



5.0

PRINCIPLES

5.1 OUR COMMITMENT

Panuku has committed, through its key strategic and policy documents, to a particular way of doing business.

These documents, which can be accessed separately, include our:

- Statement of Intent;
- Business Plan;
- Corporate Responsibility Framework; and
- Māori Engagement Framework; Māori Commercial Relationships Action Plan; Māori Responsiveness Action Plan; Mana Whenua Values and Principles for Panuku Projects; Panuku and Mana Whenua Roles and Decision Making Process; Panuku and Mana Whenua Project Charter for Unlock Old Papatoetoe.



5.2 PANUKU PROJECT PRINCIPLES

These are the principles that guide Panuku projects, including the development goals and strategic moves.

- Demonstrate leadership – act as a catalyst for urban development and provide for additional density in strategic locations. Make decisions based on robust evidence about the costs and benefits associated with delivering strategic outcomes across development projects.
- Strategically create value from assets – manage assets to attract private investment, optimise returns from development and disposals, and make strategic acquisitions to assist outcomes.
- Work with mana whenua – partner collaboratively with iwi to achieve shared outcomes and enable mana whenua to exercise kaitiakitanga and manaakitanga.
- Provide for housing – identify sites and providers that can contribute to housing affordability through a range of housing products, and accessible housing for a diverse population.
- Integrate sustainability – deliver projects that can actively respond to climate change, improve environmental quality, and design and deliver infrastructure to support long-lasting behaviour change.
- Deliver quality place-led design – deliver high-quality design, and inclusive and accessible outcomes for public-realm and commercial projects. Apply the Te Aranga Māori Design Principles to development enabled by Panuku.
- Undertake place-led engagement – provide a tailored approach in each community to best harness the local identity, attributes and aspirations within development areas.
- Support local economic development – work with other agencies and the community to ensure that the redevelopment of an area contributes to local prosperity and stimulates innovation.



6.0

STRENGTHS AND ISSUES

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Old Papatoetoe was chosen as an Unlock location due to the potential benefits that urban development could have in this location. There is an opportunity to transform under-used parts of the town centre to create areas of new development that residents, visitors and businesses are proud of and which will help to meet the needs of a growing and prosperous city.

Investigation through this HLPP process has identified the following factors as key to the future success of Old Papatoetoe. It also identified strengths associated with Old Papatoetoe, along with issues that Panuku will need to navigate in both the short and the long term (see Table 1).

Panuku criteria	Strengths and issues
 <p>Scale and Impact</p>	<p>Strengths</p> <ul style="list-style-type: none"> • A strategic town centre location in Auckland, with a high level of Local Board planning and a community ready for change. • Opportunities through development to improve the quality of open space and introduce better edge treatments, additional activity and informal surveillance. • Unitary Plan zoning that supports development at scale. <p>Issues</p> <ul style="list-style-type: none"> • Existing town centre in need of regeneration. • Challenging ground conditions. • A high level of investment required to enable quality development at scale. • Limited funding available to enable public-realm or transport initiatives.
 <p>Key Land Holdings</p>	<p>Strengths</p> <ul style="list-style-type: none"> • Areas of underused council-owned land potentially available for development, well located directly within or next to the town centre. • Enabling zoning and planning in the town centre and surrounds. <p>Issues</p> <ul style="list-style-type: none"> • Many council-owned sites are without good road frontage or visibility. Some outlooks from these properties are to the rear of existing buildings which are not within the council's control. • Loss of car parking capacity for the town centre as a result of developing the sites. • Relocation of existing community uses related to some potential development sites.
 <p>Commercial Viability</p>	<p>Strengths</p> <ul style="list-style-type: none"> • Increasing market attractiveness for residential and land values in Old Papatoetoe. • Some evidence of market demand for different housing types (e.g. terrace housing, apartments etc). <p>Issues</p> <ul style="list-style-type: none"> • Possible negative perception of the town centre in its current state.

Table 1

Panuku criteria	Strengths and issues
 <p>Partnership Opportunities</p>	<p>Strengths</p> <ul style="list-style-type: none"> • Local Board generally supportive of development concept. • mana whenua supportive of overall development concept; engaged and ready to partner on development opportunities in Old Papatoetoe. • Opportunities to partner with The Southern Initiative, which is ready to work on place-led planning initiatives, activities and events. • No major competing priorities identified within council organisations. • Opportunities to partner local community initiatives, including Papatoetoe Historical Society, Papatoetoe Railway Station Preservation Trust, and GymCity. <p>Issues</p> <ul style="list-style-type: none"> • Ensuring partnership opportunities are realised and with joint understanding of how each agency can deliver on the objectives in this HLPP. • Inability of HLPP to deliver on all community initiatives and ambitions. Rather, it identifies opportunities and enables pathways to resolving issues and maximising the value of these activities to the community.
 <p>Leveraging Off Previous Investments</p>	<p>Strengths</p> <ul style="list-style-type: none"> • Opportunity to build on investment in Old Papatoetoe Mall and the future supermarket and car park upgrade. • Recent streetscape upgrade. <p>Issues</p> <ul style="list-style-type: none"> • Delivery on current projects slower than envisaged, resulting in some frustration in the local community.
 <p>Proximity to Transport</p>	<p>Strengths</p> <ul style="list-style-type: none"> • Excellent accessibility to the Papatoetoe train station and the bus network.

Table 1 Continued



7.0 GOALS

7.0 GOALS

These five project goals for Old Papatoetoe are based on the outcomes in the Ōtara-Papatoetoe Local Board Plan 2014 and previous planning work in the area. They will be achieved through the four strategic key moves, and associated project initiatives, detailed in section 8.



7.1

Project Goal 1: Enhance town centre vitality

The Ōtara-Papatoetoe Local Board Plan 2014 identified town centre vitality as a key outcome. Old Papatoetoe has traditionally been successful at supporting the needs of the local population. However, with some evidence of decline in the centre, investment in Old Papatoetoe is seen as timely. We intend for the investment to act as a catalyst to invigorate the town centre and contribute to restoring the centre's fortunes. The revitalisation of the town centre is an opportunity to cater for growth and build the town centre's economy.



7.2

Project Goal 2: Make a step change in housing

Panuku seeks to increase housing supply and choice within the town centre. Old Papatoetoe is seen as a prime opportunity to realise this high-priority strategic goal for housing. Old Papatoetoe is identified as a town centre within the Unitary Plan and its zoning allows for significant growth. It is an area where many more people are expected to move in to the next decade.



7.3

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

Old Papatoetoe developed as a railway town and has good infrastructure. It has a traditional main street shopping area with a number of attractive heritage buildings. Behind this sits a very large underused block of land in council ownership. This block has few formal road connections and limited quality links to the main street. Realising opportunities for better links to this area will benefit the town centre. An improved urban structure has the potential to improve the look and feel of open space and increase the value of potential development sites.



7.4

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

Panuku has committed to a collaborative partnership with mana whenua, mataawaka and urban Māori of Tāmaki Makaurau; a relationship that involves working towards shared strategic outcomes.

Our commitment includes:

- enabling commercial investment where possible, including partnership in commercial and housing opportunities;
- contributing to the urban fabric through recognition of Māori cultural footprint in design, respect for the environment, and broader social outcomes; and
- guiding the nature of our working practice as we embed Māori values in our business at a strategic and operational level.

A mana whenua charter has been prepared that sets out the scope and scale of engagement.



7.5

Project Goal 5: Demonstrate leadership in sustainable development

A place audit for Papatoetoe identified little evidence of 'green' infrastructure throughout the town centre, an issue of particular importance to mana whenua. The storm water system is still largely as it was when installed in the 1950s and discharges into open watercourses. Many of the council landholdings in Papatoetoe are large impermeable areas with poor storm water infrastructure. Developing some of this land provides opportunities to enable density in a suburban location and enhance environmental outcomes.

Development in Papatoetoe should provide a 'whole of site' approach to integrating sustainability. In showcasing our ability to deliver sustainable buildings that achieve green building objectives, we will be able to bring an extra layer of visibility to Old Papatoetoe. This will act as a catalyst for embracing the sustainability agenda and show the market how sustainability can be integrated into town centre intensification.



8.0

KEY STRATEGIC MOVES

8.0 KEY STRATEGIC MOVES

These strategic moves focus on enhancing the existing strengths of Old Papatoetoe and unlocking its potential. The moves aim to invigorate the town centre as a place for people and enterprise to thrive, as well as enable quality development to contribute towards its intensification.



8.1

Strategic Move 1 – Develop quality urban form

Well-connected streets and public spaces are important for facilitating public life. They provide a place for people to meet and interact, and connect activities and business between buildings. The development sites identified have the potential to enable improvements to the urban form of the area. The Urban Layout Plan for Old Papatoetoe will guide these improvements to ensure a coordinated development form.

Lanes, parks and urban spaces form Old Papatoetoe's range of public spaces. Many of these have poor building edges, lack activity, have safety issues and do not lead to anything in particular.

The public-realm network provides the backbone of a centre, but at present it is incomplete. While the main street provides a clear spine to Old Papatoetoe, moving beyond this in the HLPP area there is a lack of structure from which to coordinate development sites, provide clear links and create amenity.

The Urban Layout Plan is essential due to the project's development being staged and carried out by different agencies. There was a risk that ad hoc, inward-facing development could result, without an agreed transport structure. The Urban Layout Plan will provide direction on what each different development site must deliver in relation to agreed connections.

Relationships between public-realm elements, built form, recreational facilities, bowling greens, community services,



Figure 3: Urban Layout Plan

'greenway' initiatives and local planting and ecological opportunities should be explored. An integrated approach to these could offer clearer direction and certainty for development sites and new residents (in terms of intended capital improvements). It could also capture opportunities for mana whenua and local people to better

express their identity in a public space. The Urban Layout Plan will also have a strong interface with transport movement (walkers, cyclists, cars and public transport). Panuku will advocate for transport improvements within the town centre.

8.2

Strategic Move 2 – Enable a humming main street

St George Street is the focal point of Old Papatoetoe town centre. It features a number of heritage/notable buildings and continues to be a street-based retail strip that provides for day-to-day shopping needs. The main street has a great urban structure, but elements such as shopfronts, signage and range of retail on offer could be enhanced.

An opportunity exists to enhance the laneways that extend southwards from the main street. Increasing the extent of active edges as well as using them as a cue to connect sites beyond the car park into the centre. This could enable the creation of a safer, pedestrian-friendly environment that can support new development, providing additional residents to support local retail and sustain local services.

The quality of the public realm (streets, lanes, parks and urban spaces) within Old Papatoetoe is important. Whilst there are areas of open space, ensuring its efficient use and creating a beneficial relationship with new development will be essential. We need the following elements to achieve this strategic move:

- **Activation through quality commercial investment:** There are opportunities for direct investment in St George Street, including the projects detailed in this plan.
- **Activation through population growth:** The housing development programme (see Strategic Move 4) seeks to substantially increase the residential population in the town centre.
- **Place-led activation:** Activities along or near the main street can help attract local people and/or those further afield to visit and spend time in Old Papatoetoe. The increased presence of people can benefit local businesses, build on the area's identity and personality, and reinvigorate underperforming spaces or sites. Possible locations for events and activation include the new Papatoetoe Mall (when opened), Town Hall Lane, the heritage train station building, and areas along the main street.



The following commercial projects are proposed for St George Street.

OLD PAPATOETOE MALL AND TOWN SQUARE

This Panuku project aims to refresh, modernise and enliven the Old Papatoetoe town centre and make it safer and easier to get around. Now under construction, the project involves refurbishing a number of existing shops and creating a new public plaza adjoining the car park. This will create better links between St George Street and adjacent community uses such as the playground, library and recreation centre to the south.

The project is a significant investment in St George Street and is designed to create vibrancy, excitement and attract investment into the centre. Care is being taken with the tenancy mix. The proposed anchor tenant is a medical centre, the existing pharmacy will be rehomed and a new cafe space is proposed.



Figure 4: An artist's impression of Old Papatoetoe Mall

SUPERMARKET AND CAR PARK UPGRADE

The site of the New World supermarket and an area for expansion have been formally subdivided by Panuku and sold to Foodstuffs. Foodstuffs is intending to lead a transformation of the supermarket building.

The sale of the supermarket will also enable Panuku to upgrade the council car park that surrounds it.

A road is to be created from Wallace Road to the Tavern Lane site as part of this development, that will help improve the overall structure of area and enable development opportunities in the surrounding space.



Courtesy of Google Maps



Figure 4

RENOVATION OF 35 ST GEORGE STREET

Number 35 St George Street contains the old council chambers and offices. Existing activities with community leases within this space include the Papatoetoe Community Budgeting Service and the Citizens Advice Bureau. The space is in need of renovation and is significantly underused. Some funding has already been secured for the required renovation work.

There is an opportunity to rationalise community lease activities into a single community hub in this location. This would likely include some of the community uses currently located at The Depot, therefore freeing up a development opportunity. Panuku wants to take an active role in managing this building and the surrounding site to facilitate placemaking activities in the town centre during planning and construction of the larger development site.



Courtesy of Google Maps



REDEVELOPMENT OF 17 ST GEORGE STREET

This is a vacant commercial building, which is in council ownership and managed by Panuku. It has significant flood damage and requires structural strengthening, so cannot currently be let. Leaving it vacant on St George Street in the long term will not contribute positively to the vitality of Old Papatoetoe.

The building adjoins a key laneway which has been identified for development into a quality pedestrian link to the Tavern Lane residential site and the Allan Brewster Leisure Centre and park.

Auckland Council has agreed to dispose of this building to facilitate the renovation or redevelopment of the site. This will also enable opportunities to combine development of the site with development of the Tavern Lane site, this is strategically beneficial.



Courtesy of Google Maps



Figure 6: Street view 17 St George Street



8.3

Strategic Move 3 – Stimulate local economic development and instil local pride

Attracting and retaining people, business and activity is key for any successful town centre. Local investment and activities relevant for local people are essential to ensuring the town centre meets the needs of those who live there and reflects their culture, identity and the range of services they require.

As Panuku brings sites to the market, we will continue to work with the council, the Local Board and other partners to identify opportunities to enhance community facilities and services. It is also important to recognise the community value of the various local groups in Old Papatoetoe, such as the learning gardens and historical and genealogy societies, and to assist in accommodating them where possible.

There may also be an opportunity for clustering, re-provision of community facilities or the creation of a flexible and shared community space. This could act as a catalyst for changing or improving perceptions of Old Papatoetoe as a place to visit, play, live and invest. We also propose to work with key stakeholders, including The Southern Initiative, to maximise community benefits through place activation.



8.4

Strategic Move 4 – Undertake a housing development programme

Part of the regeneration approach for Old Papatoetoe is creating a new resident population to help meet the needs of a growing city and sustain retail, hospitality, community facilities and services, and improved public transport.

Auckland Council owns a significant share of the land within the HLPP area and has the potential to transform an area of the town centre and create additional housing in Old Papatoetoe. This could also provide an opportunity to showcase how residential intensification in a suburban context can enhance an existing community and achieve sustainable design targets. Homes for all ages and abilities could be created.

Five development initiatives have been identified: Tavern Lane, The Depot, The Bowling Green, 17 St George Street and the Library Precinct.

TAVERN LANE RESIDENTIAL DEVELOPMENT

The Tavern Lane site is a council-owned property and is the location of a former tavern. It has been identified for development for some time. Currently the site is a public car park but is not well used. The site has a legacy resolution to be sold and represents an exciting opportunity to introduce quality residential development right into the heart of the town centre. The development would create value from a hectare of underutilised land, providing much-needed housing and contributing to a revitalised town centre.

We will seek the following design outcomes as part of the development of this site.

Creation of a high-quality road edge fronting the Allan Brewster Leisure Centre

This new road will join the upgraded public road which runs through the Wallace Road car park to Tavern Lane. Developing this road link will give the development a street address and create a quality formal edge to the adjoining open space. Some minor reserve revocation could improve the alignment and quality of this road. Panuku envisages that development fronting this edge will address the road and demonstrate high amenity values. Blank façades and roller shutter doors should generally be avoided in this area. We would favour street-based parking bays over an abundance of car parking in front yards.

Quality laneways

Panuku considers the quality of laneways into the Tavern Lane site critical to securing good development outcomes. We envisage these laneways would be delivered through a development agreement as part of the site's sale. The lane which runs from St George Street, adjoining 17 St George Street, is also a particularly important feature. It could provide multi-modal access to the development and should be upgraded and extended to provide quality walking and cycling access to the Alan Brewster centre.

Shared space

We envisage the area where Tavern Lane fronts St George Street to be developed as a shared space. This location needs a high-amenity environment due to the importance of its link and relationship with the adjoining historic and carefully restored Papatoetoe train station.

Building form

Geotechnical reports indicate that high buildings within the site may require significant piling. While this is relatively common in this part of Auckland, it has a cost impact for certain forms of development. For this reason, we are not specific about the overall density of development. A key driver for consideration will be the overall quality of development that can be achieved, rather than solely delivering density.

Environmental quality

A high level of environmental quality is expected. The site is an opportunity for Panuku and our development partner to achieve an exemplar project that shows how a high-quality, sustainable building can be constructed in a suburban town centre.



Figure 7: Tavern Lane development site



Courtesy of Google Maps

THE DEPOT

The Depot site at 91 Cambridge Terrace, Papatoetoe has been approved for sale by Auckland Council. The site has an area of 4080m² and contains a single-storey, warehouse-type structure.

Currently The Depot is occupied by six community groups on 'month to month' lease terms. The property has THAB zoning under the Unitary Plan, which allows for 16m-high or a five-storey apartment development. Including this site in the HLPP will enable wider community benefits, and provide more certainty of development form and timing to help manage the relocation of community uses when required.

The site represents a significant opportunity to optimise an existing council facility. Panuku is currently working with leaseholders to facilitate and advocate for their successful relocation. We have the opportunity and capacity for many of them to be relocated to 35 St George Street. Space requirements and availability will be formally reviewed through a community needs assessment.

Panuku is working with the council to assist GymCity (Papatoetoe Gymnastics Club) with its future relocation.



Courtesy of Google Maps

THE BOWLING GREEN

This site contains two old bowling greens, an associated bowling club building, two disused netball courts and a relocatable building owned by the netball club. It is currently being used for council-run teaching gardens while a new use for the land is finalised. The site is part of a park and has open space zoning but has been identified for some time as having potential for residential development. A development site would likely have an area of about 5500m².

The site represents an exciting development prospect. One positive opportunity being explored is for it to be used in part as a Housing for Older People facility, which would provide a clear community benefit. We envisage an area of open space incorporating teaching gardens to be included in the development.



Courtesy of Google Maps

To facilitate development on this site, the reserve status of the land would need to be revoked or re-purposed. A plan change or non-complying resource consent would also be required.

Subject to the satisfactory resolution of these matters, Auckland Council has agreed to dispose of, or transfer the site. A potential form of development could be similar to that envisaged for 33 Henderson Valley Road development shown below.



Figure 8: 33 Henderson Valley Road preliminary design (Ignite Architects)

THE LIBRARY PRECINCT

This block contains Papatoetoe War Memorial Library, a Returned Services' Association (RSA), Burnside Park and a large underused car park. The car park is not designated by Auckland Transport, which has transferred the relevant sites to Panuku. The car park has THAB zoning under The Unitary Plan, which allows for 16m-high or five-storey apartment development.

We have an opportunity to repurpose part of the car park fronting the park for residential purposes. This would provide a great outlook for residential units and improve the park experience. Alternatively, a much larger development could be possible, incorporating a replacement library and redeveloped RSA site.



Courtesy of Google Maps

Given the scale of the other development projects currently proposed in Old Papatoetoe and the importance of balancing community needs, we are not carrying out detailed planning relating to this potential opportunity at this stage. Before any development takes place, we would need a clear understanding of the following:

- future parking needs of the town centre
- the future needs of the Papatoetoe War Memorial Library; and

- the future needs and direction of the Papatoetoe RSA and whether these needs could be supported through redevelopment of the site.

Panuku will work collaboratively with all parties to look for mutually beneficial outcomes.



Figure 9: Aerial showing the car park at 107 and 109 St George Street