportunities and management opportunities that encourage safe swimming at the waterfront for the short and long term.</li> </ul>
26/08/22	Resolve Group Ltd	Workshop 4: Detailed risk workshop on the Long-list locations and high-level activities	<ul style="list-style-type: none"> <li>Review risk registers for long-list options and suggest controls for management and operation of the long-list locations and high-level activities.</li> <li>Populate the risk registers</li> </ul>

Workshop attendees included: mana whenua, Eke Panuku (waterfront operations, the marina team, events, design & planning), Healthy Waters (water quality and testing), the Harbour Master, Drowning Prevention, Safeswim, Resolve Group (safety consultants) and Isthmus (design consultants).



# Waterfront Swimming & Jumping Opportunities. Preliminary Investigation Report.

Attachment B

29 September  
2022

## Isthmus.



Land.  
People.  
Culture.



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**Document record.**

Issue	Revision	Author	QA	Date
Draft	A	OM/DLS	SB	24.08.22
Final	B	OM	DLS	29.09.22

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# 1. Introduction.

# Project Overview.

## Purpose and Process.

### Introduction.

This report explores swimming and jumping opportunities along the Tāmaki Makaurau downtown water-edge, between Harbour Bridge Park through to Queens Wharf (waterfront areas under Eke Panuku management).

Enabling public access to the Waitematā is a key objective of the Waterfront Goals and City Centre Master Plan.

This study takes into consideration the need to balance public access to water-space and water-edge use with other existing activities, such as maritime transportation, fishing and working boats, marina berths or public events.

### Strategic Alignment.

The Waterfront Swimming and Jumping project is aligned with strategic outcomes identified in the following documents:

- Auckland Plan 2050
- Auckland Water Strategy (2022)
- Te Ara Tukutuku Plan (2021)
- Transform Waterfront (2020), including the mana whenua gifted goals (2021) and the Waterfront Vision:

*“A world-class destination that excites the senses and celebrates our sea-loving Māori 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.”*

### Project Brief.

The project is to provide further understanding of:

- Existing Conditions: water quality; safety hazards; swim conditions; water depth; structures on the land and water; property ownership and urban conditions (access, facilities, activities).
- Swim & Water Recreation Aspirations: re-engaging Aucklanders with the waterfront; water quality improvement opportunities; what is already occurring formally & informally; new compatible swim/water recreation activities; and identifying locations where swim and water recreation can occur.
- Risk Mitigation & Management: Ensuring safe swim opportunities can be considered alongside potential risks and hazards.

The project will look at locations along the waterfront for swimming

and water recreation. It also includes a special focus on Karanga Plaza. This was requested by the Eke Panuku Board, as this existing swim location has identified health and safety concerns that need to be addressed for the 2022/2023 summer.

It is also understood this work will feed into subsequent internal Eke Panuku reporting processes that will refine the findings set out in this report further (i.e. further short-listing and Papers to the Eke Panuku Board).

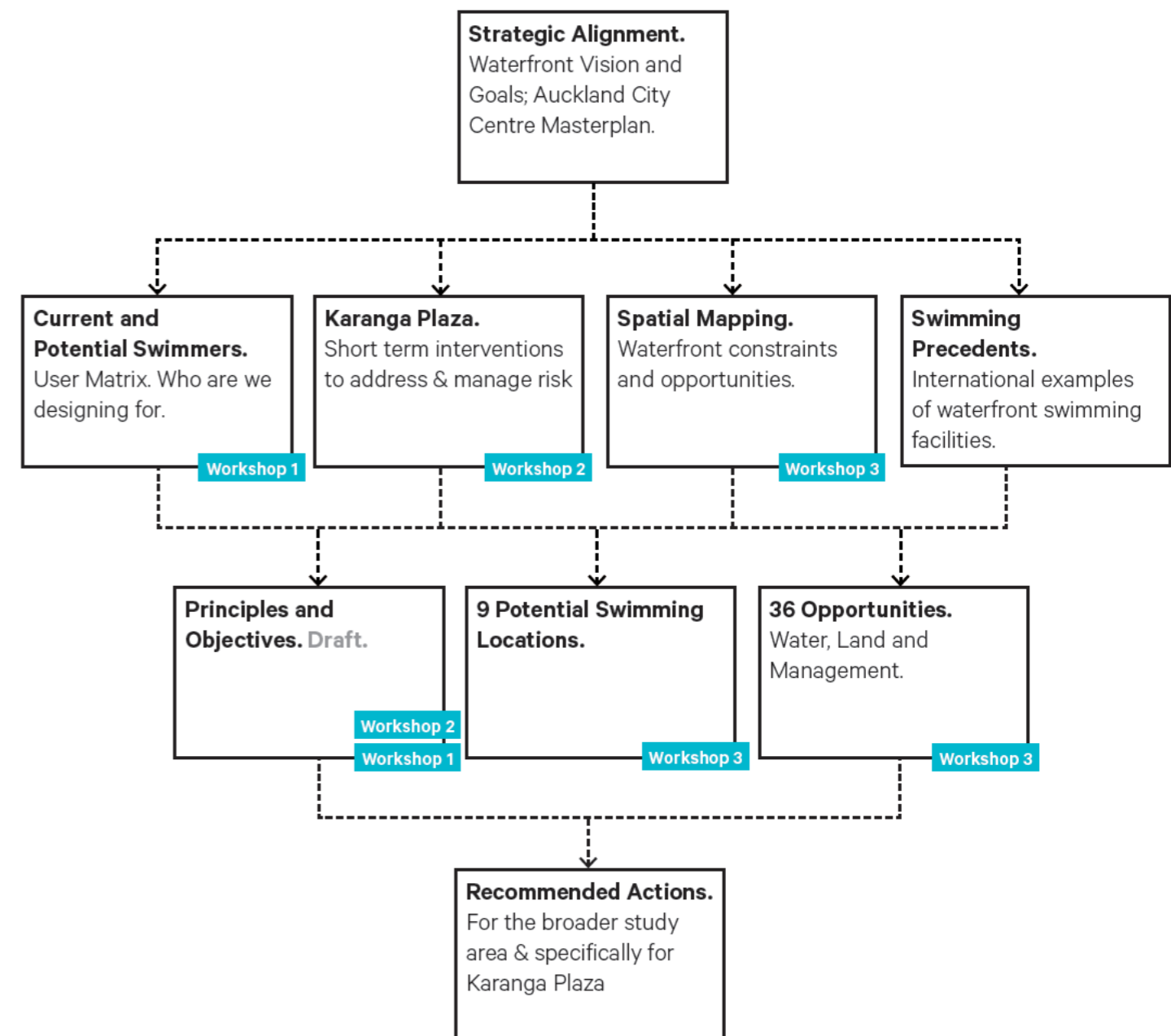
### Process.

The project occurred over July and August 2022, with workshops and key project tasks communicated in the adjacent diagram.

Engagement with stakeholders was a central component of this project: gathering the wide range of perspectives and ensuring potential swimming locations’ advantages and disadvantages were captured holistically.

As a result, the project was organised around workshops, with attendees representing Mana Whenua, Eke Panuku (waterfront operations, the marina team, events, design & planning), Healthy Waters (water

### Project Methodology



quality and testing), the Harbour Master, Drowning Prevention, Safe Swim NZ, Resolve Group (safety consultants) and Isthmus (design consultants).

Workshop attendees were able to input with their own knowledge and recommendations to shape the comparison of potential swimming locations, draft principles and objectives, and waterfront opportunities.

#### Workshop Dates & Purpose

**Workshop 1:** July 14th. Swimming and Jumping High-level Implications and Opportunities.

**Workshop 2:** July 27th. Karanga Plaza Risks and Controls.

**Workshop 3:** August 11th. Draft Long List Swimming and Jumping Locations.

**Mana Whenua Hui:** August 17th. Draft Long List Swimming and Jumping Locations.

**Workshop 4:** August 26th. Long List Risk Workshop.

#### Workshop Participants.

Across our workshops were the following participants:

Jacob Marshall, Eke Panuku  
Bridget Law, Eke Panuku  
Fiona Knox, Eke Panuku  
Frith Walker, Eke Panuku

Jayson Maud, Eke Panuku  
Anna Horrocks, Eke Panuku  
Erica Su, Eke Panuku  
Ruth Jost, Eke Panuku  
Richard Ward, Eke Panuku  
Paul Brown, Eke Panuku  
John Smith, Eke Panuku  
Duncan Ecob, Eke Panuku  
Dave Middleton, Eke Panuku  
Sarah Briggs, Eke Panuku  
Mervyn Kerehoma, Ngati Whatua o Orakei  
Paora Puru, Ngati te Ata  
Delma O’Kane, Ngati Manuhuri  
John Matla, Viaduct Marina  
Martin Neale, Safe Swim NZ  
Teresa Stanley, Drowning Prevention  
Christian Moss, Auckland Transport  
Andrew Hayton, Auckland Transport  
Tim Crow, Resolve Group  
Tim Christensen, Resolve Group

#### Te mauri o te Waitematā.

Throughout the process, concerns about poor water quality have been consistently raised during workshops.

This concern has related to current swimming activities, increasing swimming opportunities in the future and with regard to biodiversity & marine health.

The latter has been reinforced by Mana Whenua in terms of poor water quality having an impact on taonga species that call te Waitematā home.

The mauri of the Waitematā needs to be restored. Water quality needs to be healthy.

Mana whenua expressed this in the following way:

*“Water is us, we are the water, we co-exist with species/taonga that live in the water”.*

As a result, the project should address water pollution and contaminants from stormwater outlets, land run-off, chemicals and pollutants present in the Wynyard area due to its historical industrial uses as a top priority to enable safe swimming and jumping.

Further research and data capture are necessary to form a holistic and accurate picture of the extent of current water quality along the city centre waterfront. From here an action plan should be created to effectively address issues to improve water quality.

Whilst these suggestions were not the specific purpose of this project, improving water quality is paramount to ensure people can safely enjoy engaging with the water. They form part of the suite of identified next steps.

# Draft Principles and Objectives.

## Work-in Progress.

Four draft principles were identified in the early stages of the project, following workshop discussion with Mana Whenua and key stakeholders. They recognise and are in alignment with the Waterfront Goals.

The intent of these draft principles is to guide and inform Swimming Opportunities and the comparative assessment of potential swimming locations along the waterfront.

The development of these draft principles will require further engagement with Mana Whenua and key stakeholders to ensure all views are captured and align to a shared vision. It is envisaged they will be subsequently re-worded to be more directive.

The four draft principles are introduced here at a high level to illustrate the key topics discussed throughout the project development.

They are in an early draft form and not refined enough to act as criteria for the comparative assessment of swimming locations at this point in time. It is recommended that all draft principles have more specific engagement with Mana Whenua through Eke Panuku's Kaitiaki and Governance Workshops.

<p><b>Draft Principle 1: Mana Whenua</b></p> <ul style="list-style-type: none"> <li>— Customary practices</li> <li>— Mātauranga Māori</li> </ul> <p>We have heard briefly about the spiritual connection of Mana Whenua with the Waitematā/ their tupuna. Re-engaging with the water can offer Mana Whenua and rangitahi enhanced emotional well-being through increased physical connection with ancestors and the ability to carry out a broader range of customary practices.</p>	<p><b>Draft Principle 2: Environment &amp; Mauri</b></p> <ul style="list-style-type: none"> <li>— Water Quality</li> <li>— Education</li> <li>— Marine wildlife</li> <li>— Low impact design</li> </ul> <p>Encouraging swimming, jumping and engaging with the water at the waterfront relies on a re-creating a healthy and respectful relationship between people and the Waitematā, and uplifting the mauri of the moana.</p>	<p><b>Draft Principle 3: People &amp; Vibrancy</b></p> <ul style="list-style-type: none"> <li>— Manaakitanga</li> <li>— Amenity and occupation</li> <li>— Events</li> <li>— Free access and commercial activities</li> </ul> <p>Reconnecting people to the Waitematā in a way that is generous, inclusive and welcoming is a key aspiration for the future of the waterfront.</p>	<p><b>Draft Principle 4: Health and Safety</b></p> <ul style="list-style-type: none"> <li>— Kaitiakitanga</li> <li>— Safe practices</li> <li>— Control and management measures</li> </ul> <p>Re-engaging people with the Waitematā must also be safe.</p>
<p><b>Alignment with Waterfront Goals:</b></p> <ul style="list-style-type: none"> <li>— Blue-green waterfront / Ki Tātahi</li> <li>— Liveable waterfront / Kia tau te maura mō te ira tangata ki te ao tūroa</li> <li>— Public waterfront / Tauranga Tāngata</li> </ul>	<p><b>Alignment with Waterfront Goals:</b></p> <ul style="list-style-type: none"> <li>— Blue-green waterfront / Ki Tātahi</li> <li>— Public waterfront / Tauranga Tāngata</li> </ul>	<p><b>Alignment with Waterfront Goals:</b></p> <ul style="list-style-type: none"> <li>— Liveable waterfront / Kia tau te maura mō te ira tangata ki te ao tūroa</li> <li>— Public waterfront / Tauranga Tāngata</li> <li>— Connected waterfront / Hononga tāngata</li> </ul>	<p><b>Alignment with Waterfront Goals:</b></p> <ul style="list-style-type: none"> <li>— Smart working waterfront / Tūāhōanga ahu mahi</li> <li>— Blue-green waterfront / Ki Tātahi</li> <li>— Connected waterfront / Hononga tāngata</li> </ul>

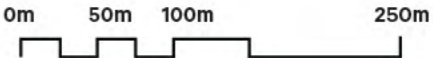


## 2. Potential Swimming Locations.



# The Waterfront.

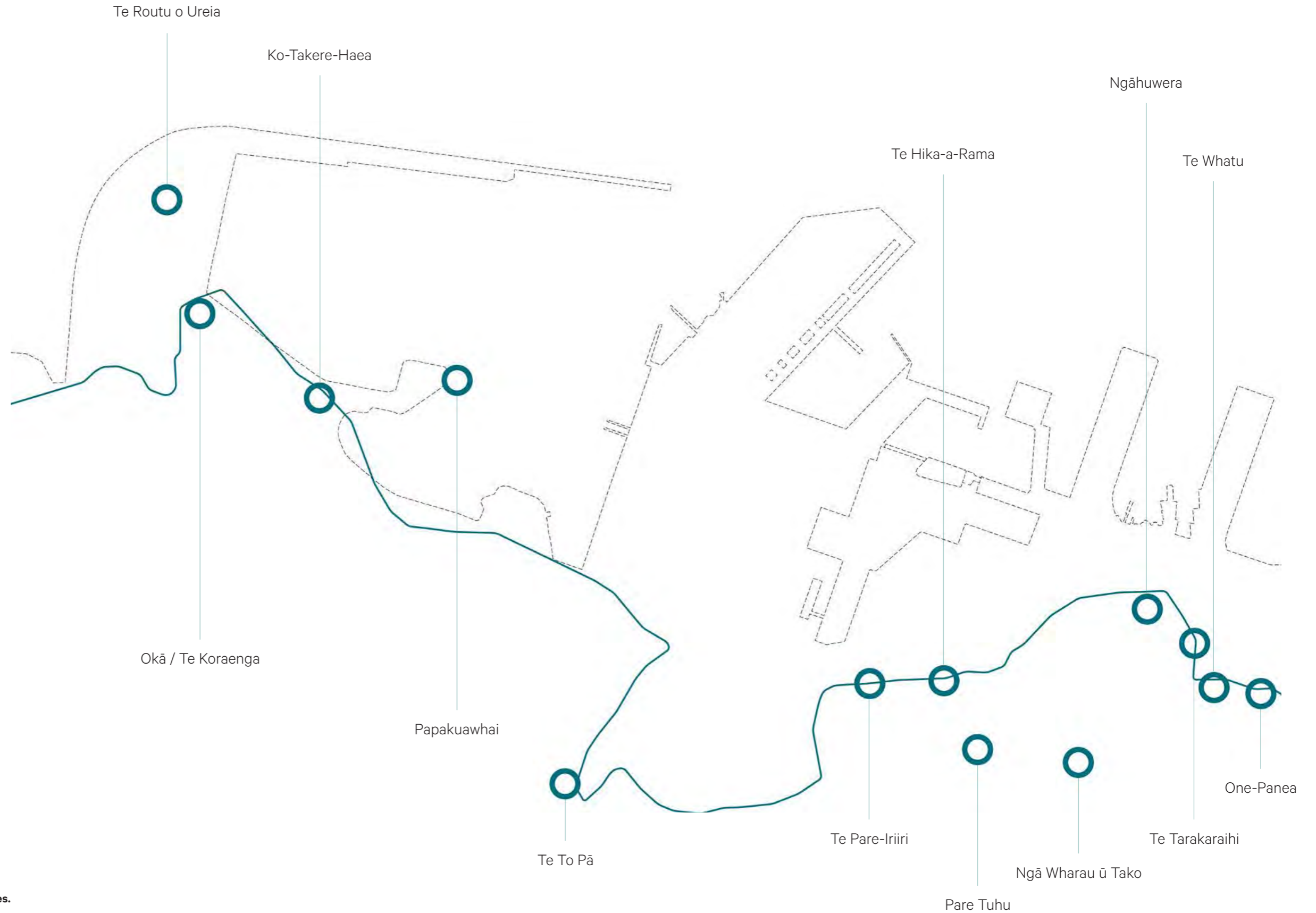
## Existing uses and transport routes.



Swimming Investigation Context Map.	
<b>Transport</b>	
Bus Route	Ferry Terminal
Bus Stop	Public Parking
<b>Residential</b>	
Short-Stay	Long-Term
<b>Civic</b>	
Public Toilet	Public Space
Water Access	Vessel Transiting Channel
Existing Swim Location	Marine / Industrial
Office space	
<b>Recreational</b>	
Event Space	Maritime Museum
Civic Theatre	Food and Drink
Auckland Fish Market	

# The Waterfront. Cultural Heritage.

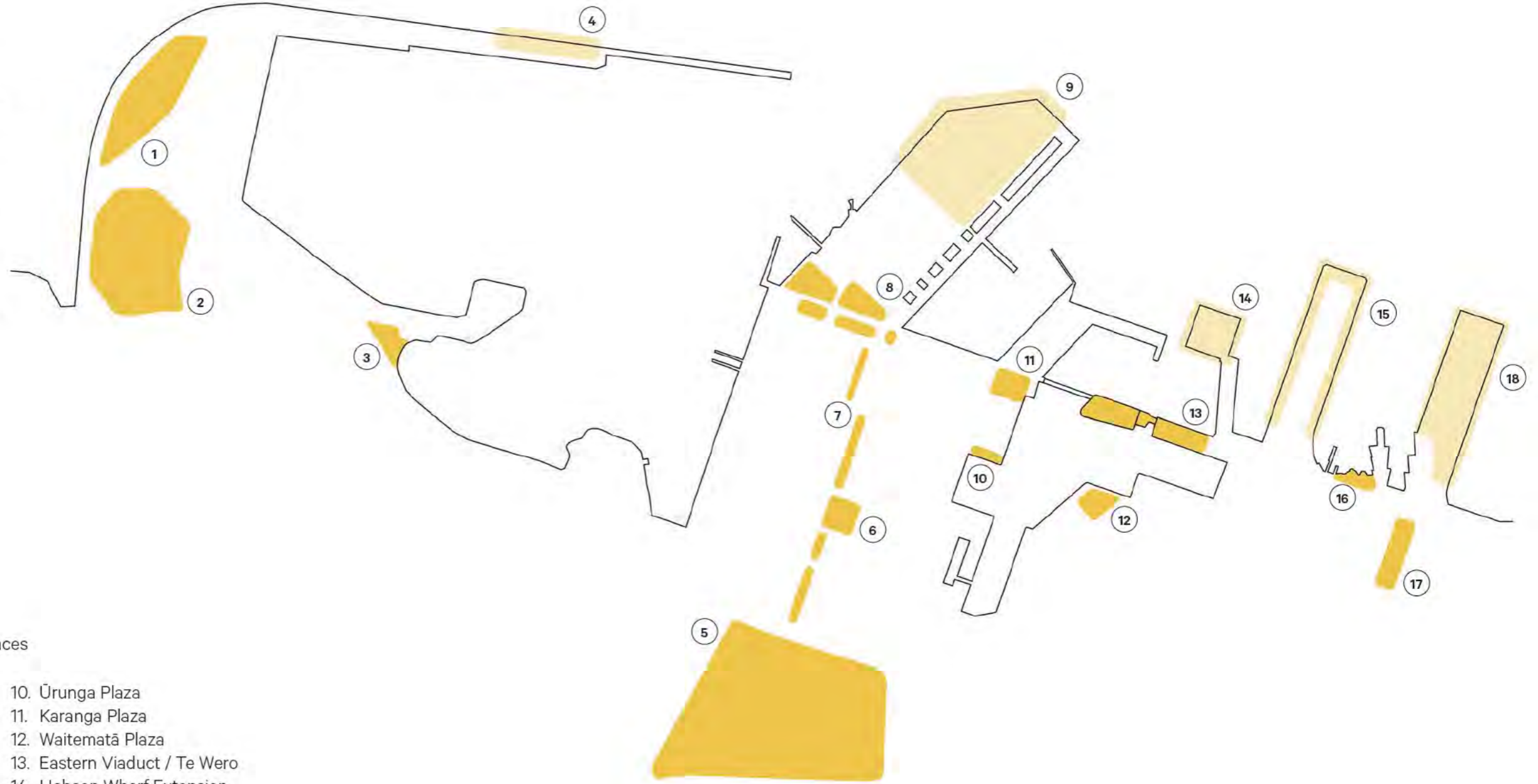
Auckland waterfront is a highly modified landscape. The original coastline roughly aligned with current Fanshawe St—far from the waterfront we know today. As such, we are investigating opportunities to engage with te Waitematā from artificial edges, structures and reclaimed land. We acknowledge this condition and the impact it has on the mauri of the moana and the living species that inhabit these waters.



- existing coastline
- ~~~~~ original coastline
- sites of significance

# The Waterfront. Public Spaces.

The waterfront is under transformation. Recently delivered and future public spaces are reshaping the way Aucklanders engage with te Waitematā. More high quality places for locals and visitors for recreation and events are being delivered as part of the City Centre Master Plan and Waterfront vision. Potential swimming locations would require some land space as well as water space for people to gather, and provide for amenity and facilities (i.e. showers and changing room, areas to rest in the sun etc.).



- existing shoreline
- existing public spaces
- proposed/future public spaces

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 1. Harbour Bridge Park            | 10. Ūrunga Plaza                |
| 2. Point Erin Park                | 11. Karanga Plaza               |
| 3. Westhaven Beach                | 12. Waitematā Plaza             |
| 4. Pile Mooring Public Space      | 13. Eastern Viaduct / Te Wero   |
| 5. Victoria Park                  | 14. Hobson Wharf Extension      |
| 6. Daldy Street Community Gardens | 15. Princes Wharf               |
| 7. Daldy Street Linear Park       | 16. Quay Street Waterfront Park |
| 8. Silo Park                      | 17. Queen Street                |
| 9. Wynyard Point Park             | 18. Queen's Wharf               |

# The Waterfront. Walking and Cycling Routes.

Ensuring that identified swimming locations are connected to high quality pedestrian and cycle routes is a key priority. This will encourage as many users as possible to come for a swim using active transportation, increase the number of passers-by (thus "eyes on the water"), and make it easier for people to simply become aware that swimming is possible and catered for in these specific locations.

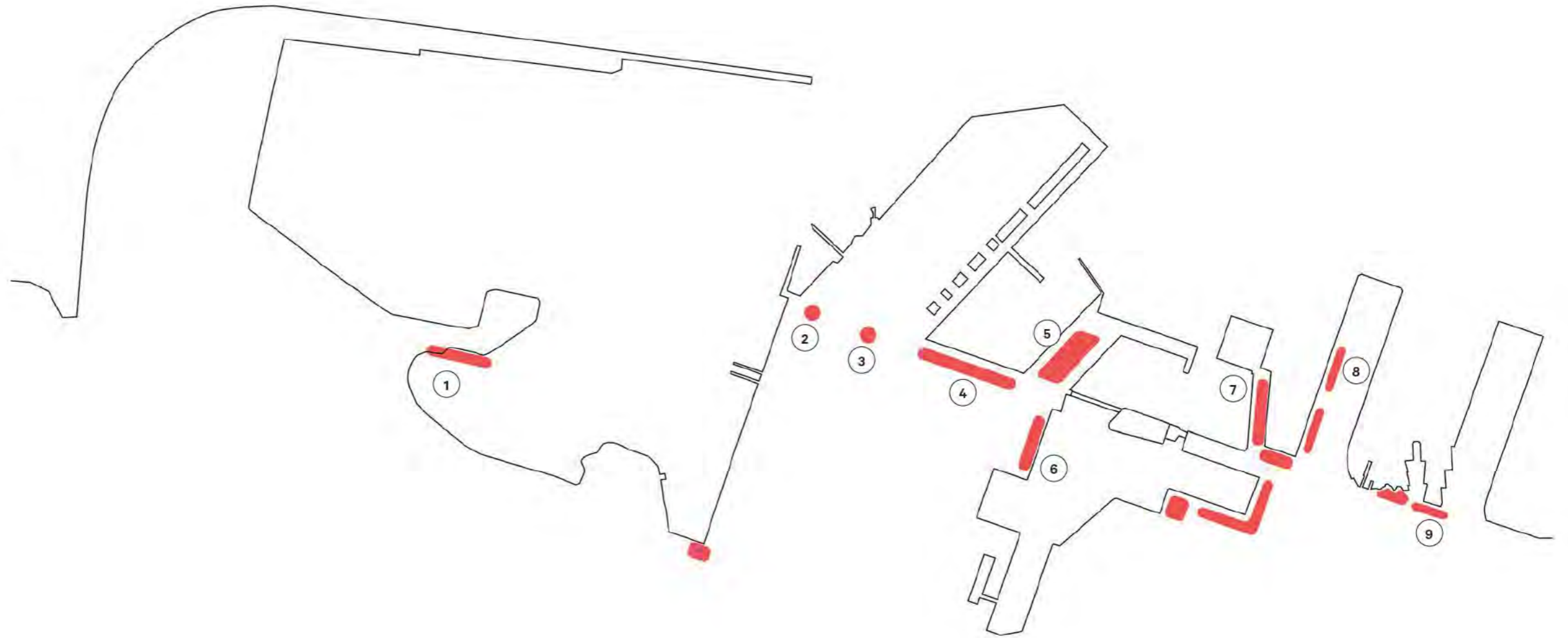


- existing shoreline
- main cycle/pedestrian routes
- ..... pedestrian access to water's edge

1. Westhaven Marina Promenade
2. Waterfront Access
3. Daldy Street Linear Park
4. Viaduct Basin Promenade

# The Waterfront. Leisure and Recreational Activities.

Swimming activities have the potential to attract a wide range of users at different times of the day and week. They can complement land-based recreational experiences the waterfront already offers - the multitude of play areas, event spaces, and food and beverage premises. Combining swimming opportunities with existing activities also ensures better passive surveillance over the water, as other users would come to the same area for other purposes.

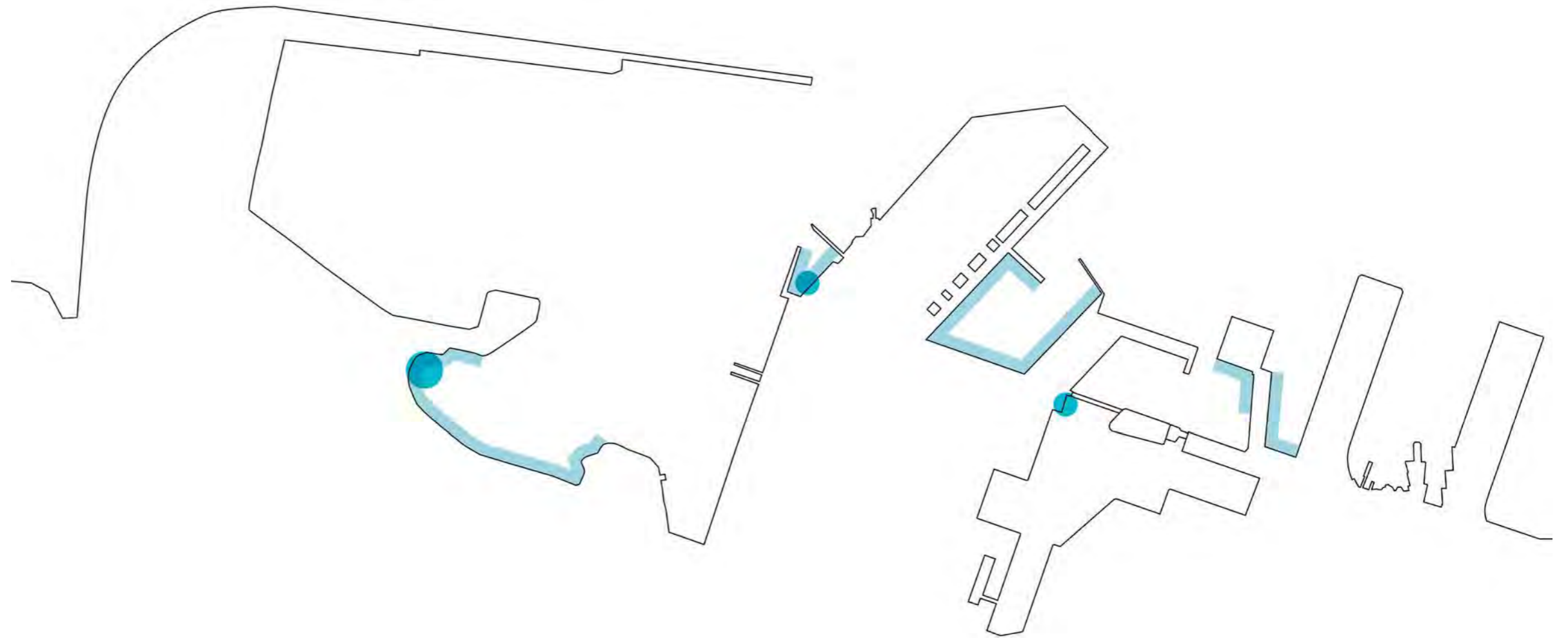


— existing shoreline  
■ leisure/recreation locations

- 1. Water Recreation Hire
- 2. Silo Park Event Space
- 3. Silo Park Play Area
- 4. North Wharf
- 5. Viaduct Events Centre
- 6. Park Hyatt
- 7. Maritime Museum
- 8. Princes Wharf
- 9. Ferry Terminal

# The Waterfront. Physical Water Access.

Access to the water's edge is competitive—it needs to balance the demands between different uses that contribute towards the vibrancy of Tāmaki Makaurau. Cruise ships, ferries, white boats and fishing boats all currently benefit from a direct berthing in the city, with marina space and working edges catering for different vessels. Inviting people into this busy water space presents some challenges to address safety risks. Public access physically into water space is currently limited to three areas (St Mary's Bay, Silo Park Steps and Karanga Plaza). Other areas have been identified as part of Eke Panuku's waterfront strategy to provide public access to the water, although this would also include access for vessels such as waka and dragon-boats, or water-based events.



- existing shoreline
- existing swimming location
- public access to water (identified in Eke Panuku Waterfront Strategy)

# Potential Swimming locations.

Potential swimming locations have been identified as combinations of the four base layers described on the previous pages. Note that Queens Wharf, the Ferry Basin and Princes Wharf have been excluded from the potential locations due to their existing use by cruise ships and ferries creating too much of a conflict with people accessing the water.



- 1. St Mary's Bay
- 2. Silo Park West
- 3. North Wharf / Jellicoe Harbour
- 4. Karanga Plaza
- 5. Inner Viaduct Harbour
- 6. Wynyard Point / Te Ara Tukutuku
- 7. Wynyard Point Breakwater
- 8. Hobson Wharf Extension

# St Mary's Bay. Location 1.

An existing swimming site that has family appeal and is dog-friendly. A re-created natural beach setting which has calm water and provides a easy launching area for small vessels and swimmers.

At low-tide, St Mary's Bay does have a shell and mud surface. Audible motorway noise is a drawback for this location as a recreation spot.

Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Sandy, natural edge is desirable for less confident swimmers and water sports/all ages	Location is further out from the city centre/downtown - less visibility
Connected to public carpark as well as Westhaven Promenade	Experiences loud motorway noise
Existing toilets on site	Limited depth for jumping
Grassed area is good for picnics and beach is dog-friendly	Water is very shallow at low tide
Existing Swim Safe digital sign	Shell and rocky surface at low tide
Sheltered bay with limited tidal current or wind impact	Wastewater overflows into this site still exist (despite recent upgrades)
Limited interaction with vessels. Well suited to swimmers or vulnerable water users	Known use of chemicals in garden maintenance around this area likely to be run-off into water (this is not the case in Wynyard Quarter due to different management/ maintenance arrangements)
	Motorway run-off into St Mary's Bay is likely and a source of water pollution

Left: St Mary's Bay green space seating



Right: St Mary's Bay activated by small vessel sailing and kayaks







# St Mary's Bay. Aerial.



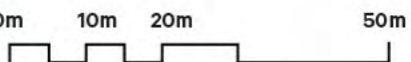
Site / Amenity Features	
1	St Marys Green Space
🏊	Current Swim Location
P	Public Parking
🌀	Ko-Takere-Haea
—	Waterfront Cycleway / Shared Path
▨	Motorway Barrier

High Risk Zones	
1	Westhaven Marina Vehicle Access
2	Tidal Zone
3	Westhaven Marina Boat Transitting Area

Water Quality								
1	2	3	4	5	6	7	8	9

— For the America cup testing was completed at 9 different sites on 9 different weeks between 18/12/2020 and 15/03/2021. For this location, the results are shown above. Green was an acceptable reading, Yellow above 'alert' threshold where vigilance is needed, Orange is unacceptable and Grey is no test taken.

WT America's Cup water testing site



# Silo Park Edge. Location 2.

An existing accessible water-edge site through stepped edges. However the current steps are not inviting for swimmers.

Based on the current arrangement, this would be an issue for placing swimmers close to moving vessels.

The site has close proximity to existing boat berths and this proximity is more acute at low-tide.

Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Well-activated as adjacent to public space and silos with nearby playground and informal splash play	Limited water depth for bombing
Better water quality due better tidal flushing	Likely to experience noise and frequent boat movement nearby due to ferry services
Enclosed space due to public pontoon and harbour bridge facing lookout platform	Potential for conflict with private berths/moorings
Easier gradient to access water	Further away from city centre/downtown
Close to public carparking, bus stops	Less adjacent existing activities/footfall to co-locate with (although this will change with future Te Ara Tukutuku redevelopment)
Will have relationship to future Te Ara Tukutuku redevelopment	WW2 fuel dump site nearby / Recent departure of fuel company
	Classic yachts going in and out, no separation with swimmers
	Stepped nature of water entry is different to Karanga Steps design
	Less foot traffic (than Karanga Plaza), with less opportunity for passive surveillance

Top Left: Looking back towards silos

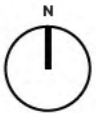
Bottom Left: Steep drop to slippery low shelf (exposed at low-tide)



Top Right: Precast steps on access to water Silo Park edge

Bottom Right: Silo Park western edge





# Silo Park Edge. Aerial.



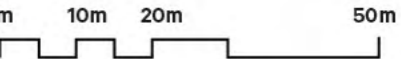
Site / Amenity Features	
①	Silo Park Open Space
♿	Public Bathrooms
🚢	Car Ferry Terminal
P	Public Parking
🚲	Waterfront Cycleway / Shared Path

High Risk Zones	
⚠️ 1	Wynyard Wharf Vehicle Access
⚠️ 2	Tidal Zone (high slip and laceration risk)
⚠️ 3	High Angle Rock Edge / Hidden Shelf
⚠️ 4	Westhaven Marina Boat Transitting Area

Water Quality								
1	2	3	4	5	6	7	8	9

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WT America's Cup water testing site



# North Wharf/Jellicoe. Location 3.

A sheltered inner-harbour location with adjacency to North Wharf. It has a northern aspect and is well-overlooked by foot-traffic and hospitality uses along North Wharf. This location has no permanent berths and is used as water event space. At low-tide there is a large/

visible vertical difference between the wharf and water surface.

Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Plenty of potential due to size of harbour	Shallow depth to western edge of Jellicoe Harbour
Eke Panuku holds leases for berths, so control over boat movement is more easily managed	Narrow pedestrian promenade space for landward movement and gathering on North Wharf
Good proximity to future activation of transitional space on Wynyard Wharf	Large scale basin (relative to Karanga Plaza Steps. This may be an advantage depending the intended activity)
Space already intended to be activated for water based events (potential for moored event/swim structure within water space)	Historic stormwater outlet at south-western corner of Jellicoe Harbour
Central location relative to Wynyard Quarter water edge	Noticeable large vertical difference between land and water, particularly at low tide
Co-location with Viaduct Events Centre	Structure of the wharf is open and people can access this when in the water and could become entrapped or injured
High foot traffic for passive surveillance	Larger vessels use this area / some of these boats are expensive and could invite unwelcome access from the water
Proximity to existing land-based facilities, i.e food & beverage	Water quality as an existing issue especially around the former Shell site and from other leaching issues

Top Left: North Wharf from new breakwater

Bottom Left: North Wharf from end of Halsey Wharf breakwater

Top Right: North Wharf from Halsey Wharf

Bottom Right: Jellicoe Harbour pontoons





# North Wharf/Jellicoe. Aerial.



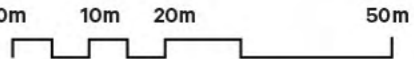
Site / Amenity Features	
①	North Wharf
②	Jellicoe Harbour
🚻	Public Bathrooms
🚰	Public Drinking Water Refill Station
ℹ️	Information Centre
P	Public Parking
🚌	Bus Stops
▽	Low Tide Depth Marker
—	Waterfront Cycleway / Shared Path
—	Low Activation Edge

High Risk Zones	
⚠️ 1	Halsey Wharf Vehicle Access
⚠️ 2	High Drop to Pontoon from Wharf
⚠️ 3	Shallow Water Risk

Water Quality								
1	2	3	4	5	6	7	8	9

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WT America's Cup water testing site



# Karanga Steps. Location 4.

An existing swimming site that is extremely popular for swimmers during summer but due to its location adjacent to the main boat transiting channel into the Viaduct Harbour, safety and amenity for swimmers is at times a challenge.

Users of the Steps enjoy a beautiful backdrop of the city skyline, whilst swimming/engaging with the water.

Below is a description of the site advantages and disadvantages for swimming.

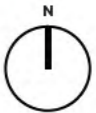
Site Advantages	Site Disadvantages
Existing water access via steps	Swimming is poorly positioned in terms of an existing stormwater outlet by the Park Hyatt Hotel, resulting in water quality issues
Attractive setting and view of city skyline with harbour in foreground	Very proximate to boat transitting channel
Proximate to information centre, public toilets, public drinking fountain and public space (Karanga Plaza)	Limited tidal flushing
Deep water direct adjacent to ledge and steps for bombing	Swimming is located in a private marina
Good opportunities for spectators of swimming from Te Wero Bridge & Te Wero Island	Limited water space for swimmers at low tide
Located along the waterfront axis (has good visibility/passive surveillance along a pedestrian & cycle thoroughfare)	Steps need frequent maintenance (otherwise slippery surfaces result) - is this the safest way to enter the water?
Calm water	The site has security costs, particularly over the summer period to keep people from jumping off Te Wero Bridge
Already has a physical barrier to protect and manage swimmers and vessels	

Top Left: Karanga Plaza Public Space



Top Right: Karanga Steps





# Karanga Steps. Aerial.



**Site / Amenity Features**

①	Karanga Plaza
②	Wynyard Crossing Bridge
♾️	Current Swim Location
♿️	Public Bathrooms
🚰	Public Drinking Water Refill Station
ℹ️	Information Centre
👁️	Security/Bridge Control Station
📏	Low Tide Depth Marker
🚲	Waterfront Cycleway / Shared Path

**High Risk Zones**

⚠️ 1	Halsey Wharf Vehicle Access
⚠️ 2	Tidal Zone (high slip and laceration risk)
⚠️ 3	Viaduct Marina Boat Transiting Area

**Water Quality**

1	2	3	4	5	6	7	8	9
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For the America cup testing was completed at 9 different sites on 9 different weeks between 18/12/2020 and 15/03/2021. For this location, the results are shown above. Green was an acceptable reading, Yellow above 'alert' threshold where vigilance is needed, Orange is unacceptable and Grey is no test taken.

WT America's Cup water testing site

# Inner Viaduct Harbour. Location 5.

This is a current vessel berth location. However the location is co-located with a public space - Waitematā Plaza and has excellent proximity to existing activities in the Viaduct Harbour.

arrangements (to 2030?), making this a longer term option.

Below is a description of the site advantages and disadvantages for swimming.

Berths in this location are understood to be on long-term lease

Site Advantages	Site Disadvantages
Proximate to city centre/downtown	Limited flushing in inner Viaduct (does not assist current water quality issues)
Co-located with Waitematā Plaza and Te Mata Topaki platform	Location under non-Eke Panuku lease (more difficult to transition to public use in the short term)
North-facing location	Proximate to boat transit channel
Water depth tbc	Would need to remove marina berths to create a swimming spot. This conflicts with current demand for berths .
Close to transport access and the activity of the inner viaduct	There are more vessels berthed in this area (than at Karanga Steps) which often results in more water pollution
High foot traffic for passive surveillance	Swimmers and boats may clash in this area

Left: Inner Viaduct adjacent to old Headquarters site



Right: Inner Viaduct with Te Mata Topaki platform in foreground







# Inner Viaduct Harbour. Aerial.



**Site / Amenity Features**

- ① Waltematā Plaza

**High Risk Zones**

- ⚠ Viaduct Marina Boat Transiting Area

**Water Quality**

1	2	3	4	5	6	7	8	9
---	---	---	---	---	---	---	---	---

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- WT America's Cup water testing site

# Wynyard Point. Location 6.

The headland of Wynyard Point is to be a future park with new development.

Plans for this area/ Te Ara Tukutuku are currently being developed. This location may be explored further as part of that work, however the

location is also to be considered at a high-level for this project.

Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Better tidal flushing for improved water quality	Swimming is considered a long term option in this location
Freedom to reinvent place narrative for this location due to Te Ara Tukutuku redevelopment	Likely ground contamination issues (leading to water quality issues)
	Active commercial fishing edges
	Existing stormwater outlet at end of wharf. Water quality also linked to tidal flow from Meola Creek further up in the harbour
	Further away from existing Wynyard Quarter & city centre amenities
	Headland is more exposed to tides, wind, waves and currents than other locations

Left: Wynyard Point



Right: Wynyard Point looking back towards the city





# Wynyard Point. Aerial.



**Site / Amenity Features**

①	Future Wynyard Point Park
---	---------------------------

**High Risk Zones**

⚠️ 1.	Limited Current Access to Waters Edge
⚠️ 2.	Current Stormwater Outlet
⚠️ 3.	Current Commercial Fishing / Working Edge

**Water Quality**



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WT America's Cup water testing site

# Wynyard Wharf Breakwater. Location 7.

Existing water areas between Wynyard Wharf and the headland reclamation due to breakwater/wharf structures.

beginnings are unlikely to be suitable swimming spots in the short term. Below is a description of the site advantages and disadvantages for swimming.

These water areas have the appearance of 'ready-made pools', however due to their industrial

Site Advantages	Site Disadvantages
Better tidal flushing	Swimming is considered a long term option in this location
Freedom to reinvent place narrative for this location due to Te Ara Tukutuku redevelopment	Likely ground contamination issues
Successful wave attenuation due to breakwater structures	Active commercial fishing edges
Further away from bars and restaurants	Existing stormwater outlet at end of wharf
	Further away from existing Wynyard Quarter & city centre amenities
	Current lack of people-attracting activities to co-locate with
	Headland is more exposed to tides, wind, waves and currents than other locations
	Proximate to boat transit channel
	Swimmers could be washed under Wynyard Wharf due to open wharf structure
	Larger super yachts or other vessels have very limited ability to move or change direction if swimmers stray into channel
	Sanford fishing fleet have no obligation to call on entry or departure unlike the locations within the viaduct, making management of swimmers difficult

Top Left: Wynyard Wharf Edge

Bottom Left: Wynyard Wharf Breakwater

Top Right: Wynyard Wharf Edge





# Wynyard Wharf Breakwater. Aerial.

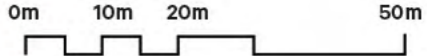


**Site / Amenity Features**

- ① Wynyard Wharf Breakwater

**High Risk Zones**

- ⚠ High Drop to Shallow Water
- ⚠ Private and Commercial Boat Movement / Fishing Vessel Working Edge to Wynyard Wharf



# Hobson Wharf. Location 8.

This location is co-located with a relatively new wharf structure completed for Americas Cup 36. The square shape-factor of the wharf extension creates options for swimming on all edges. This location is at the entrance to the Viaduct Harbour - a narrow opening for vessels but otherwise well-located in

terms of proximity to foot-traffic and existing activities.

Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Wharf extension has great views into Waitematā Harbour	Inner harbour of Hobson Wharf has narrow access and high boat activity
Closest water space to city centre/downtown	Wharf extension is more exposed to tides, wind, waves and currents than other locations
Can activate old America's Cup site	Bottle-neck pedestrian access onto wharf extension
Better tidal flushing compared with marina based locations	Thruster wash under Princes Wharf could pin swimmers
Future board-walk access to extension being considered	Swimmers could enter under the wharf and become entrapped
Water depth tbc	East side pontoon has been removed as it was unsuitable for berthing therefore potentially even less suited for swimming
	Public egress currently via the maritime museum
	Southwest side more suited but close to the key vessel route

Top Left: Hobson Wharf from downtown carpark  
Bottom Left: Hobson Wharf extension



Top Right: Princes Wharf from Maritime Museum  
Bottom Right: Hobson Wharf extension





# Hobson Wharf Aerial.



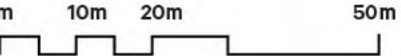
Site / Amenity Features	
①	Hobson Wharf Extension

High Risk Zones	
⚠️ 1.	Current Busy Edge with Boat Movement and Maritime Museum Activity
⚠️ 2.	Bottleneck Pedestrian Access to Hobson Extension

Water Quality								
1	2	3	4	5	6	7	8	9

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WT America's Cup water testing site



# Queens Wharf. Location 9\*.

Queens Wharf, considered 'the people's wharf' is a key public space along Auckland's waterfront. The wharf itself at 350m long (& 85m wide) is an extension of Queen Street and currently accommodates uses ranging from: event space at The Cloud, Ferry Berths, Cruise Facilities at Shed 10 and public art.

It is understood this location has been previously explored for swimming & jumping by Eke Panuku. Below is a description of the site advantages and disadvantages for swimming.

Site Advantages	Site Disadvantages
Identified as the peoples wharf, it has the opportunity to provide a unique experience at the base of the cities primary urban experience.	Large cruise ships still berth on the eastern edge causing spatial and functional conflicts with public access to the water-edge
Well linked to public transport at Britomart and the Ferry Terminal.	The large events spaces of Shed 10 and The Cloud take up large footprints but are unactivated between events
Temporarily activated already by the Pop-up Container Village	Heritage status of wharf could limit exploration of design options
Already used as a place to connect to te Waitematā visually by people of the city with excellent outlook across the harbour at the end of the wharf	Lots of underwash and movement of water caused by thrusters of ferries and cruise ships
The Cloud is a temporary building and earmarked for relocation. This creates opportunity for re-imagining the wharf and public access to water	The eastern edge where the available space exists is not a through path with foot traffic, therefore passive surveillance may be limited

*\* Queens Wharf was not discussed during Workshop 3, however this location has been included due to awareness of it as an earlier swimming & jumping opportunity*

Top Left: Queens Wharf ferry pontoons from Princes Wharf

Bottom Left: Public space between ferry terminals and The Cloud

Top Right: End of Queens Wharf

Bottom Right: Queens Wharf at night







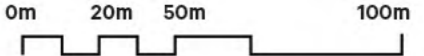
# Queens Wharf Aerial.



Site / Amenity Features	
1.	Queens Wharf public space (edge also used by fisherman)
Ferry Terminal	

High Risk Zones	
1.	Ferry Transiting Area /Frequent berthing causing high risk of entrapment
2.	Cruise ship births along East of Queens Wharf and West of Princess Wharf

The opportunity for this location can only occur internally as the edge of the wharf pose too high of a risk to the public if they were to enter the water near ferries or cruise ships.



# Potential Location Comparison. Draft Summary.

The nine potential swimming locations have been selected based on current and future known conditions. The matrix below has been set up as a summary of advantages and disadvantages recorded throughout this initial investigation process. It presents a snapshot of the existing characteristics of the nine identified potential locations at this moment. It is envisaged this will be further developed and refined in following stages of the process, internally within Eke Panuku. In particular, potential of these locations to contribute to Mana Whenua's aspirations have not yet been addressed; and no weighting of criteria has been applied. Furthermore, more data is needed to accurately capture water quality and other environmental factors.

	1. St Mary's Bay	2. Silo Park Steps	3. North Wharf / Jellicoe Harbour	4. Karanga Plaza	5. Inner Viaduct Harbour	6. Wynyard Point / Te Ara Tukutuku	7. Wynyard Point Breakwater	8. Hobson Wharf Extension	9. Queens Wharf
<b>Mana Whenua</b>									
...									
<b>Environment &amp; Mauri</b>									
Water quality	○	○	○	○	○	○	○	○	○
Wind / wave exposure	●	●	●	●	●	●	●	●	●
...									
<b>People &amp; Vibrancy</b>									
Ease of access	●	●	●	●	●	●	●	●	●
Sense of place	●	●	●	●	●	●	●	●	●
Proximity to recreational activities	●	●	●	●	●	●	●	●	●
<b>Safety</b>									
Proximity with moving vessels	●	●	●	●	●	●	●	●	●
Open wharf structures	●	●	●	●	●	●	●	●	●
...									

- Good / Acceptable
- Average / Some concerns
- Poor / Higher risk
- More data required / N.A

# Potential Location Comparison. Draft Summary.

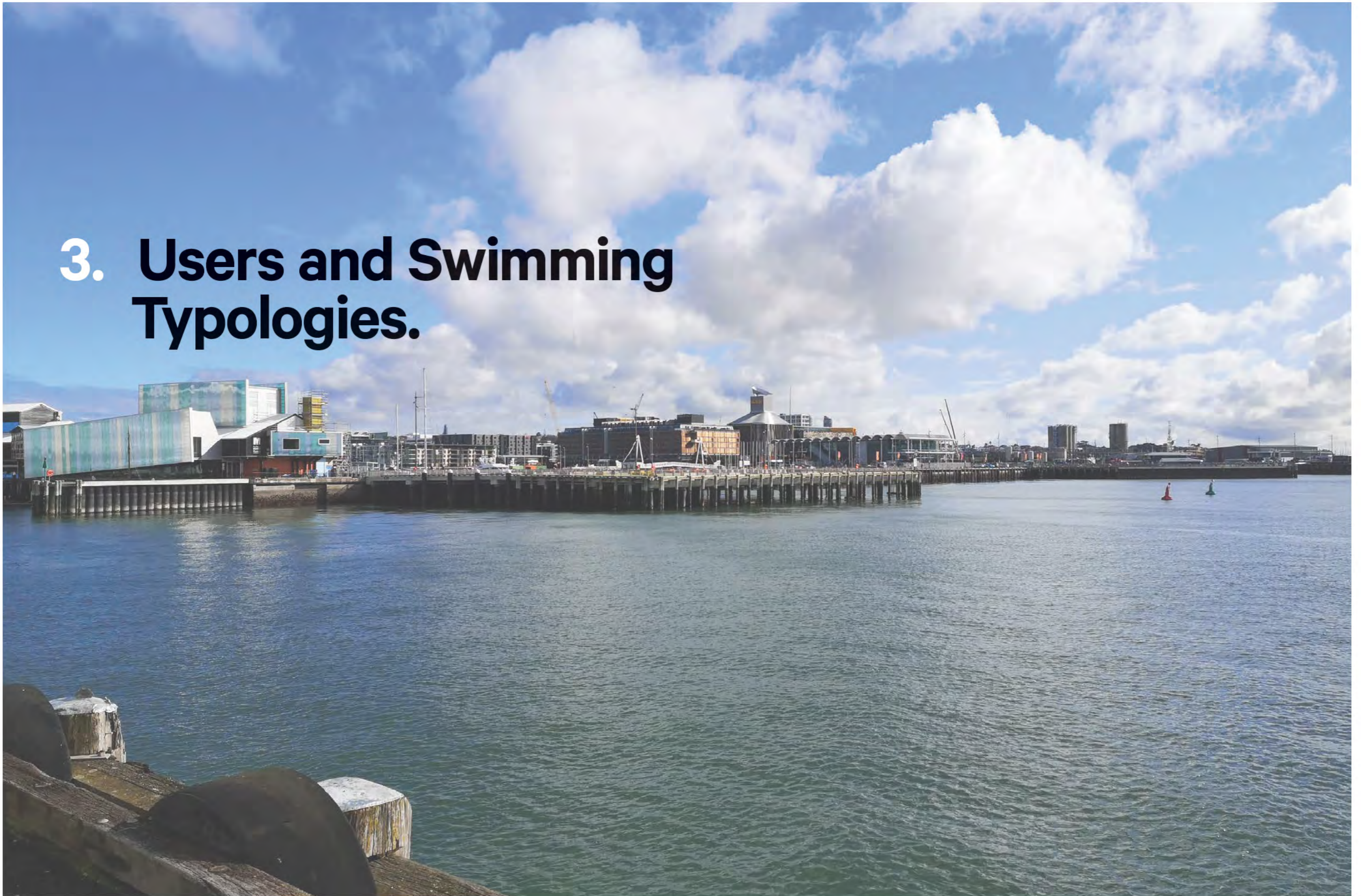
Further investigation is required to determine the viability of the nine identified locations and which swimming/jumping facilities could be appropriate there. The time-scale, potential facility size and indicative cost gathered below are indications of the potential and limitations of each location to be further considered when refining the list.

	Indicative time-scale to provide for safe swimming / jumping activities*.			Indicative size of swimming facilities these locations could cater for (water space)**.			Indicative cost implications to provide for safe swimming / jumping activities.		
	Short-term potential 0-2 years	Medium-term potential 2-10 years	Long-term potential 10+years	Small <600m <sup>2</sup>	Medium 600-3,000m <sup>2</sup>	Large >3,000m <sup>2</sup>	\$	\$\$	\$\$\$
1. St Mary's Bay	✓	✓	✓	✓	✓	✓	✓	✗	✗
2. Silo Park Steps	✓	✓	✓	✓	✓	✗	✓	✓	✓
3. North Wharf / Jellicoe Harbour	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Karanga Plaza	✓	✓	✓	✓	✗	✗	✓	✗	✗
5. Inner Viaduct Harbour	✗	✗	✓	✓	✓	✓	✗	✓	✓
6. Wynyard Point / Te Ara Tukutuku	✗	✓	✓	✓	✓	✓	✗	✓	✓
7. Wynyard Point Breakwater	✗	✓	✓	✓	✓	✓	✓	✓	✓
8. Hobson Wharf Extension	✗	✗	✓	✓	✓	✓	✗	✗	✓
9. Queens Wharf	✗	✓	✓	✓	✗	✗	✗	✓	✓

\*Excluding improvements required to achieve suitable water quality

\*\*For reference:  
Karanga Plaza water area (low tide): 475m<sup>2</sup>  
Olympic swimming pool water area: 1,250m<sup>2</sup>  
Parnell Baths water area: 2,400m<sup>2</sup>

### 3. Users and Swimming Typologies.



# Current and Potential Swimmers. User Matrix.



The Auckland waterfront needs to reflect the diverse communities of Tāmaki Makaurau, with their unique needs and aspirations. With the intent to open up the waterfront to the public and offer spaces and facilities for safe swimming and jumping, there is the opportunity to attract new waterfront users, encourage them to stay longer, or come more often.

Whilst various forms of swimming and jumping have been explored, water-base recreation could also include one-off water-based events (such as manu competition, inflatable water park etc) or mana whenua cultural practices. Opportunities relative to recreational activities are further explored in the next pages.

Engagement with te Waitematā for spiritual and cultural purposes first and foremost relies on the water to be healthy. Further consideration of mana whenua's aspirations relative to customary practices is to be incorporated in the next steps of this project. This will ensure a broader understanding of water engagement opportunities, not limited exclusively to swimming and jumping activities.

	Family with young kids	Local residents	Youth group	Temporary visitors / tourists	Health and fitness	Retirees	Organised activity groups	Local workers	Mobility impaired	Party people
Current user	●	●	●	●			●	●		
Potential user	●	●	●	●	●	●	●	●	●	●
<b>Activities</b>										
Formal recreation		●			●	●	●			
Informal recreation	●	●	●	●		●	●	●	●	●
One-off events	●	●	●	●	●	●			●	●
Cultural practices	●	●	●	●		●		●	●	
<b>Mode of access</b>										
On foot	●	●	●	●	●	●	●	●	●	●
Cycle / micro mobility		●	●	●	●					●
Public transport			●		●	●	●		●	●
Private vehicle	●				●	●	●		●	
Taxi / ride-share				●		●				●
Boat				●			●			
<b>Time</b>										
Week days AM		●		●	●	●	●	●	●	
Week days lunchtime				●	●	●		●	●	
Week days PM / evening		●	●	●	●	●	●	●	●	
Weekends	●	●	●	●	●	●	●		●	●
Holidays	●	●	●	●	●	●			●	●
Nigh time		●		●					●	●
<b>Price</b>										
Only if free	●		●	●	●		●	●	●	●
OK with additional fee		●		●	●	●			●	●

# Key Precedents.

In recent years, cities around the world started to experiment with new public waterfront amenity, reconnecting city residents with a once forgotten or disregarded seascape—or riverscape. Many cities would face similar issues as Auckland, with reclaimed landscapes, post-industrial uses and polluted land and water environments.

With a focus on both recreation and promoting interaction with the natural environment, provision for waterfront swimming in urban settings is becoming more and more common.

We can learn from these innovative and transitional interventions combining water activation, land amenity and specific management methods to create a unique response that would serve the people of Tāmaki Makaurau and te Waitematā.

The key precedents presented here helped us broaden our perspective on the form swimming and jumping activities could take on the waterfront. They explore a broad range of scales and typologies, and address topical concerns of safety, water quality and on-going public education.



## Aarhus Harbor Bath / BIG. Denmark

This purpose built swimming area provides the full range of swimming opportunities for recreational swimmers within the active harbour space of Aarhus. This now constitutes a major city destination, attracting locals and visitors alike to the waterfront.

- Enclose swimming to separate it from wider harbour vessel activity and easier management of **safety**
- Provide both natural and separated water conditions to deal with fluctuations in **water quality**.
- Create space for observation of swimming as well as periphery economic opportunities



## Kastrup Sea Bath / White Arkitekter. Denmark

Kastrup sea bath is a unique and iconic swimming experience harnessing strong architectural form to draw people out from the seas edge and into the deeper water where swimming and jumping can be accommodated.

- Purpose built structure allows for control of **safety** entering and exiting water
- Provides amenity in terms of shelter from wind and dry storage of personal belongings



## Berlin Badeschiff. Germany

This swimming spot is completely separated from the river water due to the water quality at the time of construction being unsuitable for swimming. Providing for this swimming experience in immediate proximity to the water has been used to bring public attention to the water quality issue—where great progress has been made since then.

- Allows for swimming immediately and is removed from **water quality** or other environmental conditions such as water flow or wildlife.
- Brings attention to and platforms issues around **water quality** with the urban context.

# Key Precedents. Continued



## Plus Pool / Family + PlayLab in collaboration with Arup, USA

This conceptual design—yet to be completed—is semi-separated from its context in the Hudson River with the walls of the floating pool proposed to filter the water as it flows past. The design aims to accommodate a range of different user groups and swimming typologies through variance in depth and water access, and overall flexibility to use for events etc.

- Seeks to educate and actively mitigate the **water quality** concerns in the area.
- Is using **marketing / communication** and intermediate installations to gain public support and momentum before its final construction



## Kings Cross Pond Club / Ooze. England

Initially installed as an art exhibition before gaining public support, this project exemplifies the potential to provide a unique experience as a means to organise people behind a cause through recreation. Facilitating a potential change of use through semi-permanent public activation.

- The project has been scaled and added to over time to increase amenity and manage the **safety** of increased usership connected to pollution of people swimming and the capacity of the natural filtration used as part of the initial design.
- Seeks to provide an experience of swimming in fresh water which has become foreign place in the city.



## Between Water / Ooze. Germany

This installation by Ooze is designed to highlight a public conversation about water treatment and water quality through amenity and interactive engagement with the content matter.

- Removed from the activity of swimming directly but discussing the other uses of water in which **water quality** are seemingly more pressing or confronting to highlight key principles.
- **Education** through bright colourful and engaging design. Water treatment in action rather than on a sign or display.



## The Wellington Diving Board / Wraight and Associates, NZ

A twisting and turning staircase springing from the wharf that appears to lead nowhere allows for the formalization of the popular summer activity of jumping in the water.

- Clearly identifies an appropriate site for this high risk activity ensuring water depth, easy egress out of the water and the ability to observe/monitor natural risks like **water quality**.
- Is well connected to the central city and is observable from all sides increasing passive surveillance as well as the boosting the spectacle of the activity

# Water, Land and Management Opportunities.

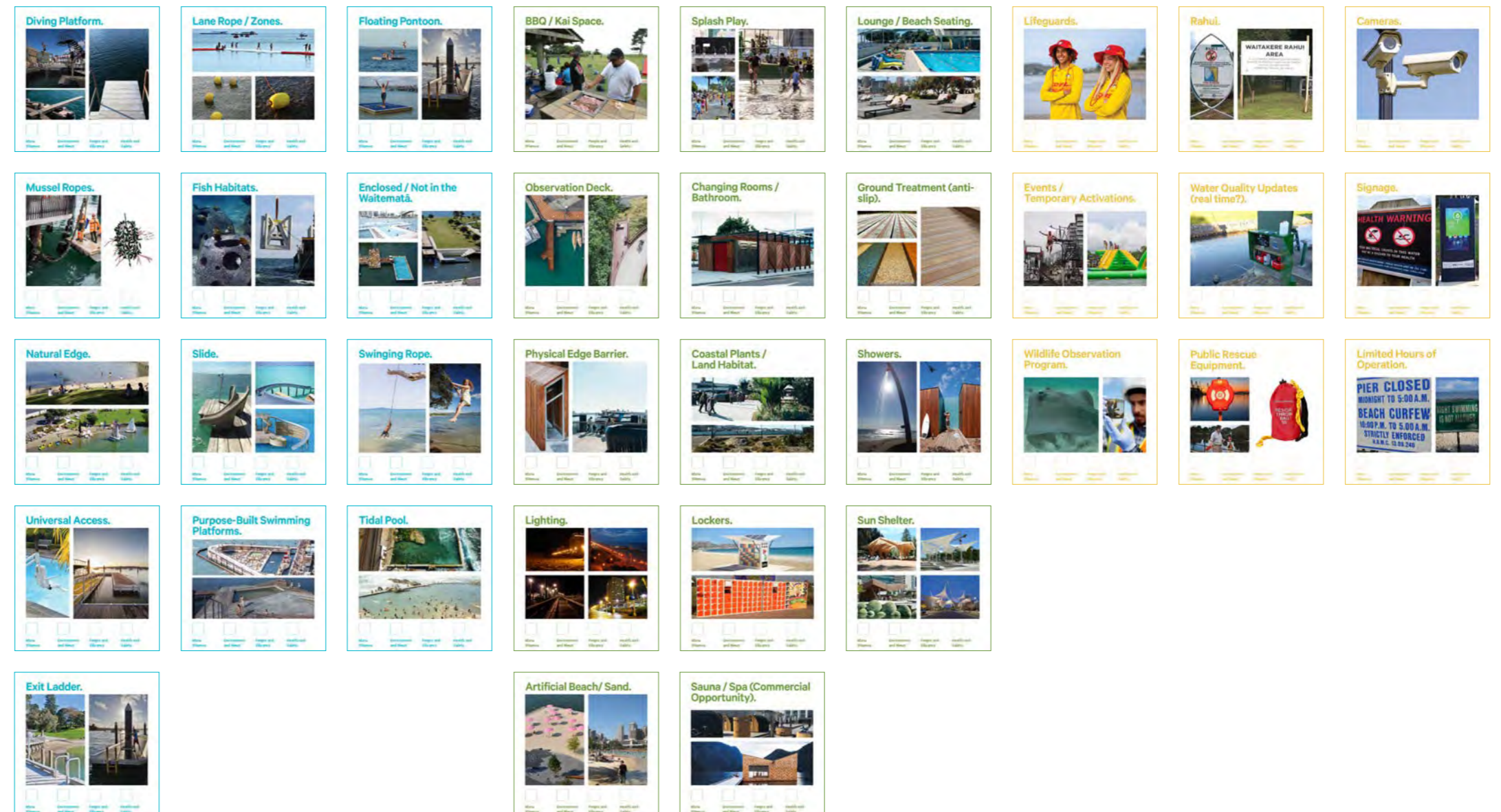
Informed by the precedents, a collection of project opportunities were collated under three categories: Water, Land and Management. These 36 opportunities constitute a non-exhaustive list of facilities and initiatives that could be explored at the waterfront. They have been used throughout the process as prompt to discuss priorities and concerns, and illustrate how the vision could be spatially translated.

More details are provided in the Appendix, as well as a record of main comments from Workshop #3 when these opportunities were discussed with the Stakeholder Group.

**Water Opportunities** describe the primary way people can engage with the water. These might be activities, structures or installations on the water or enabling people to enter or exit the water. Some include further opportunities to support the mauri of the Waitematā and the marine wildlife.

**Land Opportunities** are about the amenities and facilities on land that would support swimming and jumping activities. These complete the swimming experience and support manaakitanga for the waterfront visitors.

**Management Opportunities** include the non-built elements that could improve the safety of swimmers and jumpers. These also include measures to inform and educate waterfront users on the environment they are engaging with.







# 4 Recommendations and Next Steps.

# Next Steps.

## Getting to the short-list.

### Set the Swimming Vision and Objectives.

What do we want to achieve?

The four draft principles (Mana Whenua, Environment & Mauri, People & Vibrancy, Safety) need to be expanded further with clear objectives to define what swimming and jumping activities intend to deliver for Tāmaki Makaurau. From there, criteria to evaluate and refine the list of potential swimming locations will need to occur. This will be developed internally by Eke Panuku and will require further input from stakeholders and Mana Whenua.

### Match Opportunities (Typologies) with Potential Locations.

What could work where?

The list of potential swimming locations identified through this initial process should be further refined based on the swimming/jumping opportunities they can best cater for. For example, some locations are more suitable for enclosed purpose-built platforms, while others would better suit a simple diving board. Associating opportunities and locations will ensure all appropriate opportunities—and their target users—are considered before excluding any location from the short-list.

## Addressing water health.

### Monitor water quality and display information on site.

Is improved water quality data available?

Poor water quality at the waterfront is both a health risk for people and for the environment. Water quality data is partially available, but not for all potential locations, and not currently displayed on site (including at existing swimming spots like Karanga Plaza). Accurate information made available to the public is key to encourage safer swimming. Central city swimming locations could be prototypes to experiment with real-time water quality testing, with clear display of the pollution levels on site and of possible health hazards this represent. This could lead to further initiatives around education and public awareness about the mauri of the Waitematā.

Note that the technology for real-time water quality testing is not yet reliable / available.

### Raise awareness and educate the public about the mauri of the Waitematā.

Can we combine education & awareness of water quality together with swimming & jumping opportunities?

Addressing water quality issues will require time and commitment. It will take a while before swimmers can enjoy a dip in the Waitematā without having to worry about water pollution—or for natural ecosystems to be restored to/near their pre-colonial health. In the meantime, raising awareness about the issues and potential solutions is a key opportunity to build community engagement and interest. The waterfront is a key area of the city centre, with broad exposure to a wide range of locals and visitors. Raising awareness and discussing the health of the water through temporary activations or installations, education programmes, artworks, performances or innovative signage *in-situ* could help build a positive story around the environmental regeneration of our waterfront.

## Bringing the community on board.

### Engage with waterfront current and future users.

Can we include participatory processes to further shape waterfront swimming & jumping?

The waterfront is a major asset for Auckland. The transformation of its land and water spaces—including opening areas up to the public—presents extensive opportunities to redefine how the city and the moana come together. Aucklanders are best placed to decide how they want to swim, jump and engage with the water (at the waterfront). This is a real opportunity to co-design or adopt a participatory process to re-think with the community what the waterfront could look like in the next 20 years. Building community buy-in and interest could happen step by step and at different levels of the planning process, in particular once the internal process to refine the short-list of potential locations has been completed alongside the project vision and objectives.

# Karanga Plaza. Summer 2022/2023.

Left: Making More and More — ThingKing on behalf of WWF in collaboration with Ogilvy

The tidal steps at Karanga Plaza provide public access to the waters edge. They enable swimming, which has seen increasing popularity at this location. This has resulted in swimming ropes/barriers to manage conflicts between swimming space and vessel movement. There is also demand for jumping which has occurred previously from balustrades.

Swimming and jumping at the tidal steps has safety issues as these two activities were not part of their original design intent. These issues are being addressed as part of this project by way of a parallel Risk Reporting process being undertaken by Resolve Group.

In the short term (Summer 2022-2023), some of the identified safety concerns could be addressed through controls and management measures, as recorded in the safety register during Workshop 2. This could include on-site lifeguards, appropriate public rescue equipment, safety signage and water quality awareness.

It is suggested that some of these elements could inform an integrated engagement and education opportunity. Potentially creating an installation to educate waterfront users while collecting their opinion and aspirations for the waterfront.



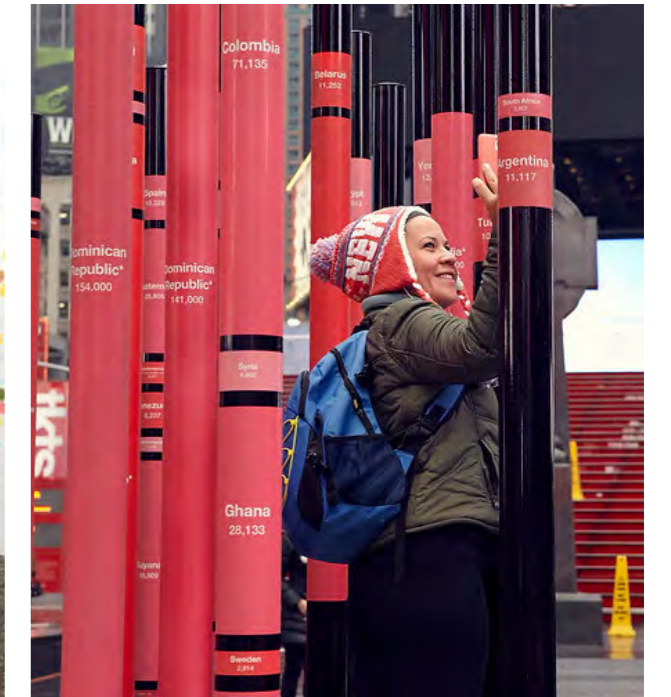
Top Middle: Seattle Design Festival, Vacant Seattle — Studio Matthews



Bottom Middle: London 2012 Olympics Public Consultation — Studio Matthews



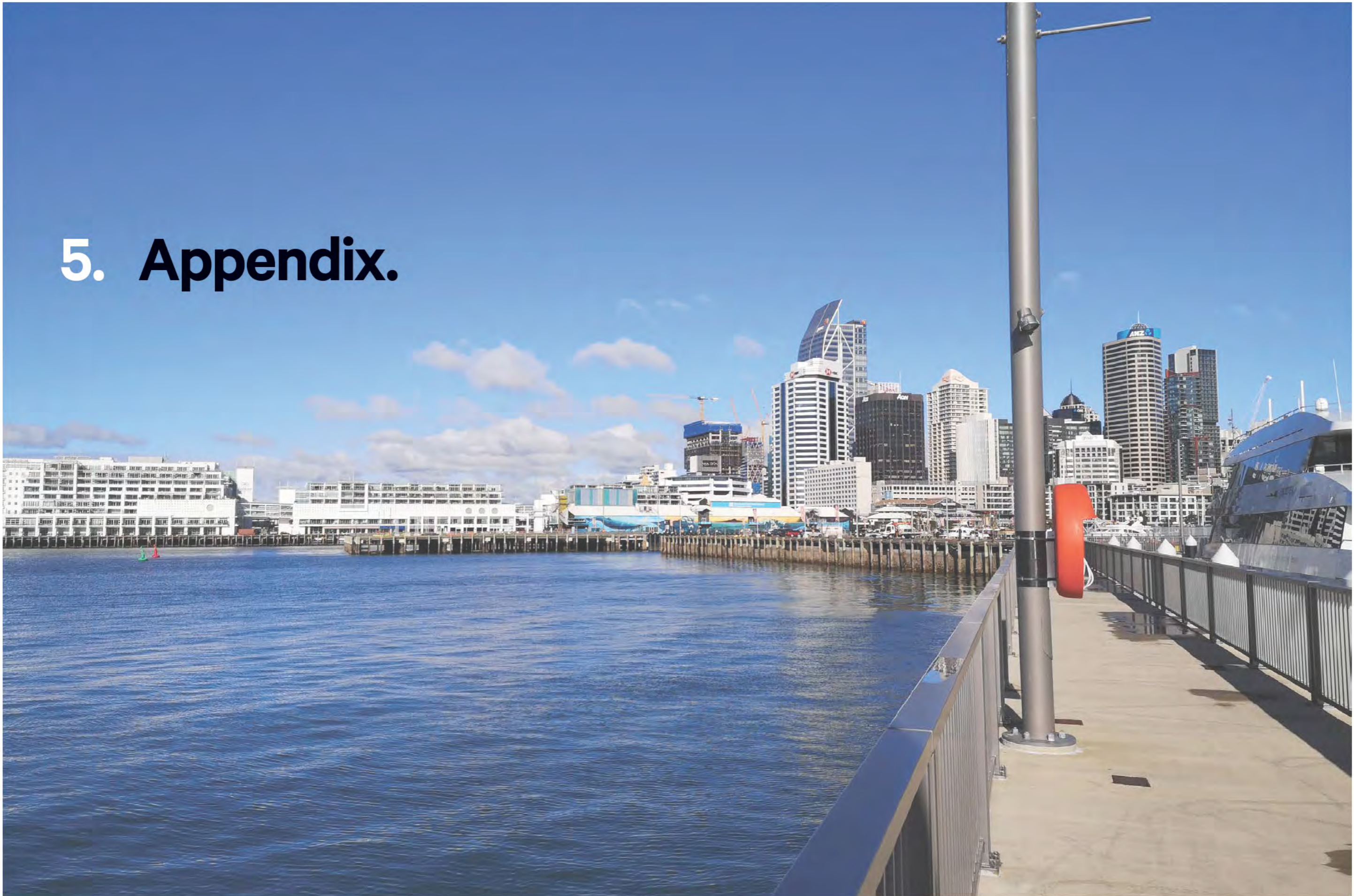
Top Right: We Were Strangers Once, Too — Genevieve Hoffman and Noa Younse



Bottom Right: Seattle Design Festival, Vacant Seattle — Studio Matthews



# 5. Appendix.



# Workshops Findings.

## Workshop 1. 14/07/2022

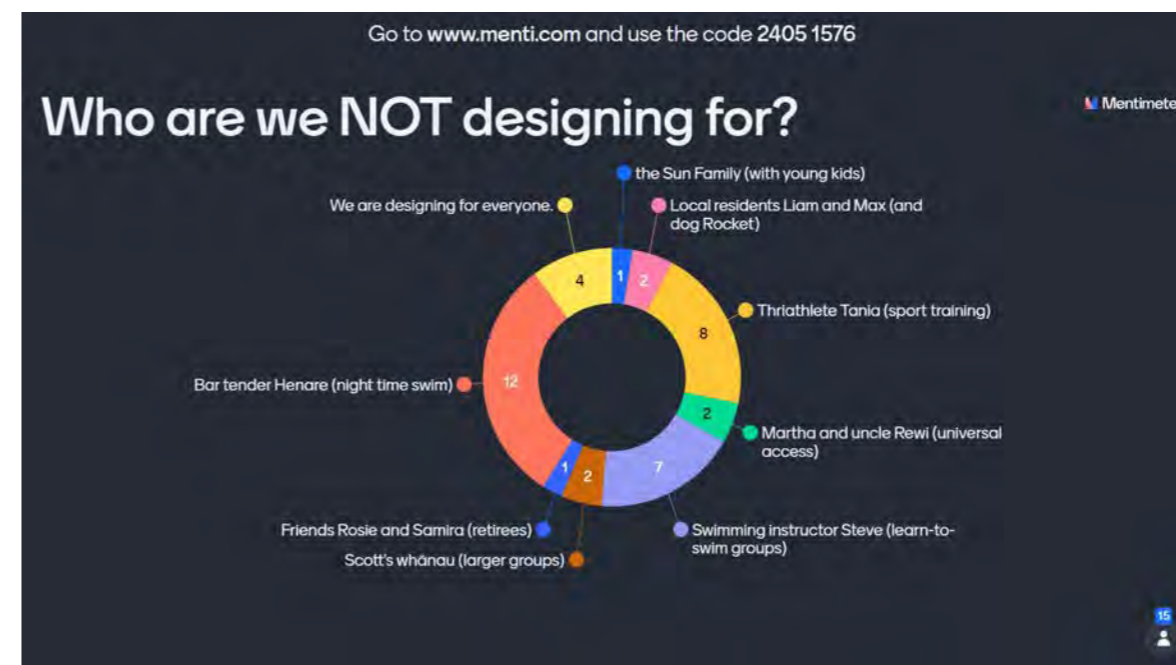
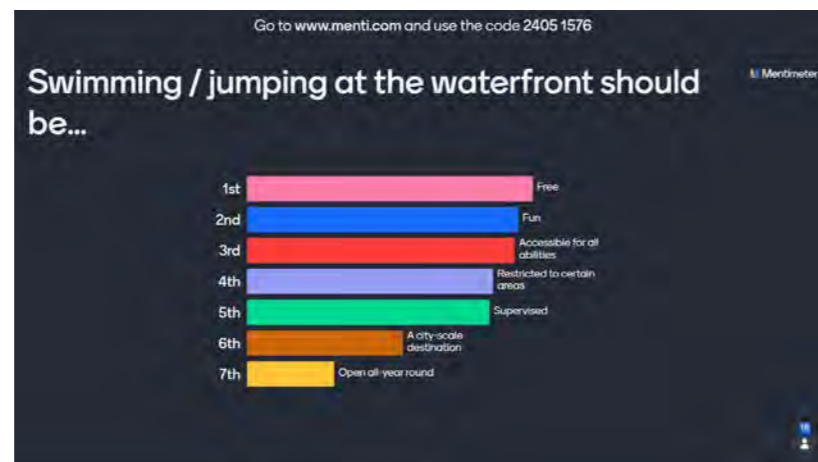
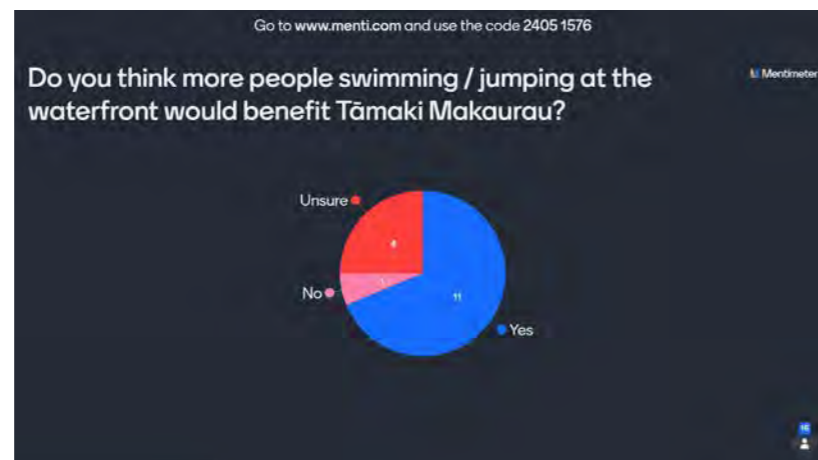
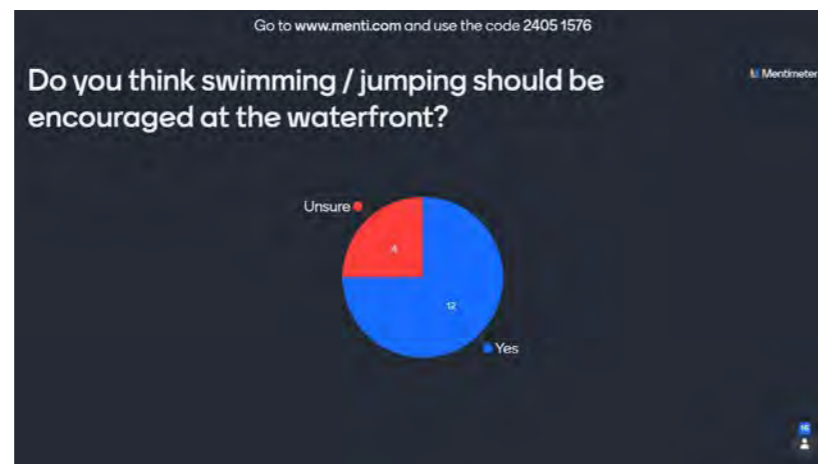
Workshop 1 was about introducing the project to attendees and to start thinking around opportunities to swim and engage with the waterfront.

Questions were asked and conducted via Mentimeter, which can be seen along with the results on this page.

The majority of workshop attendees did think swimming should be encouraged at the waterfront, whilst caveated via discussion points which followed the question/poll. These mostly related to swimming being encouraged as long as safety, drowning prevention and water quality measures to improve upon existing conditions occur.

User groups were also explored in terms of guiding the subsequent exploration of precedents and swimming opportunities.

Workshop 1 also had a risk identification component to it, run by Resolve Group.



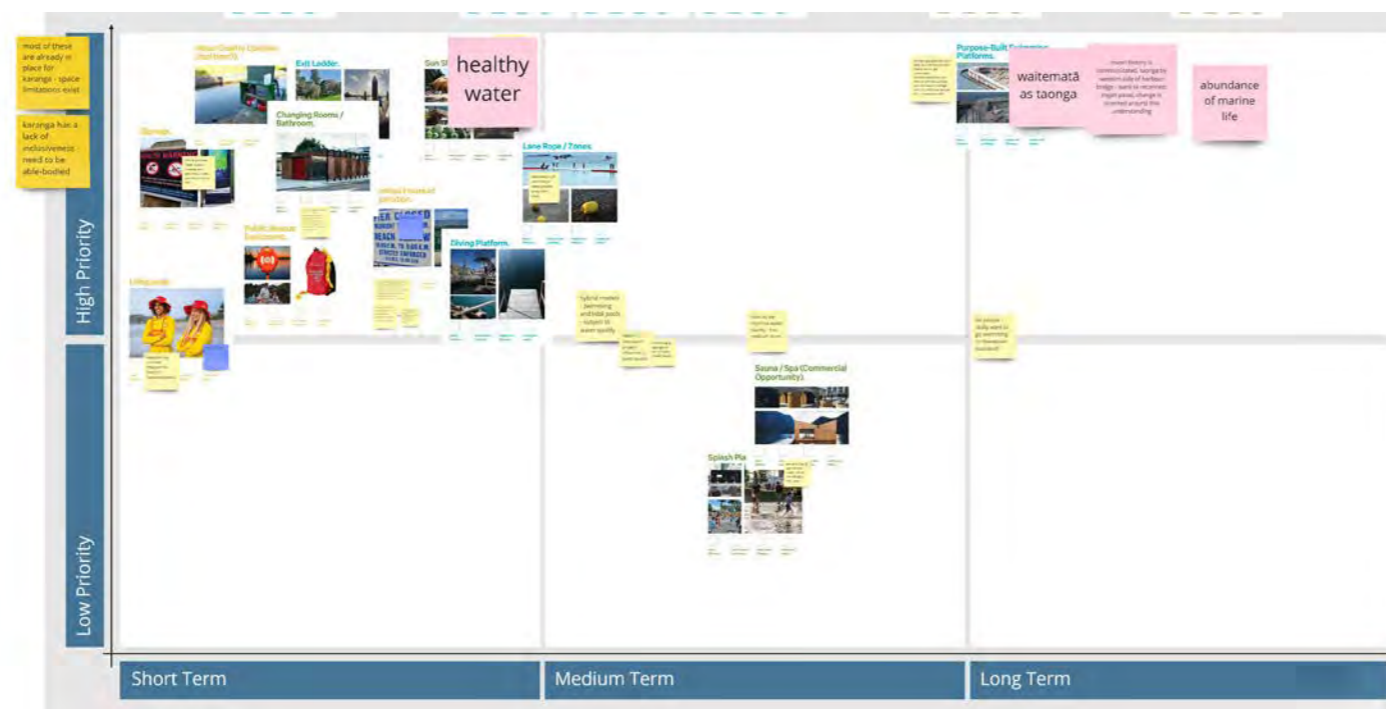
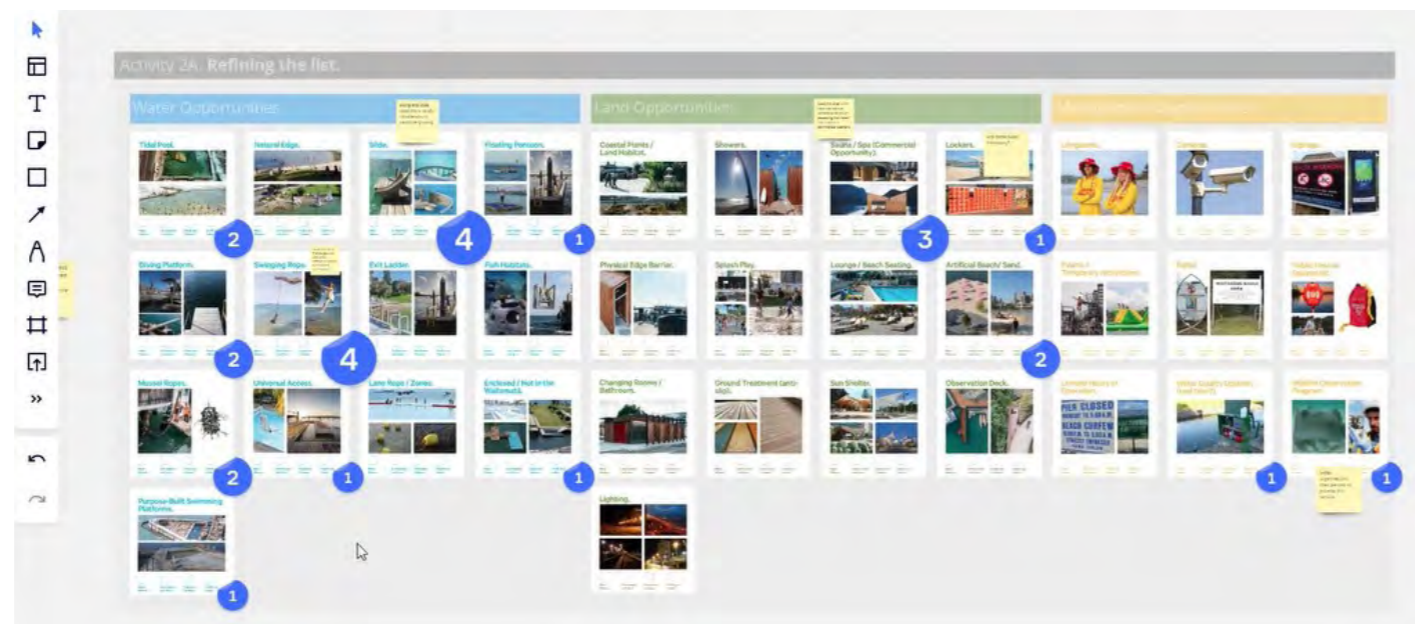
# Workshops Findings.

## Workshop 3. 11/07/2022

Workshop 3 attendees were asked to vote to *exclude* the opportunities that didn't seem appropriate to explore further at Auckland waterfront.

The opportunities that received the most votes were the slide and the swinging rope, due to safety concerns (top image). Most attendees found that all opportunities were worth exploring further, providing that safety risks will be addressed through the design process.

Second activity of the workshop saw a discussion around priorities over time (bottom image). Without a clear vision around what the future of swimming could be at the waterfront, most comments and opportunities were identified for the short term (mostly easy to implement / deliver management opportunities). Full list of opportunities are gathered in the following pages, with key comments from the workshop included in speech bubbles.



# Water Opportunities.

Water Opportunities describe the primary way people can engage with the water. These might be activities, structures or installations on the water or enable people to enter or exit the water. They may also define a swimming or jumping area through their physical design/appearance and may include further opportunities to support the mauri of the Waitematā and the marine wildlife.

"The swing and slide options need more careful considerations"

"Who will manage the mussel ropes as the can damage propellers of vessels and need ongoing maintenance. Mussel shells not compatible with swimming"

"Mussel ropes help promote a more abundant ecology of marine life which mana whenua support"

### Purpose-Built Swimming Platforms.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Slide.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Lane Rope / Zones.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Mussel Ropes.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Natural Edge.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Tidal Pool.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Floating Pontoon.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Fish Habitats.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

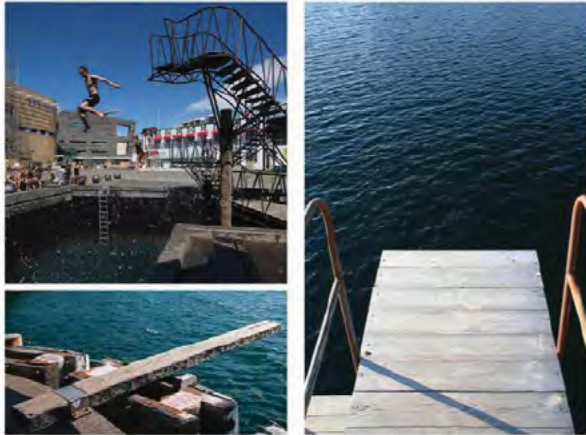
# Water Opportunities. Continued.

"Safety risk - does Eke Panuku want to take this on board?"

"Not sure if this is in the spirit of what we are trying to do in regard to access into waitematā"

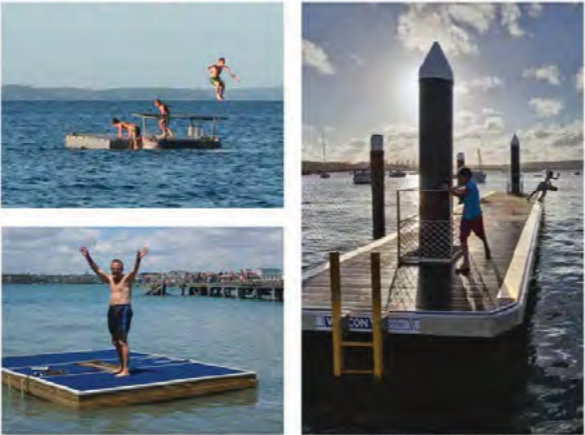
"This could provide a unique experience between swimming and observing the water & marine life"

### Diving Platform.



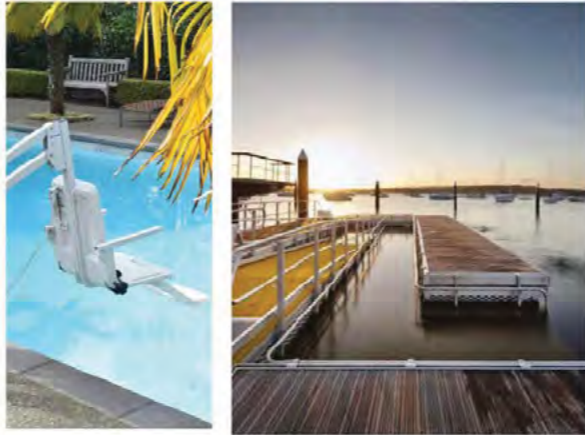
- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

### Floating Pontoon.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

### Universal Access.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

### Enclosed / Not in the Waitematā.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

### Exit Ladder.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

### Swinging Rope.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

"This would be more difficult to find playground standards for and may be difficult to control surrounding environment to avoid higher risks"



# Land Opportunities.

Land Opportunities are about the amenities and facilities on land that would support swimming and jumping activities. These complete the swimming experience and support manaakitanga for the waterfront visitors.

"Not supported in principle by Mana Whenua."

"Reclamation or dredging mixes eco-systems causing a transferring of taonga, disruption of mauri and the intrinsic connection to whenua."

"Ensure toilets are away from kai areas"

### Splash Play.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Artificial Beach/ Sand.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Sun Shelter.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Changing Rooms / Bathroom.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Observation Deck.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Ground Treatment (anti-slip).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Lounge / Beach Seating.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

### Physical Edge Barrier.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mana Whenua	Environment and Mauri	People and Vibrancy	Health and Safety

# Land Opportunities. Continued.

## Coastal Plants / Land Habitat.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

"Are these super necessary or do they just create another security risk?"

## Lockers.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

"Does this align with what we want to achieve in terms of accessing the water? this is more a commercial element"

## Sauna / Spa (Commercial Opportunity).



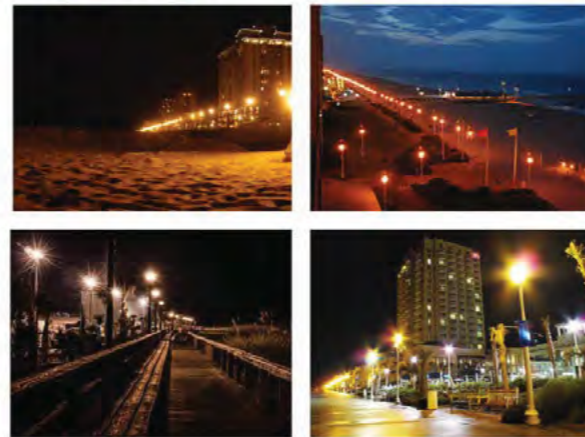
- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

## Showers.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

## Lighting.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

## BBQ / Kai Space.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

Along with allowing space for the sharing of kai there needs to be appropriate facilities for waste

# Management Opportunities.

Management Opportunities include the non-built elements that could improve the safety of swimmers and jumpers. These also include measures to inform and educate waterfront users on the environment they are engaging with.

“Learn to swim programs and water safe education would be an approach to safety from holistic perspective”

### Rahui.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Lifeguards.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Cameras.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Events / Temporary Activations.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Water Quality Updates (real time?).

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

### Wildlife Observation Program.

Mana Whenua

Environment and Mauri

People and Vibrancy

Health and Safety

There is potentially better organisations than Eke Panuku to provide this service.

Note: Technology to provide real time water quality information is not yet available / reliable. This could be a longer term aspiration and research & innovation opportunity. In the meantime, water sampling and testing will follow the standard SafeSwim process.

# Management Opportunities. Continued.

## Signage.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

## Limited Hours of Operation.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

## Public Rescue Equipment.



- Mana Whenua
- Environment and Mauri
- People and Vibrancy
- Health and Safety

**Land.  
People.  
Culture.  
Isthmus.**

**Tāmaki Makaurau**

Auckland  
Level 6  
246 Queen Street  
PO Box 90366  
Auckland Central 1010

+64 9 309 9442

**Te Whanganui a Tara**

Wellington  
Level 5  
56 Victoria Street  
PO Box 24116  
Wellington 6030

+64 4 499 9832

**Ōtautahi**

Christchurch  
Matai Common  
10 Mollett Street  
PO Box 1153  
Christchurch 8011

+64 3 983 7360

## Memorandum

**To:** Eke Panuku Developments  
**Attention:** Jacob Marshall, Bridget Law  
**From:** Tim Christensen (Resolve Group), Tim Crow (Resolve Group)  
**Date:** 31/08/2022  
**Subject:** **Eke Panuku Auckland City Swimming Study - Risk and safety review**

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### 1.0 Introduction

As the waterfront continues to transition from an industrial to public space and more people become attracted to the area, it is important to continually review, test and balance the best swimming outcomes.

Eke Panuku has engaged Isthmus Group (IG) and Resolve Group (RG) to assist with a risk, safety and opportunities study on current and possible future swimming locations and activities in the Auckland City area. The study is to be presented to stakeholders and internal Panuku staff for further consideration and decision-making on swimming in the area.

Presently swimming occurs at Karanga Plaza in the Viaduct and St Marys Bay. Part of IG's scope was to investigate other possible swimming locations in the Auckland city area and form a long list of options as well as undertake a high-level study of corresponding activities that could be used at any of the locations. 7 possible long list locations were identified in the general city area with various activities possible. Four workshops have been run with stakeholders to receive feedback on risk, safety and the various location and activity proposals.

Part of RGs scope involves providing a detailed risk register of the currently in-use Karanga Plaza area and also the other long list of location options identified by IG.

This memo presents a summary of the process taken to date, the main risks and opportunities found in the study along with copies of the risk registers.

### 2.0 Workshops

Four workshops have been run to date. A brief summary of each is noted below.

#### **Workshop 1**

- General workshop to present the aim of the study and receive feedback on risks and opportunities from stakeholders. Facilitated by RG.

At this workshop the purpose was to:

1. Learn or refresh ourselves on project objectives and how they align with the conclusions of the discussion from Eke Panuku Board in March 2022.

2. Share useful background information that could improve the context, scope and criteria of our upcoming risk and opportunities workshops.
3. Discuss ideas and share concerns so that Resolve Group can collate the current conditions and hazards/ behaviours of swimming & jumping along the water's edge.

### Workshop 2

- Detailed risk workshop on the Karanga Plaza Tidal Steps swimming area. Facilitated by RG.

At this workshop the purpose was to:

1. Identify risks and suggest controls for the management and operation of the Karanga Plaza Tidal Steps
2. Populate the risk register.
3. Provide a consistent approach to risk management across Eke Panuku and waterfront assets

### Workshop 3

- Long list locations and high-level possible activities feedback workshop. Facilitated by IG.

At this workshop, the locations and types of facilities were discussed. While not the main purpose of the workshop, RG collated additional risks and controls at this workshop identified at each location and the type of facility/use.

### Workshop 4

- Risk and safety review on the possible locations and high-level activities. This was presented as a matrix and facilitated by RG. A copy of the matrix is given in table 2.

This workshop did not focus on all features/activities identified in Workshop 3, just the features/activities that may have inherent health and safety risks.

## 3.0 Common risks and controls discussion

Some risks are generally common across all locations. A summary of these risks has been listed below along with possible controls where applicable.

Common Risk	Controls
- Water quality	- Live updates - Investigations into causes - Boats use holding tanks
- Safety around boats	- Designated roped-off swimming areas - Signage banning jumping from Wynyard Crossing bridge.
- Water Safety	- Lifeguards
- Collisions due to jumping	- Security guards - Lifeguards - Dedicated facility with rules for use
- Cuts and scrapes from oysters	- Regular maintenance of swimming areas to remove shells - Location selection

- Shallow water presents a risk for jumping	- Dredge to increase the depth
---	--------------------------------

Table 1: Common risks and controls

### 3.1 General Common Risks Discussion

#### **Water quality**

A common and important risk noted by the stakeholders was water quality. Poor water quality has multiple potential causes in this area, including:

- Discharge from boat holding tanks.
- Storm and waste water outlets nearby.
- Leaching from the reclaimed land at the tank farm.
- Hydrocarbon spills from boats.
- Chemicals from maintenance of boats and other works in the area entering the water.

The consequence of swimming in poor water quality is that there is a risk that swimmers will become sick. This can be partially controlled by banning or limiting swimming at times of poor water quality such as after heavy rainfall or other events. Safeswim allows beach users to make informed decisions on when and where to swim. Safeswim is a partnership between the Auckland Council and other regional councils, Surf Life Saving New Zealand, Surf Life Saving Northern Region and the Auckland Regional Public Health Service. New technology such as real-time messaging boards and water quality prediction models could also be used to control the risk.

#### **Safety around boat traffic**

The Viaduct marina is thought to be the only working marina in the world that allows swimming. With boats also using the area there is a possible risk that there will be a conflict between boat traffic and swimmers. This could result in injuries to swimmers. With Wynyard Crossing bridge nearby to Karangahanga Plaza swimmers have been known to jump off the bridge into the middle of the channel, which could result in impact boats in the area. Other locations have similar risks with boats nearby.

Controls include limiting swimming to roped-off areas, banning jumping from Wynyard Crossing Bridge with signs and using areas for swimming that are away from boat trafficked areas.

#### **Water safety**

Water safety is a risk for all swimming sites. Consequences are fatal or non-fatal drowning or other water safety incidents such as hyperthermia.

This risk could be controlled by using swimming locations where the water is shallow like St Mary's Bay or by providing lifeguards over the busy summer periods to control possible drowning and other risks. Lifeguards are trained in water safety so are well placed to pick up and act on instances of water safety risk.

#### **Collisions from jumping**



A risk exists that there will be collisions from users jumping from areas such as the area that already exists at Karanga Plaza. The cause of the risk is that a previous jumper will not be sufficiently out of the area before the next user jumps.

Controls for this risk include signage to explain risks and provide rules for use. Additionally, security guards or lifeguards could help to police the area and make sure that the rules were being followed.

This risk also applies to some of the possible future activities such as rope swings and slides.

### **Cuts and scraps**

Karanga Plaza and other areas from the long list study will be subject to oyster and other shellfish growth over time. This presents the risk of cuts and scrapes when entering or exiting the water. There may also be cuts and scrapes from falls on slippery wet concrete.

The risk can be controlled by maintenance work to remove the shells from areas like Karanga Plaza or other marina areas. Beach locations like St Marys Bay will be more difficult to control through maintenance therefore it would be more practicable to control sharp shells using signage to alert users to the risk. Regular maintenance to remove slippery algae build-up as well as a no-running rule may help to limit slips and scrapes from falls on concreted areas.

### **Shallow water jumping risk**

Some of the long list locations may be too shallow to allow jumping to take place. If jumping is a desired activity the depth could be increased by dredging the area to control the risk of injury to users from hitting the bottom.

### **3.2 Long list risk and safety table**

The following table gives a summary of the risks and controls for the various long list locations and activities. Refer to the IG report titled Preliminary Investigation Report for a plan view and description of the locations. Note that there were additional possible activities presented by IG for discussion at workshop 3 that are not listed in the table below as they do not have safety implications. In some cases, the activities may form controls for risks, where this happens, they have been included as appropriate.

**Panuku City Swimming Study - Long List Options Safety Matrix**

Note: Activities identified from opportunities shared in workshop 3 have been added with controls also from workshop 3 included as appropriate.  
Opportunities that are not shown have not been included as they do not have safety implications.

Key:   

Location/Activities	Purpose built swimming platforms	Slide	Mussel Ropes	Diving Platforms	Floating Pontoon	Swinging Rope	Events	Main specific Hazards	Controls
St Marys Bay		Too shallow	Too shallow	Too shallow	Too shallow	Uncontrollable and shallow water		- Water quality - Cuts from shells at low tide - Conflict with other users i.e small sailing craft, RC yachts	- Real time water quality updates
Silo Park Edge		Constrained area	Boat traffic	Constrained area	Constrained area	Uncontrollable and constrained area		- Constrained area with boat traffic - Cuts and scrapes from oysters - Water quality	- Lane ropes - Real time water quality updates
North Wharf/Jellicoe				Shallow		Uncontrollable		- Shallow water (jumping hazard) - Boat traffic - Water quality - Cuts from oysters and mussells	- Dredging - Real time water quality updates
Inner Viaduct Harbour	Marina traffic	Marina traffic	Marina traffic	Marina traffic	Marina traffic	Uncontrollable		- Water quality, storm water outlet nearby - Intoxicated public - Marina traffic	- Real time water quality updates - Lane ropes
Hobson Wharf						Uncontrollable		- Water quality - Boat traffic - Wash under the wharf from boats - Open and deep water (on the north side)	- Real time water quality updates - Lane ropes - Wash diffusers
Wynyard Point			Boat traffic			Uncontrollable		- Water quality - heavy boat traffic - deep and potentially rough water	- Real time water quality updates - Lane ropes
Wynyard Wharf Breakwater			Boat traffic			Uncontrollable		- Waves and rough water - Water quality - Boats including a critical location for turning super yachts	- Lane ropes - Real time water quality updates
<b>Short term</b>									
Karanga Plaza	Water Quality	Water Quality		Water Quality	Not enough space	Not enough space	Not enough space	- Water quality TBC - Marina traffic - Oyster or other cuts and scrapes	- Area monitored by security guards. - Lane ropes.
<b>Long term</b>									
Karanga Plaza					Not enough space	Not enough space		- Marina traffic, - Oyster or other cuts and scrapes	- Area monitored by security guards. - Water quality improved or reponsive cotrols put in place
<b>Activity Hazards</b>	- Falling from height (depending on the platform height) - Risk of divers hitting the bottom. - Collisions between users	- Slips, trips and falls - Collisions between users. - Deep water at the end of the slide relative to the start.	- Breaking ropes may tangle around boat propellers. - Cuts and abrasions from impacts with swimmers.	- Impacts between jumping users. - Slips and impacts on the edges.	- Swimmers encouraged into deeper water. - Divers hitting the bottom in shallow water.	- Collisions. - Hitting edges. - Deeper water.	- N/A		
<b>Controls</b>	- Barriers around edges and clear and simple signage advising usage rules - Dredging to provide depth. - Security guards/life guards monitoring users to avoid collisions.	- Security guards monitoring users. - Life guards.	- Exclusion zones for boats. - Exclusion zones for swimmers.	- Security guards monitoring users. - Life guards.	- Security guards monitoring users. - Life guards.	- Security guards monitoring users. - Life guards.	- N/A		

Table 2 - Locations and activities options matrix

### 3.3 Karanga Plaza risk and controls discussion

A detailed risk review for the Karanga Plaza area has been completed and is attached in Appendix A. Details on present and additional controls are also given in the register.

This has identified some extreme and high risks, that unless controls are put in place require T2 and/or CE/ELT acceptance. Depending upon the suite of controls implemented, the residual risk of continued use should be brought down into the tolerable range.

Below is an extract from the Eke Panuku Risk Management Framework indicating the gateway approval required depending on the risk profile of each hazard identified.

#### 4.9 Risk Matrix

The risk matrix is an indicative diagrammatic representation of the risk levels on a 5x5 matrix.

<b>Level 1</b>	<b>Low</b>	Tolerate risk
<b>Level 2</b>	<b>Moderate</b>	Tolerate if the cost of risk elimination, transfer or reduction is greater than the improvement gained.
<b>Level 3</b>	<b>High</b>	Intolerable (active management by Division and Department managers (T2 & T3))
<b>Level 4</b>	<b>Extreme</b>	Intolerable (CE and ELT)

<b>Consequences</b>	5 Catastrophic	Low	High	High	Extreme	Extreme
	4 Major	Low	Moderate	High	High	Extreme
	3 Moderate	Low	Moderate	Moderate	High	High
	2 Minor	Low	Low	Moderate	Moderate	High
	1 Insignificant	Low	Low	Low	Low	Low
		1 Rare	2 Unlikely	3 Possible	4 Likely	5 Almost Certain
		<b>Likelihood</b>				

Figure 1 – Eke Panuku risk matrix scoring criteria

Specific activities at the Karanga Plaza tidal steps area currently include swimming, paddling from the lower steps, casual use as a place to sit and relax and also jumping occurs from the wall outside the balustrade on the southern edge.

The current activities at Karanga Plaza mentioned above carry Health and Safety risks that are covered in the risk register. Some Risks and controls ordered by activity are also summarised below. Note this summary includes only the more severe risks and is not a definitive list, refer to Appendix A for more information.

Activity	Main Risks	Current Controls	Additional controls
Swimming	- Water quality from faecal matter, chemicals from marina-related works or leaching from the tank farm.	- Safe swim website. - Holding tanks on boats.	- Real-time water quality updates. - Fix sources of poor water quality.
	- Swimming-related incidents e.g. drowning or hyperthermia	- Security guards in the summer months watch behaviours in the area	- Lifeguards. - Survey security guards to find areas for improvement.
	Altercations with vessels using the marina.	- Markers that provide a defined swimming area.	
	- Cuts, scrapes and slips and trips from entering and exiting the water.	- Regular maintenance.	- Improved entry and exit points.
Jumping	- Collisions with other swimmers causing injuries or drowning.	- Signage showing the jumping area.	- Improvement to the balustrade to make the area accessible to competent swimmers only with a gate to the platform for easy access and to stop jumpers climbing the balustrade. - Lifeguards to supervise the activity. - Signage to explain rules.
	- Altercations with vessels using the marina. - Jumping from Wynyard crossing bridge.	- Markers that provide a defined swimming area. - No jumping from Wynyard wharf signage. - Security guards in the summer months.	- Improvements to the Wynyard crossing Bridge balustrade to make it less climbable.

### Discussion on Karanga Plaza Risks and Controls

Generally, the major health and safety risks discussed at the workshops fall broadly into the categories of poor water quality and water safety concerns. Water quality is the more difficult of the two to manage with controls as some of the sources of wastewater are currently unknown. Additionally in certain conditions chemicals can leach out of the tank farm reclaimed land and into the viaduct area and there may be accidental discharges from boats in the marina.

Generally controls for poor water quality include monitoring of conditions using predictive models and banning or limiting swimming during periods of poor quality. The location also appears on the Safeswim website showing current conditions and boats in the marina must use holding tanks. There is a boom around the swimming area to control the spread of any hydrocarbons into the area. Additional controls that could be used are real-time messaging

to alert users via a messaging board located nearby and further investigations into the sources of poor water quality by the council departments.

Water safety incidents in comparison can be controlled more easily. A source of risk is the non-code-compliant balustrade on the southern edge of the steps which children could crawl under. There is also no easy access to the jumping location as a jumper must first climb over or under the handrail. Additional control for these risks could be to replace the balustrade and provide a pool-type gate for the jumping area. Lifeguards providing support over the summer months would also help to reduce the water safety risks. There are security guards active over the summer months who can help with general behaviour but will not be specifically trained in water safety.

Currently, the Wynyard Crossing bridge handrail can be climbed as the rails have been placed horizontally. This allows for climbing and jumping from the bridge into the marina navigation channel. Controls such as lane ropes to mark off the swimming area are currently used and also no jumping signs. Additionally, security guards manage the area and will police the no jumping rule when required. An additional control would be to retrofit the balustrade to be non-climbable and further dissuade jumping as an activity from that location.

Other risks exist such as slips and trips causing injuries and cuts and scrapes from the concrete and potentially oysters growing on the steps. These can be controlled by regular maintenance of the area to ensure that it is free of oysters and not slippery. There is a maintenance programme in place to control these risks.

## **4.0 Conclusions**

Risks and controls presented above will be considered by Eke Panuku when considering waterfront swimming locations and activity opportunities. Some further work will be required to fully investigate risks like water quality and others that may be developed further around the specific locations during a detailed design study if required.

Risks and controls will be considered in conjunction with costs for implementation in further decision-making to ensure acceptable risk levels and cost-effective solutions are reached.

Once the short-listed options have been determined the risk registers for those options will be scored. The scoring will then allow a decision to be made on the risk appetite of Eke Panuku to the risks based upon the controls that could be applied to that risk.

Karanga Plaza presents some immediate risks for both water quality and swimming-related incidents. These can be managed by controls to lower risk levels but there will always be some level of risk present to swimmers. Additional controls are available that can further reduce risk levels.

**Appendix A – Detailed risk registers for Karanga Plaza and the long list of locations**

## Memorandum

27 September 2022

**To:** Eke Panuku

**CC:** Craig McIlroy – General Manager Healthy Waters, Nicholas Vigar, Head of Planning, Nick Brown – Regional Planning Manager, Darryl Thompson - Principal Specialist Health Enforcement

**Subject:** **Provisional water quality assessment for Karanga Plaza**

**From:** Martin Neale – Independent Scientist, Holly Foreman - Safeswim Principal

### Purpose

1. To provide an assessment of the available water quality information for Karanga Plaza (Viaduct Steps) to inform management of the site for water-based recreation (swimming and jumping).

### Summary

- Safeswim is a partnership programme providing real-time science-based advice on the level of risk associated with swimming at specific locations. Safeswim allows users to make informed decisions on when and where to swim.
- The Safeswim programme has routinely sampled water quality at Karanga Plaza since June 2018. Additional support from Eke Panuku since 1 September 2022, is facilitating more frequent sampling which is expected to occur over a total of three months in the build up to the 2022/23 summer.
- The routine sampling measures a type of bacteria (enterococci) in the water to allow comparison with the swimming guidelines published by the New Zealand Government. The additional sampling currently underway is also measuring hydrocarbons in the water to provide insight into whether hydrocarbons pose a health risk for water-based recreation.
- At the time of writing, the full dataset for enterococci testing consists of 97 samples collected between 8 June 2018 and 23 September 2022. A water quality assessment based on the full dataset indicates Karanga Plaza has had chronic water quality issues, including multiple occasions with high bacteria concentrations in dry weather.
- However, the results since July 2021 indicate a substantial improvement in water quality, which maybe linked to the relocation of the Daldy Street stormwater outfall. 43 samples have been collected since July 2021 and only two samples have exceeded the swimming guideline, both of which were collected following large rain events.
- Hydrocarbon sampling has been undertaken on eight occasions since 1 September 2022, with results from the first six samples available at the time of writing. All of sample results were below recreation guidelines published by the World Health Organisation. It should be noted this is a very small dataset and ongoing sampling is scheduled to provide greater certainty that hydrocarbons do not pose a health risk.
- The risk associated with hydrocarbon contamination is difficult to quantify. It is episodic and may require some additional measures, such as signage to mitigate the risk.

- The available water quality data since July 2021 does not allow a full assessment of the site consistent with the New Zealand and World Health Organisation guidelines, however a provisional assessment of the available data indicates that the site generally meets the swimming guideline in dry weather and after low rainfall (<5mm in 24 hours). Water-based recreation under these conditions should pose a low risk (<2%) of illness based on the New Zealand guidelines.
- Few samples have been collected at higher rainfall levels, so it is advised that people do not enter the water after more than >5mm rain in 24 hours as the risk of poor water quality, and associated health risk, increases under these conditions.
- There is currently insufficient data to create a Safeswim site at this location.

## Context

2. Safeswim is a joint initiative between Auckland Council, Northland Regional Council, Watercare, Surf Life Saving and Auckland Regional Public Health Service that provides the public with information about the risks associated with water-based recreation.
3. A core part of the Programme is monitoring and assessing water quality to allow health risk assessments based on guidelines published by the New Zealand Government and the World Health Organisation. Consistent with these guidelines, the routine monitoring and assessment for marine water is based on the concentration of enterococci (a type of bacteria) in the water.
4. The Safeswim programme has routinely sampled water quality at Karanga Plaza since June 2018, with more comprehensive sampling since 1 September 2022 in collaboration with Eke Panuku. This additional sampling has involved greater frequency of sampling, but also an increase in scope to include sampling for hydrocarbons due to reports of sheens and odours in the area around Karanga Plaza.
5. The greater interest in water quality at Karanga Plaza, and other waterfront locations, has arisen from an Eke Panuku initiative to investigate opportunities for water-based recreation in and around the Viaduct Basin. Understanding any water quality issues at Karanga Plaza is a priority as it is already used for recreation and Eke Panuku are considering management options for the site for the forthcoming summer.
6. Therefore, the purpose of this memorandum is to provide an assessment of the available water quality information for Karanga Plaza to inform management of the site for 2022/23 summer.

## Discussion

### Water quality monitoring results

7. Sampling for enterococci has occurred at Karanga Plaza as part of the Safeswim Programme since 2018 and the full dataset consists of 97 samples collected between 8 June 2018 and 23 September 2022.
8. A water quality assessment based on the full dataset indicates Karanga Plaza has had chronic water quality issues, including multiple occasions with high bacteria concentrations in dry weather or after low rainfall (<5mm in 24 hours). Grading the site based on the full dataset produces a 'D' grading, which equates to a greater than 10% risk of illness from swimming in the water.
9. However, the results since July 2021 indicate a substantial improvement in water quality, which may be linked to the relocation of the Daldy Street stormwater outfall ahead of the America's Cup.
10. The water quality results before and after July 2021 clearly show an improvement in water quality (Table 1). In summary:
  - 43 samples have been collected since July 2021 and only two samples (or 5% of samples) have exceeded the swimming guideline, both of which were collected following large rain events;



- This compares with 54 samples collected before July 2021, of which 17 samples (or 32% of samples) exceeded the swimming guideline.

**Table 1. Summary of enterococci monitoring results for Karanga Plaza (enterococci units MPN/100mL; swimming guidelines = 280 MPN/100mL)**

Date range	Number of samples collected	Number of samples that tested above the guideline	Percent of samples that tested above the guideline	Minimum test result	Maximum test result	Mean test result
Full dataset	97	19	19.6%	10	10,000	512
Pre-July 2021	54	17	31.5%	10	10,000	795
Post-July 2021	43	2	4.7%	10	3,255	140

- Concerns were raised about the presence of hydrocarbons in the water at Karanga Plaza based on reports and observations by council staff. To evaluate whether hydrocarbon levels at the Plaza pose a health risk for water-based recreation, sampling was undertaken to test for the hydrocarbons for which the World Health Organization have published guideline values (Table 2).
- Testing of hydrocarbon concentrations in the water at Karanga Plaza have been carried out on a small number of occasions since 1 September 2022. At the time of writing, results for six sampling occasions are available and all results are below the laboratory limits of detection and hence well below World Health Organisation guidelines for recreation (Table 2).
- It should be noted this is a very small dataset and ongoing sampling is scheduled to provide greater certainty that hydrocarbons do not pose a health risk.

**Table 2. Summary of hydrocarbon monitoring results for Karanga Plaza (all units mg/L)**

Date	Benzene	Ethylbenzene	Toluene	Xylene
1/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
2/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
5/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
8/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
12/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
15/09/2022	<0.0001	<0.0001	<0.0001	<0.0002
<b>WHO guideline for recreation</b>	<b>0.2</b>	<b>6</b>	<b>14</b>	<b>10</b>

### Health risk assessment

- Safeswim does not yet have sufficient data to re-grade the site following the relocation of the stormwater outfall, but sampling will continue to allow this in the future.
- In the interim, a provisional assessment of the available data indicates the site generally meets the swimming guideline in dry weather and after low rainfall (<5mm in 24 hours). Water-based recreation under these conditions should pose a low risk (<2%) of illness based on the New Zealand guidelines.

16. Few samples have been collected at higher rainfall levels, so it is advised that people do not enter the water after more than >5mm rain in 24 hours as the risk of poor water quality, and associated health risk, increases under these conditions.

### Hydrocarbon contamination

17. The ongoing risk around contamination from hydrocarbons at Karanga Plaza is difficult to assess. The phenomenon of oil sheen is reported periodically in this area, generally after rainfall events.
18. The oil is currently thought to be associated with the large stormwater outfall at the end of Madden St, although it may potentially come from other smaller stormwater outlets as well.
19. The issue of the oil has been investigated by operational and compliance teams within council on multiple occasions to understand its origin. The current understanding is that it stems from the groundwater in this area, which is known to be contaminated by hydrocarbons and poly-aromatic hydrocarbons (PAHs), as a consequence of its historic land-use.
20. Healthy Waters Operations currently deploys oil-absorbent booms around the Madden St stormwater outfall to remove as much oil as possible, however these do not remove all of the oil, and oil sheens are still periodically reported in this area. These appear to be associated with large rainfall events and may persist for several days after rainfall.
21. Healthy Waters is investigating whether some form of oil capture can be placed back within the stormwater network, however the tidal nature of this stormwater outfall makes this a difficult undertaking, and the feasibility or effectiveness of this is not currently well understood.
22. The present risk around hydrocarbons in the stormwater discharges will certainly persist for the 2022/23 swimming season.
23. It should also be noted that there are other potential marine sources of hydrocarbon contamination (e.g. diesel) due to boat activity in this area. The elevated risk of hydrocarbons from all sources may warrant further measures at Karanga Plaza. Signage to alert the public to look for and avoid this periodic phenomenon might provide a means of mitigating this risk to some degree.

### Next steps

24. Increased monitoring activity will continue ahead of the 2022/23 summer.
25. The Safeswim team will undertake a full grading of the site when the dataset is of sufficient size.
26. The Safeswim team will continue work to include Karanga Plaza on the Safeswim website, including the development and testing of water quality models for the site.
27. Healthy Waters will provide an update to Eke Panuku in early 2023 regarding the likely feasibility of future hydrocarbon capture interventions in the stormwater network.

## Attachment E - Navigation bylaw 2021 exemption

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**From:** Erica Su  
**Sent:** Thursday, 29 September 2022 2:57 pm  
**To:** Jacob Marshall; Jayson Maud; Paul Brown  
**Subject:** FW: Navigation Bylaw 2021 Exemption

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**From:** Andrew Hayton (AT)  
**Sent:** Thursday, 29 September 2022 2:31 pm  
**To:** Erica Su  
**Cc:** Christiaan Moss (AT)  
**Subject:** RE: Navigation Bylaw 2021 Exemption

Hi Erica,  
As long as the swimming/bathing is within the boomed area and swimmers are not able to swim where vessels are manoeuvring and vessels are not able to navigate where people are swimming/bathing, then I don't believe any exemption is necessary.  
Sorry, I cannot make this afternoons meeting.  
Regards  
Andrew

---

**From:** Erica Su  
**Sent:** Thursday, 29 September 2022 11:51 a.m.  
**To:** Andrew Hayton (AT)  
**Cc:** Christiaan Moss (AT)  
**Subject:** RE: Navigation Bylaw 2021 Exemption

Thanks Andrew for your quick response. Are we able to seek an exemption for the general public use instead? Or does the exemption has to be issued to each individual carrying out the swimming activity?  
We have a meeting to discuss this matter at 2:30 this afternoon on Teams let me know if you might be available to join.

Ngā mihi | Kind regards  
Erica

---

**From:** Andrew Hayton (AT)  
**Sent:** Wednesday, 28 September 2022 3:14 pm  
**To:** Erica Su ; Christiaan Moss (AT)  
**Subject:** RE: ~~Navigation Bylaw 2021 Exemption~~

Hi Erica,  
Thanks for the message.  
If you are referring to the boomed off section of the plaza at the steps that have been used for swimming for many years, we see no need to issue an exemption as there is no possibility of conflict between bathers and vessels due to the existence of the boom.  
Even if we did see fit to issue an exemption, the onus not to swim is on the individual , so we would probably have to issue exemptions to each individual swimmer rather than Panuku.  
Regards  
Andrew

---

**From:** Erica Su  
**Sent:** Wednesday, 28 September 2022 2:25 p.m.  
**To:** Andrew Hayton (AT) ; [Christiaan Moss \(AT\)](#)  
**Subject:** Navigation Bylaw 2021 Exemption

Hi Andrew and Christiaan

I am writing to you with some urgency with regards to enabling swimming in the waterfront, and in particular, at Karanga Plaza. As we have discussed, swimming at that location does not comply with clause 22 of the Navigation Bylaw 2021. I'm hoping to discuss with you whether we can seek an exemption to that clause via an approval process to enable this.

Ngā mihi | Kind regards

**Erica Su**  
Senior Planner, Planning & Consents



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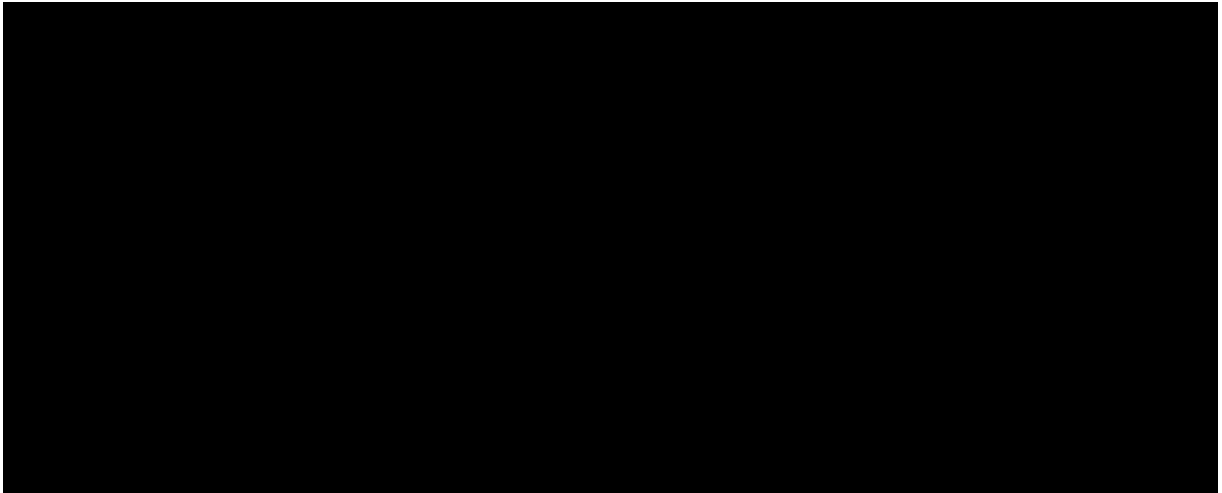
## Decision paper: Transform Manukau; 18 Manukau Station Road, Manukau – Land Exchange

Authors: Carwyn Walker, Head of Property Transactions; Peter Johnston, Development Manager; Allan Young, GM Development

October 2022

### Ngā tūtohunga | Recommendations

That the Eke Panuku Board:



### Whakarāpopototanga matua | Executive summary

1. 18 Manukau Station Road, Manukau is located within the Transform Manukau High Level Project Plan (HLPP) area. It is the subject of a legacy Manukau City Council land exchange resolution to facilitate new roading and footpath connections. An image of the properties involved and proposed new road design can be seen in Attachment A. The land to be exchanged is shown on the attached Draft Land Exchange Plan, Attachment B.
2. The land exchange will not only facilitate improved access and connectivity but enables other Transform Manukau projects to progress. This includes the redevelopment of council owned 12 Manukau Road and provides better connectivity to Rainbows End.
3. The land is currently used as a shortcut between Clist Crescent and Karina Williams Way. The area is overgrown with trees, unpaved and has poor lighting, however people still cut through for convenience and this attracts anti-social behaviour and makes the area unsafe. The new road and footpaths will deliver a safer, more accessible connection including to CPTED design principles, new lighting and better visibility.

4. The owner of 18 Manukau Station Road has agreed for council to acquire part of the owner's land for use in connection with the proposed new road and footpaths. Once the land is purchased Eke Panuku will undertake the planning, design and construction of the new road which will then be vested to Auckland Transport (AT).
5. The land exchange involves the acquisition by council of 185m<sup>2</sup> of land (the Required Land).
6. In exchange for the Required Land, council has agreed to vest part of council's land comprising 664m<sup>2</sup> (being the Exchange Land) in the owner pursuant to section 106 of the Public Works Act 1981 (the Act).
7. A summary of the exchange and for the giving and taking of possession of the parcels of land is as follows:

Acquisition of land by Council:	185m <sup>2</sup>
Disposal of land by Council:	664m <sup>2</sup>
Net position:	479m <sup>2</sup> (to be purchased by the landowner)

8. [REDACTED]

## Horopaki | Context

9. The Transform Manukau HLPP seeks to transform Manukau through urban regeneration and renewal.
10. The land exchange, while not itemised in the HLPP for urban renewal, is a legacy Manukau City Council project. It facilitates the construction of new roading in Karina Williams Way through to Clist Crescent and footpaths adjacent to the Manukau District Court. The length of the new road connection is 100m.
11. The Required Land, being part of the owner's land, to be acquired for roading and footpaths will be vested in council.
12. The Exchange Land, being part of council's land, will be transferred to the adjoining owner pursuant to section 106 of the Act, and amalgamated with that part of the balance of the owner's land currently comprised in Record of Title NA93C/74, pursuant to Section 107(9A) of the Act.
13. The land exchange is being undertaken on behalf of council, under the original 2014 brief and resolutions. The Required Land will become an asset of AT as from the settlement date.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
March 2016 Eke Panuku Board	Transform Manukau High Level Project Plan Decision Paper	Approved

March 2016 Eke Panuku Board	Reinvestment of Funds Decision Paper	Approved
December 2014 Auckland Council brief to ACPL	Project brief for ACPL to complete the land exchange	Brief accepted by ACPL
November 2012 Regional Development and Operations Committee of AC	Resolution RDO/2012/240	Confirmation of the decision in resolution PA/SEP/985/10 from Auckland Council
September 2010 Policy & Activities Committee of MCC	Resolution PA/SEP/985/10	Approved by the then Manukau City Council to enter into a land exchange agreement with the owners of 18 Manukau Station Road. (Attachment D).

## Matapaki | Discussion

14. Two valuations were obtained to determine the value of compensation to be paid to the landowner.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21. The basis for adopting the negotiated price is that the owner of 18 Manukau Station Road does not immediately require an additional 479m<sup>2</sup> of land for its medical centre premises, nor does it need a third road frontage when it already has two existing frontages. The owner does however recognise the potential longer-term benefit of having a larger,

regular shaped site with three road frontages that could be attractive for redevelopment purposes in the future.

## **Hīraunga | Implications**

### **Ngā ritenga ā-pūtea | Financial implications**



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

23. There is a caveat registered by Vector affecting 5m<sup>2</sup> of the land involved. This will need to be withdrawn along with the completion of any additional statutory work before the land transfer can proceed. Eke Panuku is currently working with council Land Advisory Services to facilitate this.
24. Once the land is purchased Eke Panuku will undertake the planning, design and construction of the new road which will require approvals from AT. Eke Panuku will work with AT to seek the approvals and once completed the road will be vested to AT. The expected timeframe for delivery of the new road, footpaths and associated works is 24 months.

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

25. Eke Panuku will seek input from mana whenua into the road design and in particular stormwater discharge and landscaping.

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

26. Eke Panuku Executive will keep the local board and key stakeholders such as AT informed on progress of the land exchange.

### **Ngā whakaaweawe rauemi | Resourcing impacts**

27. The project is being resourced by the Eke Panuku Development team and a Senior Media Advisor, supported by Simpson Grierson solicitors.



## Ngā koringa ā-muri | Next steps

28. The steps and timeframes proposed to progress the decision are as follows:

Eke Panuku Board Decision	October 2022
Delegated Authority Approved	October 2022
Conditional S&P Agreement Executed	November 2022
Sale Agreement Unconditional	December 2022
Site Settlement	December 2022

## Ngā tāpirihanga | Attachments

Attachment A – Location Plan and Road Design

Attachment B – Draft Land Exchange Plan



Attachment D – 2012 Council Resolution for Land Exchange

## Ngā kaihaina | Signatories

Richard Davison, Priority Location Director

Allan Young, GM Development

David Rankin, Chief Executive



# Attachment A

PROJECT EXTENTS

PROPOSED WIDENED TRAFFIC ISLAND WITH WAITING AREA

PROJECT EXTENTS

PROPOSED TOTAL OF 8 ON-STREET PARKING SPACES ON THE BERM AREA

PROPOSED 1.8m WIDE FOOTPATH TO CONTINUE THE PATH

PROPOSED TOTAL OF 10 ON-STREET PARKING SPACES ON THE BERM AREA

EXISTING ENTRANCE CLOSURE

EXISTING PRIVATE SURFACE LEVEL CHANGE

PROPOSED RAISED OPTIONAL BACK ENTRANCE TO THE MEDICAL CENTER BUILDING

ALTERNATIVE PARKING ARRANGEMENT WITHOUT LOSS OF PARKING SPACE

PROPOSED 4.0m WIDE RAISED TABLE FOR TRAFFIC CALMING

PROPOSED 4.0m WIDE RAISED TABLE FOR TRAFFIC CALMING

PROPOSED 4.0m WIDE RAISED TABLE FOR TRAFFIC CALMING

PROPOSED RETAINING WALL AGAINST THE PROPOSED 2.0m WIDE FOOTPATH

PROJECT EXTENTS

- NOTES**
1. THE AERIAL IMAGE DOES NOT REFLECT THE LATEST ROAD LAYOUT.
  2. THE SURVEY LINE DOES NOT MATCH THE CURRENT AERIAL IMAGE SHOWN AND DATED TO 2013. A SURVEY INVESTIGATION IS REQUIRED.
  3. NO SAFETY AUDIT, NO COMPREHENSIVE TRAFFIC MODELLING, NO VERTICAL DESIGN HAS BEEN UNDERTAKEN.
  4. LINE MARKING DESIGN IS NOT FINALISED.
  5. THE PROPOSED DESIGN IS DIMENSIONED AND SPECIFIED, OTHERWISE ARE EXISTING FEATURES.
  6. THE EXISTING TREE ARE HIGHLIGHTED FOR DEMONSTRATION ONLY, CHECK THE EXACT LOCATION ON SITE
- Aerial imagery sourced from and licensed by Auckland Council for reuse under the Creative Commons Attribution 4.0 International License.

**LEGEND**

- PROPOSED RETAINING WALL
- PROPERTY BOUNDARY
- EXISTING SURFACE CHANGE
- INDICATED WHEEL STOPPER
- PROPOSED CARRIAGEWAY/DRIVEWAY
- PROPOSED RAISED TABLE
- PROPOSED PARKING BAY/ TRAFFIC ISLAND/ APRON
- PROPOSED FOOTPATH
- PROPOSED LANDSCAPE
- PROPOSED TACTILE
- EXISTING TREE

SCALE 1:300

CLIENT	REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT
aurecon	A	05.04.22	ISSUED FOR INFORMATION	V.HELBERG	1:300	A1	NOT FOR CONSTRUCTION	CLIST CRESCENT/ KARINA WILLIAMS DRIVE UPGRADE



DRAWN	J. SAINI
DESIGNED	S. SU
REVIEWED	R. INMAN

APPROVED	V.HELBERG
DATE	05.04.22

TITLE	PROJECT No.	AREA	TYPE	DOC	NUMBER	REV
PROPOSED INTERSECTION LAYOUT SKETCH OPTION 3A GIVEWAY WITH REAR PARKING ENTRANCE	511549	0000	DRG	SK	0103	A



# Attachment B

WIRI STATION ROAD

Legal Road

L3058 T9C  
SHEET 1 OF 1

**NOTES**

BEARING & COORDINATE DATUM - GEODETIC 2000  
FALSE ORIGIN: Mt EDEN CIRCUIT COORDS  
800 000mN 400 000mE  
LEVEL DATUM - AUCKLAND (MSL) 1946  
51 53 SO 48 42 RL 30.705  
BOUNDARIES ADOPTED FROM DP 101463, DP 30438, DP 24700 & SO 58039

Telecom pit

BARROWCLIFFE PL

Pt. Clendons Grant

0.6758Ha

Existing Court Building

716m<sup>2</sup>

Pt Lot 1  
DP 30438

NA40c/1149  
553m<sup>2</sup>  
18.66

Clendons Grant

NA40c/1150 Pt.

Area 1  
1474m<sup>2</sup>

Pt 9  
DP 41952

Pt 8  
DP 41952

Pt 7  
DP 41952

CLIST CRES

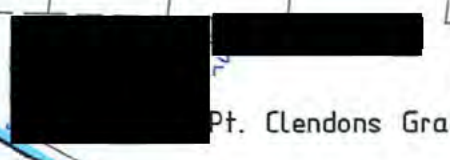
Total Land Taken Area  
(Areas 1, 2 & 3)  
4819m<sup>2</sup>

Area 2  
2141m<sup>2</sup>

Pt. Clendons Grant

Area 3  
1204m<sup>2</sup>

Proposed Road  
2500m<sup>2</sup>



Pt. Clendons Grant

659m<sup>2</sup>

5m<sup>2</sup>

Proposed Road  
(balance)  
1686m<sup>2</sup>

Pt. Clendons Grant

956m<sup>2</sup>

Lot 1 DP 101463

NA55D/903  
2.9052Ha

**Walkway Areas**

- A - 68m<sup>2</sup>
- B - 43m<sup>2</sup>
- C - 42m<sup>2</sup>
- D - 96m<sup>2</sup>
- E - 18m<sup>2</sup>

Land Take Area  
129m<sup>2</sup>



Land & Engineering Surveyors  
Resource Management Planners  
Land Development Consultants  
Members of the Consulting Surveyors of N.Z.



8 MANUKAU ROAD NEWMARKET PO BOX 99 463 NEWMARKET PH (09) 524 7029 Fax (09) 524 7032 E-MAIL office@ckl.co.nz

AUCKLAND

HAMILTON

TE AWAMUTU

## PROPOSED LAND TAKING PLAN

PREPARED FOR Manukau Court House		SCALE 1:500 (A2 ORIGINAL)
DATE 20/04/2009	DRAWN S.R.	
COMP No.	CHKD S.r.	

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**For Action**

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**MEMO TO:** Allan Walton - Senior Acquisitions and Disposals Advisor  
**COPY TO:** Ian Wheeler  
**FROM:** Barbara Watson - Democracy Advisor  
**DATE:** 21 November 2012  
**MEETING:** Regional Development & Operations Committee Meeting of 15/11/2012

---

Please note for your action / information the following decision arising from the meeting named above:

**FILE REF** **Confirmation of Legacy Resolution, Manukau**  
CP2012/19475  
**AGENDA ITEM NO.** C2

Resolution number RDO/2012/240

MOVED by Cr P Webster, seconded Cr NM Raffills:

**That the Regional Development and Operations Committee:**

- a) **confirms the decision (Minute No. PA/SEP/985/10) of the Policy and Activities Committee of Manukau City Council to enter in to a land exchange agreement with the owners of 18 Manukau Station Rd, AUM Limited.**
- b) **agrees that there be no restatement of the confidential report or the resolutions.**

**CARRIED**

**SPECIFIC ACTIONS REQUIRED:**

Please note the above resolutions and action accordingly.

**From:** [Janette McKain](#)  
**To:** [Allan Walton](#)  
**Cc:** [Steven Culpan](#)  
**Subject:** EMEMO -Policy & Activites Meeting held on 21 September 2010  
**Date:** Wednesday, 22 September 2010 2:49:18 p.m.

---

## FOR ACTION/INFORMATION

Your attention is drawn to the following resolutions of Policy & Activities Meeting held on 21 September 2010:

### **1. ROAD LAND 18 WIRI STATION ROAD** *(see Appendix "R")*

Portfolio Area	:	Transport
Significance of Decision	:	Not Significant
Subject to ATA confirmation	:	Yes
Reporting Unit	:	Property Group
File Ref	:	N/A
Reporting Officer	:	Allan Walton
		Manager Property Acquisitions and Sales
Ward	:	Manurewa

### **MINUTE NO. PA/SEP/985/10 – COMMITTEE DECISION**

- 1. That the Council purchases or acquires in exchange from AUM Limited, the parts of the land in CFR NA93C/74 shown as B and C and the area of 100 square metres on Appendix "R".***
- 2. That the Council declares surplus and sells the land to be acquired by AUM Ltd shown as the areas of 5 square metres and 659 square metres on Appendix "R".***
- 3. That the areas of land referred to above are subject to final roading design and survey.***
- 4. That the land to be purchased by AUM Limited is no longer required for the public work of park and walkway area and that the land be sold pursuant to section 40(4) of the Public Works Act 1981 to AUM Limited as the only adjacent land owner, because of its size, shape, and situation.***
- 5. That the Group Manager Property is authorised subject to any ATA confirmation of this decision to negotiate final terms and conditions individually or collectively in respect of the above resolution and to agree an appropriate purchase price for the net land to be acquired by AUM Ltd.***
- 6. That the resolutions only be restated.***

#### 4.5 33 Manukau Station Road, Manukau go to market strategy

This paper has been redacted under the following LGOIMA reasoning:

- *would be likely unreasonably to prejudice the commercial position of a third party s7(2)(b)(ii);*
- *to maintain the effective conduct of public affairs through the free and frank expression of opinions s7(2)(f)(i);*
- *would be likely to prejudice or disadvantage the commercial position of council s7(2)(h); and*

# Information paper: Draft Annual Report for the year ended 30 June 2022

Document author: Michele Harpham, Finance Manager

October 2022

## Whakarāpopototanga matua | Executive summary

1. The statutory deadline for adopting the 30 June 2022 Annual Report is 30 November 2022. Due to the timetable provided by Audit New Zealand, the Board will be adopting the Annual Report at its November meeting.
2. Because the November Board meeting is scheduled to be a short meeting, and it is very close to the statutory deadline, the draft Annual Report is being presented now at the October meeting for information, so that Directors have the chance to review the content in advance.

## Matapaki | Discussion

3. Included as Attachment A is the draft Annual Report for the year ended 30 June 2022. This includes the Statement of Service Performance, with results against performance measures included in the Statement of Intent, and the Financial Statements.
4. Audit New Zealand is scheduled to commence the audit of the Statement of Service Performance and the Financial Statements on 25 October 2022. Any significant changes to the Statement of Service Performance and the Financial Statements as a result of the audit will be identified when the final Annual Report is presented at the November Board meeting. The Audit and Risk Committee reviewed an early draft of these in August and will review the entire Annual Report in November prior to its presentation to the Board.

## Ngā tāpirihanga | Attachments



# Information paper: Risk Management

Document author: David Middleton, Risk Manager

October 2022

## Whakarāpopototanga matua | Executive summary

1. The ELT reviewed the risk register at a workshop on 4 October.
2. The current financial and property markets have resulted in longer times to attract development partners and sell sites.
3. In terms of staff recruitment, the time to attract and retain candidates is still proving difficult in a market favouring talented candidates.
4. There are group budget pressures as a result of increased inflation, interest rate and project cost increases. There are ongoing Covid-related impacts on council group revenue.
5. A revised risk considers the pressure on Eke Panuku of unplanned programmes and projects arising from the external environment, impacting Eke Panuku resources and priorities.
6. The risk relating to Covid-19 has reduced due to the government lifting restrictions.

## Matapaki | Discussion

7. The property and financial markets are currently facing rapidly changing dynamics with increasing interest rates, construction costs and sentiment moving from confidence to one of uncertainty with funding being difficult to source. Increased funding costs are causing all property asset classes to be re-priced with anecdotal evidence suggesting that yields have moved 50 basis points on commercial property, with land becoming more difficult to transact. It is likely that the next 12-18 months will see a continued weakness in the property market with land values, with some locations continuing to decline. We are actively engaging with potential and current development partners for favourable terms but also expect developers to have longer conditionality periods to mitigate their risks.
8. The labour-led candidate market remains difficult, impacting our ability to attract and retain talent. Candidates are indicating higher salary expectations with an increasing trend to withdraw from offers due to more competitive offers. Eke Panuku is providing learning and development opportunities to retain talent, together with reviewing the total rewards approach to staff.
9. The market changes and project cost increases have led to group budget pressures. This may lead to impacts in aligning priorities and achieving outcomes.



10. The pressure of unplanned work on Eke Panuku's current workload from external environment including changes in political direction, council or government-led programmes or projects, policy or legislative changes would add to existing pressures on workloads and resources. Eke Panuku is currently working with council's governance team for future programmes and funding models.
11. The government has ended the 'traffic light system'. This has lessened the impact on the working environment, programmes and project and significantly lowered the risk on the risk register.

## **Ngā tāpirihanga | Attachments**



# Information paper: Housing market overview Quarter 3, 2022

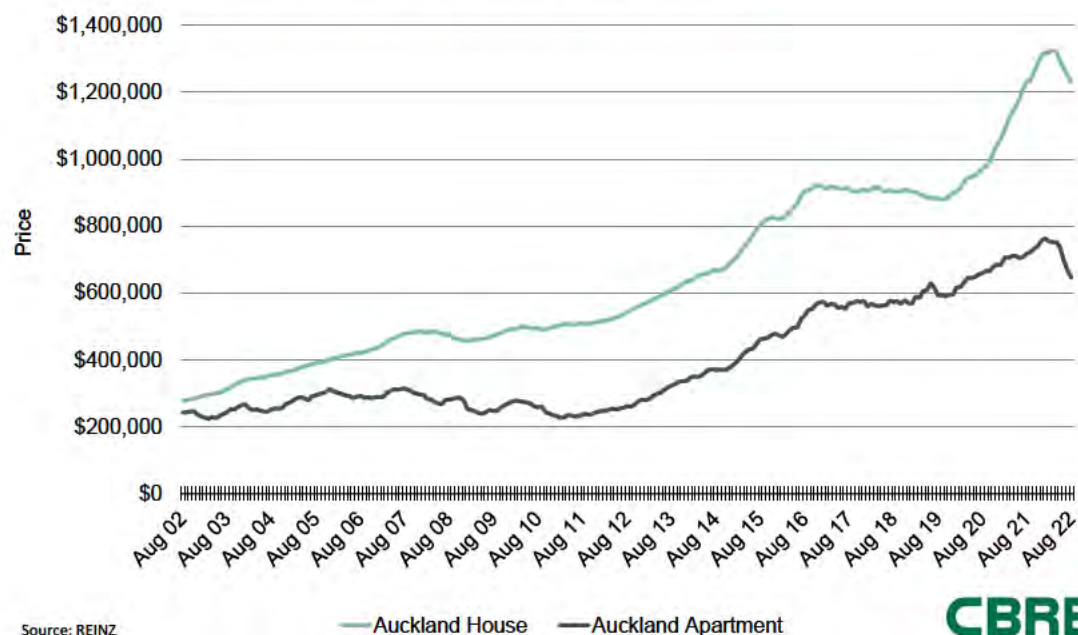
Document author: Allan Young, GM Development

October 2022

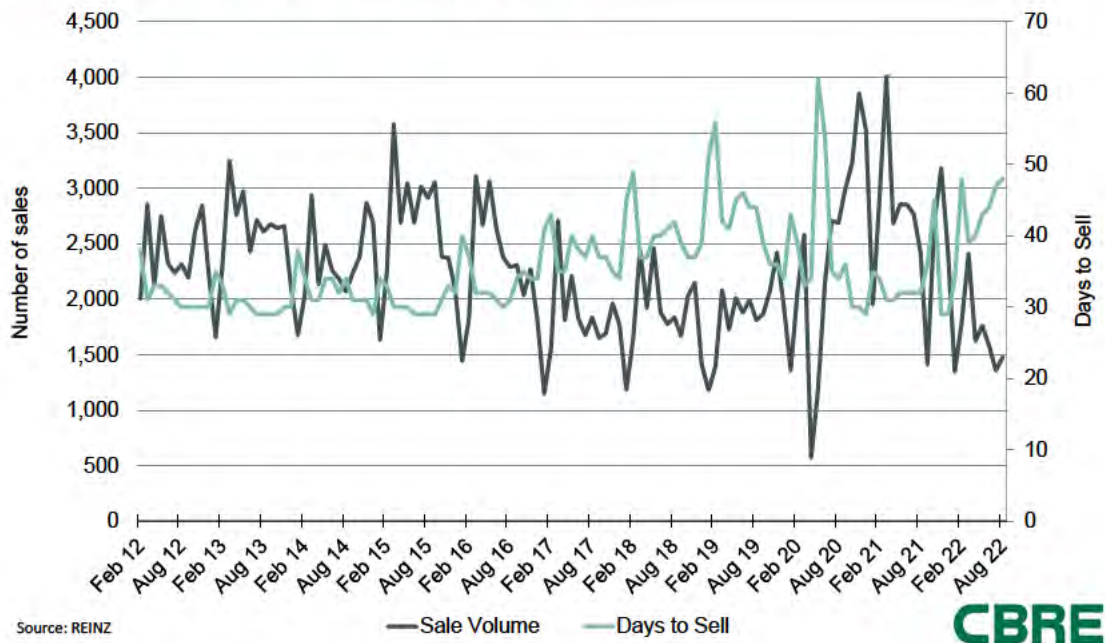
## General Overview

1. The August 2022 house median (6 month moving average) was \$1.23m, down by 7.3% from its 2021 cyclical high. Not averaging shows August median prices of \$1.18 million, 15.1% below the November 2021 peak. The Auckland August 2022 apartment median 6-month moving average was down by 15.4% from its 2021 cyclical high. Not averaging shows August prices of \$621,000, 22.3% below the 2021 peak.
2. Adverse market conditions are also evident in days to sell data. After averaging 33 days in 2021, days to sell increased to 40-48 days in the past four months. A similar adverse turn is also evident in sales volumes. Sales volumes were running at historic highs, exceeding 4,000 dwellings in late 2020/early 2021, setting the stage for the significant price growth but have fallen below 2,000 in recent months, consistent with those in previous periods of price falls. Lower sales volumes don't represent a lack of stock on the market. Between July 2021 and July 2022, the number of unsold listings in the Auckland market went from 5,809 to 10,626 dwellings.

### Residential Median Sale Price - moving 6 month average

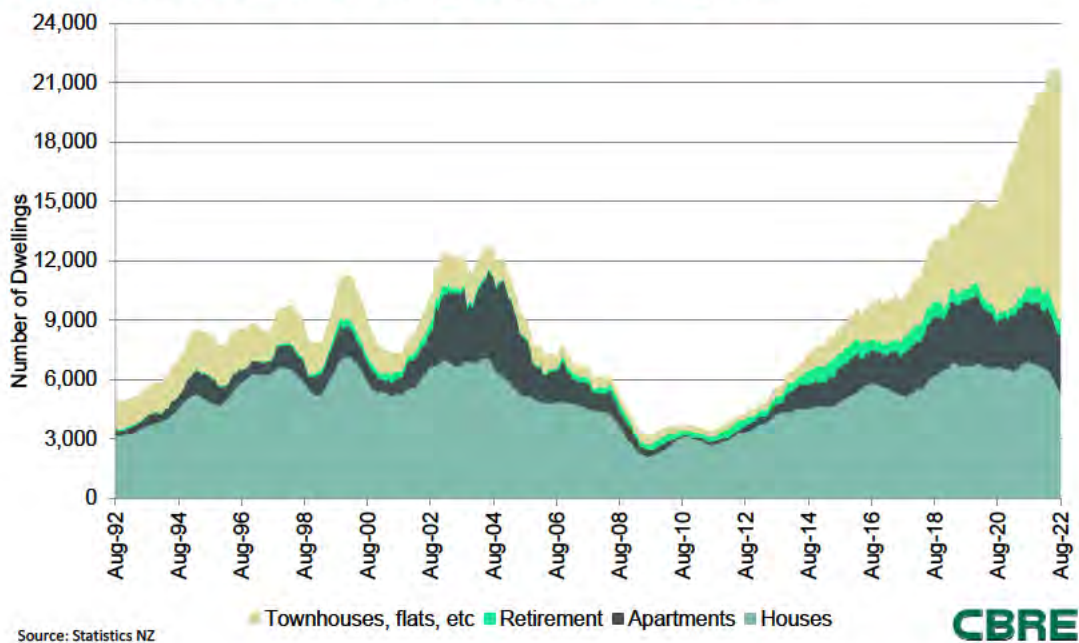


### Auckland Dwelling Sales and Days to Sell



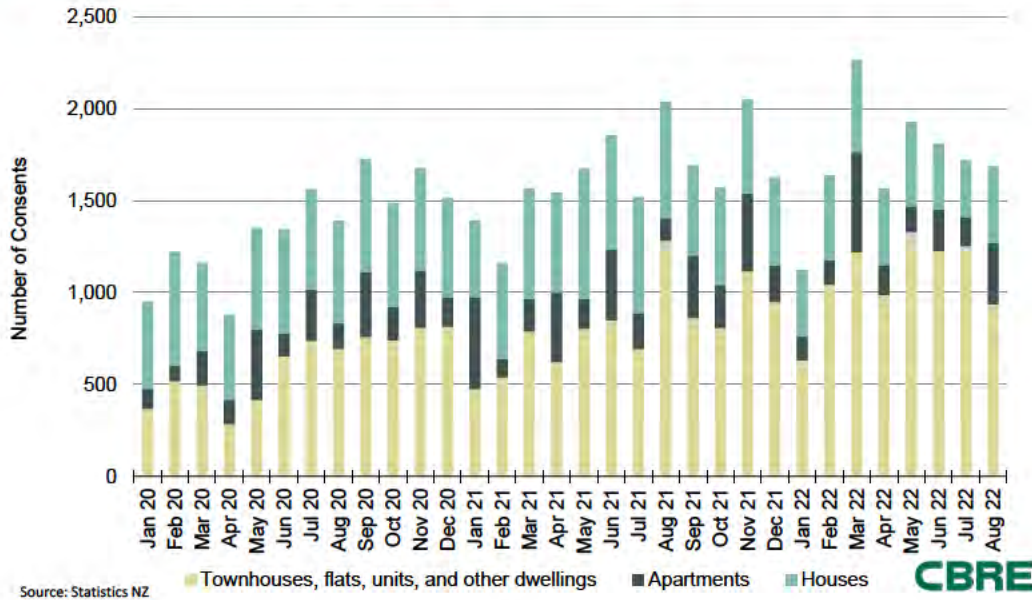
- The 21,463 dwellings that were consented in Auckland for the year ended August 2022 remains at an all time high for Auckland. On a per capita basis there were 12.5 new dwellings consented per 1,000 people in the city, up from 10.6 per 1,000 in 2021 and 8.6 in 2020. Moderating housing transaction market conditions have not yet had a commensurate impact on consent issues.

### Auckland Residential Dwelling Consents - Rolling Annual



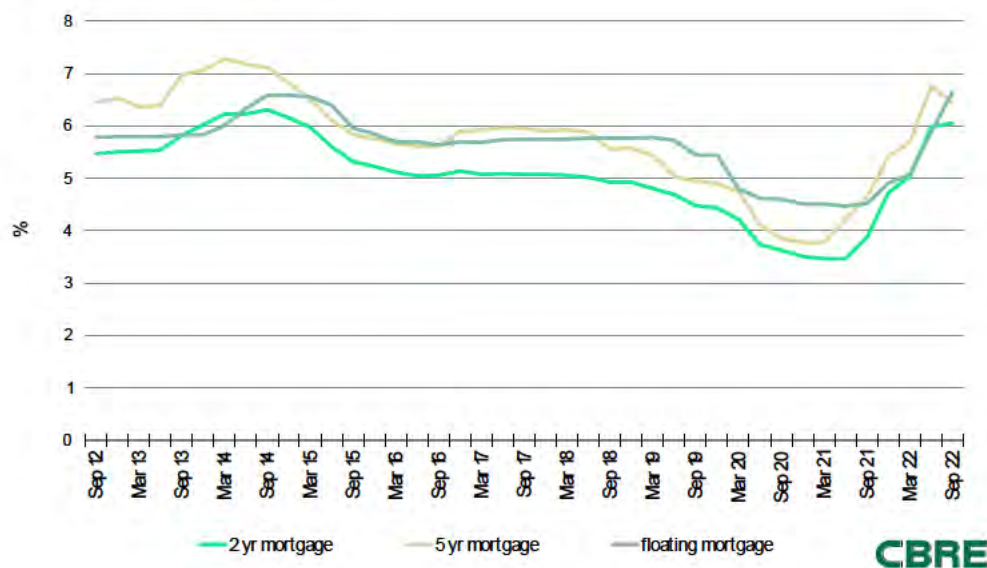
- In 2020 townhouses have become the dominant dwelling typology consented and this trend has intensified into 2021 and 2022. In the year to August they represent 58% of all dwellings consented in the region with most months seeing 1,000+ new consents; with apartments at 14% and stand alone houses at 25%.

### Auckland Residential Dwelling Consents - monthly



- The upward trend in fixed mortgage rates has moderated in the past three months. The RBNZ indicator of standard terms offered for 2 year fixed rate mortgages increased from 5.99% to 6.06% since June while the 5 year rate moderated from 6.77% to 6.44%. This follows 2.5-3% of rate rises from December 2020.
- Floating mortgage rates continue to increase in line with the RBNZ OCR rate hikes, going from 5.89% to 6.65% since June. Floating rates are now the highest rates on offer.

### Mortgage Interest Rates



7. The apartment development pipeline is shrinking as project completions exceed new commencements. Since the start of 2022 there have been 29 launches, 31 completions, with 13 projects also being abandoned.

8. The current pipeline comprises 7,222 units in 158 buildings planned for completion by 2025.

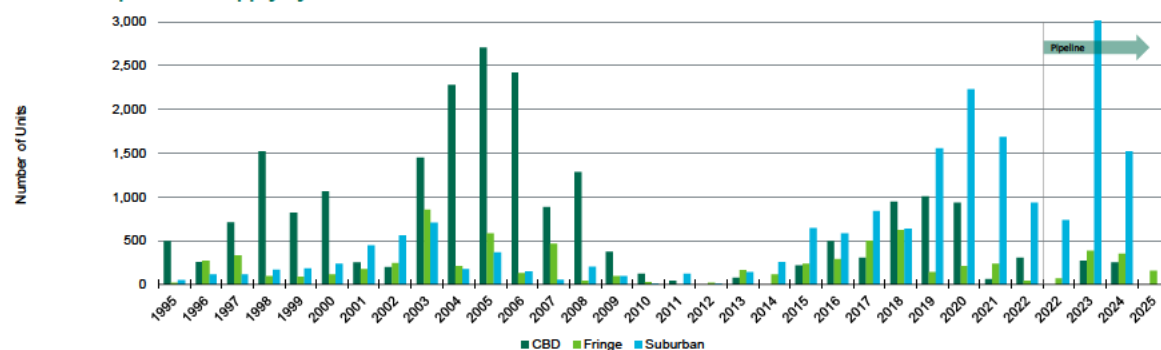
- CBD Pipeline                                   3 projects, 527 units
- Fringe Pipeline                               20 projects, 963 units
- Suburban Pipeline                         135 projects, 5732 units

Breakdown of the pipeline by development stage:

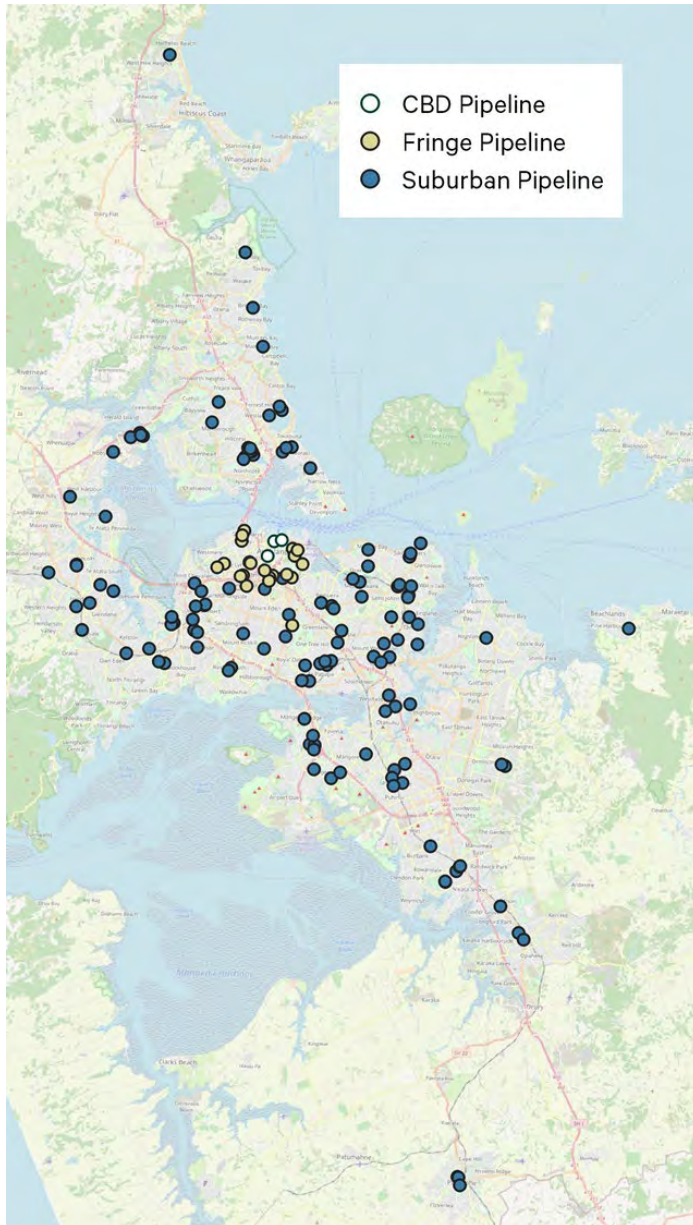
- Under construction                       119 projects, 5480 units
- Building consent                          17 projects, 532 units
- Marketing                                    22 projects, 1210 units

9. Although new launches are down from an activity perspective, the market looks buoyant with the volume of projects under construction resulting in a significant pipeline of product being completed in 2023 in the suburban market.

Auckland Apartment Supply by Location

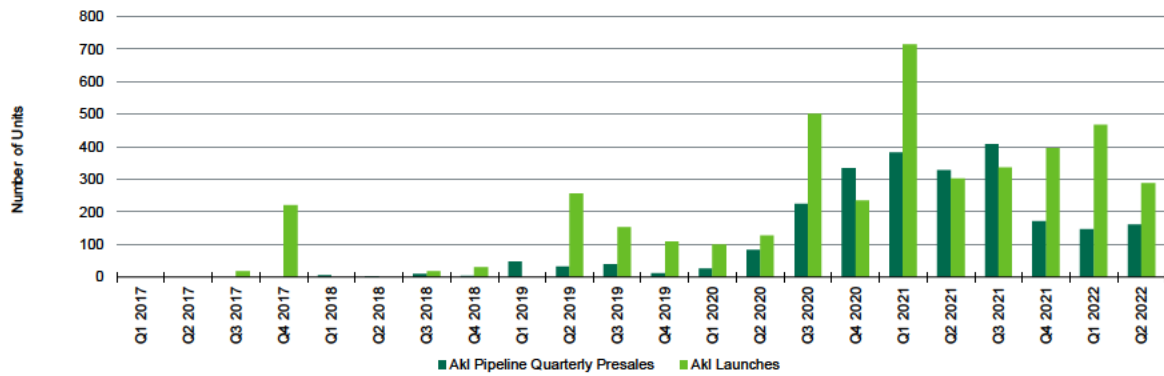


10. Locationally, apartment development activity is widespread across the Auckland urban area although with some concentration in the fringe CBD and suburban parts of the Isthmus.



11. While new apartment launches are slowing they are exceeding presales. In the first two quarters of the year, apartment off the plan presales were 154 and 163 units respectively.
12. This year's sales volume is comparable to that observed during the slow market of the 2018-2019 period and about 60% down from the 400+ average quarterly sales between Q3 2020 and Q3 2021.

### Quarterly Launches and Quarterly Pipeline Presales



## Summary

13. With sales value and volumes down, listings up and ever-increasing interest rates, the general trend is for a continued weakness in the residential sector.
14. Most developers need to generate presales so that construction funding can be secured. Currently this is difficult and is leading to reduced demand and value for development sites.
15. 2023 will potentially be a challenging year for site sales, with little developer demand and the increasing probability of a worldwide recession.

## Director interests at 17 October 2022

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Paul F. MAJUREY</b>	Chair	Eke Panuku Development Auckland Limited	
	Director	Arcus Property Limited	
	Director	Atkins Holm Majurey Limited	
	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	Homai General Partner Limited	
	Chair	Impact Enterprise Partnership GP Limited	
	Director	Koau Property General Partner Limited	
	Chair	Marutūāhu Collective (5 iwi collective)	Possible
	Chair	Marutūāhu Rōpū General Partner Limited	
	Director	MO5 Properties Limited	
	Director	MRLP Group Limited	
	Chair	Ngāti Maru Limited	Possible
	Director	Pare Hauraki Asset Holdings Limited	
	Chair	Puhinui Park GP Limited	
	Co-Chair	Sea Change Tai Timu Tai Pari Ministerial Advisory Committee	
	Chair	Te Pūia Tapapa GP Limited	
	Director	Tikapa Moana Enterprises Limited	
Chair	Tūpuna Taonga o Tāmaki Makaurau Trust Limited (Tūpuna Maunga Authority)		
Director	Westhaven Marina Limited		
Chair	Whenuapai Housing GP Limited		



Member	Interest	Company / Entity	Conflicts pre-identified?
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<b>David I. KENNEDY</b>	Director	Eke Panuku Development Auckland Limited	
	Chair	Beachlands South GP Ltd	
	Member	Business Reference Group Te Arotake Future for Local Government	
	Director	Cathedral Property Limited	
	Director	Grantley Holdings Limited	
	Chair	Kaha Ake GP Ltd	
	Director	Naylor Love	
	Trustee	New Zealand Housing Foundation	Possible
	Chief Executive	Te Kaha Project Delivery Ltd	
	Director	Westhaven Marina Ltd	

<b>John COOP</b>	Director	Eke Panuku Development Auckland Limited	
	Managing Director and Principal	Warren and Mahoney	Possible

<b>Jennifer KERR</b>	Director	Eke Panuku Development Auckland Limited	
	Committee member	Audit and Risk – Police	
	Deputy Chair	Callaghan Innovation	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Craig Investment Ltd	
	Trustee	J.R. Kerr Portfolio of Shares and Bonds managed by Forsyth Barr	
	Settlor, Trustee, Beneficiary	J.R. Kerr Trust	
	Board advisor	Mediaworks	
	Chair	NZTE	
	Member	Port Nicholson Trust	
	Masters Student	University of Waikato	
	Board member	Waipa Networks Ltd	
	Chair	WorkSafe New Zealand	

Member	Interest	Company / Entity	Conflicts pre-identified?
--------	----------	------------------	---------------------------

<b>Steven EVANS</b>	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Chief Executive	Fletcher Building LTD	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

<b>Susan HURIA</b>	Director	Eke Panuku Development Auckland Limited	
	Director	Accessible Properties NZ Ltd	
	Chair	Leaderbrand Holdings and associated entities	
	Director	OsPRI and associated entities	
	Director/Shareholder	Rawa Hohepa	
	Director	Royal College of General Practitioners	

<b>Kenina COURT</b>	Director	Eke Panuku Development Auckland Limited	
	Director	Banking Ombudsman Scheme Limited	
	Director	BDE Bonus Limited	
	Director	Business in the Community (2013) Limited	
	Director	Business Mentors New Zealand Limited	
	Director	CP Resettlement Trustees Limited	
	Director	Eight Peaks Holdings Limited	
	Director	Fale Developments Limited	
	Director	Fortitudine Trustees Limited	
	Director	Greer Family Trustees Limited	
	Director	Holly Corp Trustees Limited	
	Director	Huma Holdings Limited	
	Shareholder	IBS Corporation Limited	
	Director	It's Happened Trustees Limited	

Member	Interest	Company / Entity	Conflicts pre-identified?
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<b>Kenina COURT (cont'd)</b>	Director	KW Westgate Limited	
	Director	Lovelock Trustees Limited	
	Director	Lujato Trustees Limited	
	Director	M&G Trustees Limited	
	Director	Market Kitchen 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		

## Director meeting attendance register – 2022 / 2023

	2022						2023					TOTAL
	27 Jul	24 Aug	28 Sep	20 Oct	23 Nov	5 Dec	Feb	Mar	Apr	May	Jun	
P. Majurey	✓	C A N C E L L E D	✓									
D. Kennedy	✓		*									
J. Coop	✓		✓									
K. Court	✓		✓									
S. Evans	*		✓									
S. Huria	✓		✓									
J. Kerr	✓		✓									

LOA – Leave of absence

Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in partly **confidential** session, in person at 82 Wyndham Street, Auckland and online via Teams, on Wednesday 28 September 2022 commencing at 11.45am.

<b>Attending</b>		<p><b>Board:</b> Paul Majurey – Chair, John Coop, Kenina Court, Steve Evans (via Teams), Susan Huria, Jennifer Kerr (via Teams)</p> <p><b>Executive:</b> David Rankin – Chief Executive, Gyles Bendall – GM Design &amp; Place, Alaina Cockerton – Head of People &amp; Culture, Angelika Cutler – GM Community &amp; Stakeholder Relations, Carl Gosbee – Chief Financial Officer, Brenna Waghorn – GM Strategy &amp; Planning, Marian Webb – GM Assets &amp; Delivery, Ian Wheeler – Chief Operating Officer, Allan Young – GM Development, Kathy Crewther – Governance Manager</p> <p><b>In Attendance:</b> Selio Solomon (Board Intern)</p> <p><b>Apologies:</b> David Kennedy – Deputy Chair</p>
<b>Opening remarks</b>		The meeting opened with a karakia.
<b>1.1 Procedural motion to exclude the public</b>	1 09/22	Pursuant to clause 12.3 of the Eke Panuku Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed.
<b>1.2 Apologies</b>	2 09/22	Apologies were noted from David Kennedy, Deputy Chair.
<b>2. Chief Executive's report</b>	3 09/22	<p>Rachel Wilson, Principal Advisor, CCO Governance and External Partnerships, Auckland Council, joined the meeting via Teams for this item.</p> <p>David Rankin, Chief Executive, introduced the report, noting some items had been discussed in Board and CE only time. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• CAB enforcement issue It was noted that David Kennedy had a conflict for this item, although he was an apology.  The Mayor and Deputy Mayor were given a tour of the building, noting an excellent job has been done with the complete refit from office to apartments.  [REDACTED]</li> <li>• Manukau repositioning marketing campaign Manukau is an attractive opportunity for investors due to proximity to the airport and other facilities and amenities.</li> <li>• Manurewa netball court upgrade Eke Panuku's contribution for this project was well-received. Clarification regarding funding of the facility was noted, with Eke Panuku's contribution partnered with a council budget. It was funded from the proceeds of a site sale.</li> <li>• Proposed Response to Plan Change 78  [REDACTED]</li> </ul>


		<ul style="list-style-type: none"> <li>Auckland Light Rail</li> </ul> <p>[REDACTED]</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>Sentient resource tool rollout</li> </ul> <p>This major organisational change initiative is about to get underway, focusing on improved staff time planning and allocations to enable better workload management as well as use of skill levels and capacity.</p> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>3. Health and safety update</b>	4 09/22	<p>Carl Gosbee, Chief Financial Officer, introduced the report. Paul Brown, Head of Health, Safety &amp; Wellbeing, joined the meeting for this item. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>The explosion at the construction site on Pakenham Street with acknowledgement of the team for the way they responded to the incident which was not an Eke Panuku accountability.</li> <li>The impact of an increased presence of Māori wardens and the level of engagement with police at the waterfront, noting relevant parties are working together to resolve issues including traffic issues.</li> <li>Clarification that a “near miss” is an incident that could have resulted in injury or death.</li> <li>Two fuel leaks which were contained and resolved with no subsequent concerns.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>4. Visit by Jim Stabback, CEO, Auckland Council</b>	5 09/22	<p>Jim Stabback joined the meeting and discussed opportunities for the incoming council as well as strategic challenges it may face based on the publicly available council pre-election financial report. Mitigating the impact of reduced income and financial pressures resulting from Covid is important for future planning. Also recognising and understanding the changing nature of communities and how people live, work, travel and behave and responding accordingly. A focus on providing services that are effective and relevant in this new environment is important for the future.</p> <p>The Board discussed:</p> <ul style="list-style-type: none"> <li>Safety and security in the CBD.</li> <li>Social cohesion issues, noting the importance of equity across communities and the services delivered.</li> <li>Demographics and associated challenges, along with recognition of Auckland’s potential.</li> </ul> <p>The Chair thanked Jim for his presentation.</p>


<p><b>5.1 Grants and Donations Plan 2022/2023</b></p>	<p>6 09/22</p>	<p>Carl Gosbee, Chief Financial Officer, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Number of berths, value of carparks, risk profiles and location of various ‘in kind’ grants</li> <li>• Request to have various options and scenarios presented to the Board in future for consideration as part of next year’s review.</li> <li>• Gifts and donations in general, noting they are privileges rather than rights and are not guaranteed forever. Management should assess options to gradually phase down grants for Board consideration.</li> <li>• Distinctions around the purpose of various organisations involved, including charitable organisations.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board approved the detailed Grants and Donations Plan for the financial year 2022/2023.</p>
<p><b>5.2 Approval of the Selecting Development Partners Policy</b></p>	<p>7 09/22</p>	<p>Brenna Waghorn, GM Strategy &amp; Planning, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Ways to strengthen the relationship and ensure effective communication strategies.</li> <li>• Governance and operational aspects, as well as internal structure and capacity aspects.</li> <li>• Suggestion that the Eke Panuku Board attend governance hui in the future, perhaps twice a year.</li> <li>• Confirmation of the weighting for Māori outcomes (15%) and the need for the evaluation and weighting to be better explained.</li> </ul> <p>The Board agreed to:</p> <ul style="list-style-type: none"> <li>• Amendment of the approach to be a “pilot for 12 months” with a reassessment at that point.</li> <li>• Utilise another governance hui to discuss the policy with mana whenua.</li> <li>• Repeat offer of one on one meetings to Karen Wilson and Zaelene Maxwell Butler and any other interested mana whenua governance representatives to discuss the policy, the Board’s decision and next steps.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board approved the revised Selecting Development Partners Policy, to be implemented as a pilot for 12 months, noting that:</p> <ul style="list-style-type: none"> <li>• the Eke Panuku Board received further feedback on the draft policy as part of the rangatira hui</li> <li>• a further update will be provided to mana whenua at the next governance hui on how the pilot will be operationalised, including the 15% weighting for Māori outcomes</li> <li>• Further direct engagement will be offered to mana whenua representatives who have raised issues and provided feedback to Eke Panuku.</li> </ul>

<p><b>5.3 3 Victoria Road, Devonport – go to market strategy</b></p>	<p>8 09/22</p>	<p>Allan Young, GM Development, introduced the report. Carwyn Walker, Head of Property Transactions, joined the meeting for this item. The Board discussed the following matters:</p> <p>█ [REDACTED]</p> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>a. Approved the divestment of 3 Victoria Road, Devonport via an exclusive sale to mana whenua in line with section 4.3 of Eke Panuku’s Selection of Development Partners Policy and if this does not proceed then through an open market sale process.</p> <p>b. Delegated authority to the Chief Executive to select a preferred party, complete the negotiations and execute the required documentation to divest the land based on the following key terms:</p> <p>i. [REDACTED]</p> <p>ii. The heritage status of 3 Victoria Road, Devonport is protected.</p>
<p><b>5.4 Downtown Car park request for development proposal evaluation</b></p>	<p>9 09/22</p>	<p>John Coop left the meeting for this item due to a declared conflict</p> <p>Allan Young, GM Development, introduced this item. Simon Oddie, Priority Location Director, and Tom Belgrave, Development Manager, joined the meeting for this item. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>█ [REDACTED]</li> <li>█ [REDACTED]</li> <li>█ [REDACTED]</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>a. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>



<p><b>5.5 Health, Safety and Wellbeing Plan</b></p>	<p>10 09/22</p>	<p>Carl Gosbee, Chief Financial Officer, introduced the report. Paul Brown, Head of Health, Safety &amp; Wellbeing, joined the meeting for this item. He noted there had already been discussion of the Plan's key elements at the Board's Audit and Risk Committee.</p> <p>The Eke Panuku Board:</p> <ol style="list-style-type: none"> <li>a. approved the three year draft health, safety and wellbeing plan, FY23 to FY25.</li> <li>b. approved the draft milestone objectives for FY23.</li> </ol>
<p><b>5.6 2 Pompallier Terrace, Ponsonby go to market strategy</b></p>	<p>11 09/22</p>	<p>Marian Webb, GM Assets &amp; Delivery, introduced the report. Gavin Peebles, Head of Development, and Andrew Elcoat, Portfolio Specialist, joined the meeting for this item.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Recovery of funds, noting this is the first development being undertaken with Auckland Transport.</li> <li>• Questions about functionality and accessible carparking and impact of future work on the space.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> <li>a. Noted the Eke Panuku Board approved in November 2021 exclusive negotiations with Urban Collective (the developer) to utilise the service property optimisation policy for the redevelopment of 2 Pompallier Terrace, Ponsonby, aligning with section 4.4 of the 2022 Eke Panuku Selecting Development Partners Policy;</li> <li>b. Approved the following essential design outcomes required for the site's redevelopment: <ol style="list-style-type: none"> <li>i. Pedestrian and universal connectivity that demonstrates best practice universal design, including design that is sensitive to the streetscape;</li> <li>ii. Car parking within the development must not be visible from the public realm, the car park entry needs to be considered as part of the streetscape composition and of high quality. Provision for micro-mobility parking and EV charging infrastructure should be included;</li> <li>iii. The plaza must be visible from the street and be designed in line with design standards suitable for a public space in a town centre. It must include planting, hardscape and seating, shade and lighting must be considered;</li> <li>iv. The development must demonstrate climate mitigation and adaption measures. Any residential development must achieve a minimum 6 Homestar rating certification and if more than 1000m<sup>2</sup> of commercial space is developed, it must achieve a minimum 5 Green Star rating; and</li> <li>v. The final concept design for the plaza and car park development is to be approved by Eke Panuku Head of Design prior to the Resource Consent application.</li> </ol> </li> <li>c. Delegated authority to the Chief Executive to execute the sale and purchase documentation on terms and conditions generally in accordance with those outlined in this paper.</li> </ol>

<p><b>5.7 City Centre Integrated Implementation Plan: Preliminary Scope and Approach</b></p>	<p>12 09/22</p>	<p>Ian Wheeler, Chief Operating Officer, introduced the report. Simon Oddie, Priority Location Director, joined the meeting for this item.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Various challenges being faced, noting progress is being made and meetings are being held with key stakeholders.</li> <li>• Ongoing work re governance, the internal team and areas of focus to achieve the best outcome.</li> <li>• Funding streams and decision making processes.</li> <li>• Steering group membership, role and Terms of Reference.</li> <li>• The overarching city centre master plan and its interface with other major master plans and strategies including for the tertiary education sector, Auckland Hospital etc – design components as well as governance components.</li> <li>• Strategies and potential partnerships regarding city fringe areas just outside the city centre boundary.</li> <li>• Safety and security issues, engagement with police and management of the cruise industry, with a view to becoming a world class city rather than just managing current problems and challenges.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> <li>a. Endorsed the development of an integrated implementation plan for the city centre to deliver on the vision, outcomes and transformational moves of the City Centre Masterplan 2020.</li> <li>b. Provided feedback on the preliminary scope and approach.</li> <li>c. Noted the decisions of the joint city centre steering committee (Steerco) which support the development of this plan and the matrix city centre team.</li> <li>d. Noted that a communications and engagement plan will be drafted to support this work.</li> <li>e. Noted that the integrated implementation plan will provide input to the next Long-Term Plan (LTP) process and will be aligned with proposed LTP timeframes</li> </ol>
<p><b>5.8 101 Pakenham Street West, Wynyard Quarter</b></p>	<p>13 09/22</p>	<p>Allan Young, GM Development, introduced the report. Michael Jefferies, Development Manager, joined the meeting for this item.</p> <p>The Eke Panuku Board:</p> <ol style="list-style-type: none"> <li>a. </li> </ol>
<p><b>6.1 Update on engagement with mana whenua</b></p>	<p>14 09/22</p>	<p>The Eke Panuku Board received the report.</p>
<p><b>6.2 Carbon benefits of town centre living</b></p>	<p>15 09/22</p>	<p>Brenna Waghorn, GM Strategy &amp; Planning, introduced the report. Kristen Webster, Head of Corporate Responsibility, joined the meeting for this item. The Board discussed the following matters:</p>

		<ul style="list-style-type: none"> <li>Concern around potential acceptance of mediocrity with a request for the team to continue to strive for optimum outcomes, noting current ratings are being reviewed and tested.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>6.3 Corporate Business Plan Results FY22</b>	16 09/22	The Eke Panuku Board received the report.
<b>6.4 NZSF joint venture board appointment process</b>	17 09/22	<p>Allan Young, GM Development, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li></li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>
<b>7.1 Director interests</b>	18 09/22	The Eke Panuku Board reviewed and received the Registers of Directors' Interests.
<b>7.2 Director meeting attendance</b>	19 09/22	The Eke Panuku Board noted the Directors' meeting attendance.
<b>7.3 Minutes of the 27 July 2022 board meeting</b>	20 09/22	The Eke Panuku Board reviewed and confirmed the Minutes of the Board Meeting 27 July 2022, with confidential information included, as a true and accurate record of the meeting.
<b>7.4 Board action list</b>	21 09/22	The Eke Panuku Board noted the Board action list.
<b>7.5 Board forward work programme</b>	22 09/22	The Eke Panuku Board noted the Board forward work programme.
<b>8. General Business</b>	23 09/22	It was noted that the normal Board meeting day in November is being replaced by a strategy day.
<b>Close of Board meeting</b>	21 09/22	The meeting closed with a karakia at 3.10pm.

Read and confirmed

\_\_\_\_\_ Chair

\_\_\_\_\_ Date