

Board Report

Public

Date
Wednesday,
30 May 2018

Time
1:00 pm

Venue
Panuku Development
Auckland
82 Wyndham St



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.

Board Agenda

Where: 82 Wyndham Street, Auckland

When: Wednesday, 30 May 2018 | 9.00 am – 2.00 pm

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

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

		Page #	Timing
1.	<p>Procedural Motion to Exclude the Public</p> <p>Put the motion that, pursuant to clause 12.3 of the Panuku Constitution, the public be excluded from the following proceedings of this meeting, so that commercially sensitive issues can be discussed in confidential session.</p>		9.00 am
2.	<p>Confidential Governance Matters</p> <p>2.1 Minutes of 26 April 2018 Board meeting <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>2.2 Board Action List <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>2.3 Verbal update from Transformation Committee 2 May 2018</p> <p>2.4 Transformation Committee Terms of Reference <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>2.5 Verbal update from Remuneration Committee 16 May 2018</p>		

3.	<p>Confidential Strategic Papers (papers which are fully confidential)</p> <p>3.1 Transform Onehunga Framework Plan <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>3.2 Transform Onehunga Proposed Acquisition, Port of Onehunga <i>Withheld from the public under S7(2)(l) of the LGOIMA</i></p> <p>3.3 AC 36 – Impact on Panuku financials <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>3.4 Financial Gateway Target <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>3.5 Leadership on strategic outcomes <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>3.6 Panuku Mana Whenua Outcomes Framework: Draft <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p>		
Morning Tea			
4.	<p>Confidential Decision Papers (papers which are fully confidential)</p> <p>4.1 Westhaven Marine Village <i>Withheld from the public under S7(2)(l) of the LGOIMA</i></p> <p>4.2 Closure of Downtown Marinas Limited <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i></p> <p>4.3 Projected Housing Supply <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p> <p>4.4 Dividend Payment to Auckland Council <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p>		
5.	<p>Confidential Chief Executive's Report (fully confidential) <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i></p>		
6.	<p>Confidential Information Papers (papers which are fully confidential)</p> <p>6.1 Priority Location Master Programme <i>Withheld from the public under S7(2)(l) of the LGOIMA</i></p> <p>6.2 Downtown Programme <i>Withheld from the public under S7(2)(l) of the LGOIMA</i></p> <p>6.3 Redevelopment opportunities on Auckland transport assets <i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i></p> <p>6.4 Panuku quarter three report to Auckland Council <i>Withheld from the public under S7(2)(h) of the LGOIMA</i></p>		
7.	General Business		
Lunch			

8.	Opening of Public Meeting 8.1 Apologies 8.2 Directors' Interests 8.3 Directors' Board Meeting Attendance Register 8.4 Minutes of the 28 March 2018 Board meeting (public) 8.5 Public Deputation		1.00 pm
9.	Strategic Papers Marinas Strategy (Information)		1.30 pm
10.	Decision Papers Grants and Donations: Pacific Business Awards 2018		1.35 pm
11.	Health and Safety Report		1.40 pm
12.	Chief Executive's Report		1.45 pm

Directors' Interests as at 26 April 2018

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

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

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

Member	Interest	Company / Entity	Conflicts pre-identified?
Michael E. POHIO	Director	Panuku Development Auckland Limited	
	Chairman	BNZ Partners Waikato	
	Director	KiwiRail Ltd	
	Director	National Institute of Water & Atmospheric Research Ltd	
	Director	NIWA Vessel Management Ltd	
	Director	Ospri New Zealand Ltd	
	Director	<ul style="list-style-type: none"> National Animal Identification and Tracing Ltd 	
	Director	TBFree	
	Director	Te Atiawa Iwi Holdings	
	Director	Te Atiawa (Taranaki) Holdings Ltd	
C. Martin UDALE	Director	Panuku Development Auckland Limited	
	Director	Essentia Consulting Group Ltd	
	Director	Fleming Urban Ltd	Possible Onehunga development
	Director	Hobsonville GP Ltd	
	Director	New Ground Living (Hobsonville Point) Ltd	
	Director	Tall Wood Ltd	
	Director	Tall Wood Distribution Ltd (being on deregistered 18 May)	
	Director	Forest Group Ltd	
	Director	Tall Wood Assembly Limited	
	Director	Tāmaki Redevelopment Company Ltd	Possible
	Director	Tāmaki Regeneration Ltd	
	Director	TW Twenty Twenty Ltd	
	Trustee	Cardinal Trustees Ltd	

DIRECTORS' MEETING ATTENDANCE REGISTER – 2017 / 2018

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

MINUTES OF THE MEETING OF DIRECTORS OF PANUKU DEVELOPMENT AUCKLAND LIMITED, HELD IN **PUBLIC** SESSION AT 82 WYNDHAM ST, AUCKLAND ON WEDNESDAY 28 MARCH 2018 COMMENCING AT 9.00 AM.

ATTENDING		<p>Board: Richard Aitken (Chair), David Kennedy, Richard Leggat, Dr Susan Macken, Paul Majurey, Mike Pohio and Martin Udale.</p> <p>Executive: Roger MacDonald – Chief Executive, David Rankin – Chief Operating Officer, Carl Gosbee – Director Corporate Services, Angelika Cutler – Director Corporate Affairs, Rod Marler – Director Design and Place, Ian Wheeler – Director Portfolio Management, Allan Young – Director Development, Monica Ayers – Director People and Culture, Jenni Carden – Company Secretary.</p>								
APOLOGIES		Nil								
1 PROCEDURAL MOTION TO EXCLUDE THE PUBLIC	1 03/18	<p>It was RESOLVED THAT, pursuant to the provisions of Section 48(1)(a) of the Local Government Official Information & Meetings Act 1987, the public be excluded from the Meeting for the following proceeding, the subject matter, the reasons and specific grounds for exclusions being set out below:</p> <table border="1"> <thead> <tr> <th>General subject of matters to be considered</th> <th>Grounds under Section 48(1) for considering in private</th> </tr> </thead> <tbody> <tr> <td>Governance: Committee report</td> <td>Commercially sensitive issues</td> </tr> <tr> <td>Finance and Risk</td> <td>Commercially sensitive issues</td> </tr> <tr> <td>Management and operations</td> <td>Commercially sensitive issues</td> </tr> </tbody> </table> <p>Moved Richard Aitken, seconded Mike Pohio CARRIED</p>	General subject of matters to be considered	Grounds under Section 48(1) for considering in private	Governance: Committee report	Commercially sensitive issues	Finance and Risk	Commercially sensitive issues	Management and operations	Commercially sensitive issues
General subject of matters to be considered	Grounds under Section 48(1) for considering in private									
Governance: Committee report	Commercially sensitive issues									
Finance and Risk	Commercially sensitive issues									
Management and operations	Commercially sensitive issues									
2.1 MINUTES OF 28 FEBRUARY 2018 BOARD MEETING CONFIDENTIAL GOVERNANCE MATTER	2 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
2.2 BOARD ACTION LIST CONFIDENTIAL GOVERNANCE MATTER	3 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
2.3 MINUTES OF AUDIT AND RISK COMMITTEE 20 DECEMBER 2017 CONFIDENTIAL GOVERNANCE MATTER	4 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
2.4 VERBAL UPDATE FROM AUDIT AND RISK COMMITTEE 14 MARCH 2018 CONFIDENTIAL GOVERNANCE MATTER	5 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								
3.1 HAUMARU HOUSING CONFIDENTIAL STRATEGY PAPER	6 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>								

4.1 SITE 18 CONFIDENTIAL DECISION PAPER	7 03/18	<i>Withheld from the public under S7(2)(l) of the LGOIMA</i>
4.2 2-6 HENDERSON VALLEY ROAD, HENDERSON CONFIDENTIAL DECISION PAPER	8 03/18	<i>Withheld from the public under S7(2)(l) of the LGOIMA</i>
5 CONFIDENTIAL CHIEF EXECUTIVE'S REPORT	9 03/18	<i>Withheld from the public under S7(2)(b)(ii) of the LGOIMA</i>
6.1 PROPERTY MARKET UPDATE CONFIDENTIAL INFORMATION PAPER	10 03/18	<i>Withheld from the public under S7(2)(J) of the LGOIMA</i>
7 GENERAL BUSINESS	11 03/18	<i>Withheld from the public under S7(2)(h) of the LGOIMA</i>
8 OPENING OF PUBLIC MEETING	12 03/18	The public meeting opened at 12.42pm.
8.1 APOLOGIES	13 03/18	Nil.
8.2 DIRECTORS' INTERESTS	14 03/18	<p>The Board reviewed and received the Register of Directors' Interests.</p> <p>Richard Leggat advised amendments to his interests. He is now an advisor of Busways Pty Ltd and no longer an advisor of MyMoneyFit.</p> <p>Martin Udale advised amendments to his interests. He is no longer a director of Innovation Waikato. Papatara Ltd and Tool Wood Distribution are in the process of being deregistered.</p> <p>Paul Majurey advised amendments to his interests. He is now the chair of Puhinui Park Limited and a director of Arcus Property Limited.</p> <p>David Kennedy advised a conflict in relation to the sale and development of 52-54 Manukau Station Road.</p>
8.3 DIRECTORS' BOARD MEETING ATTENDANCE REGISTER	15 03/18	The Board received the Board Attendance Register.
8.4 MINUTES OF THE 25 FEBRUARY 2018 BOARD MEETING (PUBLIC)	16 03/18	The Board reviewed and approved the Minutes of the Board Meeting of 25 February 2018, with confidential information redacted.
8.5 PUBLIC DEPUTATION	17 03/18	There were no public deputations received.
9 HEALTH AND SAFETY REPORT	18 03/18	<p>The Board received the report noting:</p> <ul style="list-style-type: none"> • all properties will be reviewed as part of the asbestos management programme; • the response to the implementation of the Contractor Management Framework;

		<ul style="list-style-type: none"> the Board will be notified if there is a serious incident relating to staff. <p>Directors requested future reporting to include commentary on trends.</p>
10 CHIEF EXECUTIVE'S REPORT (PUBLIC)	19 03/18	The Board received the public report, with confidential information redacted.
11.1 PANUKU QUARTER TWO REPORT TO AUCKLAND COUNCIL PUBLIC INFORMATION PAPER	20 03/18	<p>Carl Gosbee, Director Corporate Services, introduced the report. The Board received the report.</p> <p>Directors expressed concern regarding the treatment of Panuku staff. Executive provided assurance that the matter reported has been resolved and procedures implemented ensure the safety and security of staff.</p>
CLOSE OF BOARD MEETING	21 03/08	The meeting closed at 12.55pm

READ AND CONFIRMED

_____ Chairman _____ Date

DRAFT

Information Paper: Marinas Strategy

Document Author(s)	Marian Webb, Manager Portfolio Strategy
Reviewer(s)	David Rankin, Chief Operating Officer
Date	9 May, 2018

1. Purpose

The purpose of this report is to outline Panuku's strategic approach to council owned marina assets and to update the Board on the current status of these assets.

2. Key Points

The Board requested the executive undertake a review of the council owned marina assets and recommend a strategic approach to these assets given emerging trends in marina ownership and development, and issues such as public access to the waterfront.

Marina assets are complex in nature, opportunities are constrained by a range of legacy decisions, legislation and long-term leases which shape how these assets can be developed now and in the future. High levels of interest from key stakeholders and the general public, along with the expanding role of marinas in the delivery of transport and social outcomes, mean each asset needs to be assessed on an individual basis.

There is currently no overarching strategy adopted by Auckland Council when considering the future of marinas. The Panuku strategic approach when considering the future of marina assets, being non-service assets is to extract value from the asset for the ratepayer in line with Panuku's purpose and SOI, while maintaining or promoting the delivery of broader strategic outcomes, such as provision for public access, supporting public transport uses (e.g. ferry development), development of Auckland's marine industry, open space and recreational boating outcomes.

There are four significant council owned marina assets across the region, being Gulf Harbour, Westpark, Half moon Bay and Westhaven marina. All but Westhaven marina are subject to long term leases.

In respect of Gulf Harbour marina, this paper outlines an approach resulting in an exchange of interests in the land subject to an existing development agreement. The outcome of this approach will realise the retention of transport services and recreation outcomes for the public as well as a material financial return for Auckland Council.

In respect of Westpark Marina, this paper outlines that Panuku is exploring the possibility of a partial sale of the marina, that could have a number of benefits and enable key marina outcomes, improved transport outcomes, residential development and additional capital receipts for Auckland Council. Public engagement outlining the possibility is about to commence.

There are currently no firm proposals regarding Halfmoon Bay marina. Further work is required to identify the potential economic benefits of any proposal and the wider social, environmental and community issues that will need to be addressed.

Westhaven marina is a council owned asset of considerable size and significance that is directly operated. A substantial amount of additional work is required to identify the potential opportunities, risks and issues needing to be addressed in developing a long-term and sustainable strategy for the Westhaven marina. This will be discussed with the Board in a future report.

3. Discussion

3.1. Background

The Board requested that the executive undertake a review the council owned marina assets and develop a recommended strategic approach to these assets given emerging trends in marina ownership and development.

In 2015 Auckland Council undertook a review of alternative sources of financing and commissioned reports from Cameron Partners and EY, which both considered the council's asset portfolio and the opportunity for asset recycling.

Cameron Partners and EY considered the opportunity for Auckland Council to sell down assets that were not critical to the delivery of core functions. Cameron Partners concluded that the ownership of the marina assets by Council was largely commercial for financial return and there is only limited strategic purpose or ownership/control imperative as a public asset. Cameron Partners noted that there are a number of other marinas in the Auckland region in which Council has no ownership interest or feels the need to.

Auckland Council has no overarching strategy for considering the future of its marinas. The marinas in council's ownership were vested in Auckland Council on amalgamation in 2010. The legacy councils each handled the management and control of their marinas differently. As a result, council is currently constrained by legacy decisions. These decisions still shape how we manage and control marina assets.

The Panuku Statement of Intent (SOI) and purpose, is to contribute to the strategic objectives and outcomes contained in the Auckland Plan, balancing commercial outcomes with strategic public good outcomes. This means that in some cases, financial value is traded off to achieve wider social, environmental, economic or cultural outcomes.

The Panuku strategic approach when considering the redevelopment of marina assets is to extract value from the asset for the ratepayer, while considering the protection and promotion of strategic outcomes. These include: maintaining public access, supporting ferry development, the marine industry, open space, recreational boating and environmental outcomes.

This report outlines the approach of the Panuku executive to two of four significant council owned marina assets across the region, being Gulf Harbour and Westpark marina. It also provides matters for consideration in respect of any approaches in relation to Half moon Bay and Westhaven Marina, which will be the subject of future reports to the Board.

3.2. Gulf Harbour Marina

Background

The Gulf Harbour marina is located in Hobbs Bay near the eastern end of the Whangaparaoa Peninsula. It comprises 1052 marina berths, boat storage facilities, marine activity workshops, ferry terminal, car and boat parking areas, passive and active recreational areas and a cafe.

In 1977 the Rodney District Council (Gulf Harbour) Vesting and Empowering Act was passed by Parliament to enable the construction of the marina. The marina was completed in 1988 and leases granted for Lots 1 to 6 (known as the Marina land) in 1989 (refer Attachment 1). The leases have rights of renewal to 2088. The balance of the land holdings (Lots 7 to 9) known as the Hammerhead land was to be subdivided at a later date and leased to the marina operator on similar terms including the ability to undertake future development consistent with the development agreement.

Since the establishment of the development agreement council has undertaken development of the Hammerhead land to provide significant community improvements including a ferry terminal, car and boat parking, and boat launching ramp with breakwater.

Auckland Council's ownership tenure of the Gulf Harbour marina has a complicated legal history. Council incurred significant litigation costs over a number of years attempting to maintain the current use of the Hammerhead land. However, through Court direction the council was eventually obliged to commence the subdivision of the Hammerhead land into three lots, which would enable development of the Hammerhead land by the lessee in accordance with the existing development agreement.

In 2011, ACPL, together with Auckland Council and AT, investigated a number of options/scenarios as to how it could achieve the best outcome for Auckland Council with respect to securing ongoing community access to the land and marina.

In 2012, the Strategy and Finance Committee resolved that ACPL should negotiate an agreement that sought the current lessee to relinquish its lessee's interest in the Hammerhead land (Lots 7-9). This would be part of a transaction that involves the council selling to the current lessee the underlying freehold interest (lessor's interest) in the Marina land (Lots 1-6) subject to iwi engagement and a further report to the committee.

Iwi consultation was completed in line with the resolution. However, agreement on commercial terms could not be reached between the parties. As a result, sale of the council's interest in the Marina land (Lots 1-6) was put on hold.

In 2016, Panuku commenced the subdivision of the Hammerhead land (Lots 7-9) in accordance with the Development Licence and relevant Court decisions. While the subdivision consent has been granted, the implementation of the consent has yet to be completed.

Current Status

AT has identified concerns with the impact of the proposed subdivision on the use of the passenger ferry connecting Gulf Harbour to Auckland City. The level of development in the Gulf Harbour area is significant with an additional 2000 homes estimated to be completed in Fairway and Red Beach by the end of 2019. The residential development growth in Gulf Harbour and the Whangaparaoa Peninsula means that the ferry is an important component for the transport network.

Auckland Council also considers the Hammerhead land to be of significant strategic importance as a recreational resource for passive and active recreational activities. To date, there has been an informal arrangement with respect to the utilisation of the Hammerhead land, with members of the public and tourists enjoying free use of these facilities due to the delay in completing the sub-division. However, should the current lessee exercise its rights under the subdivision, on completion the ground rights to this land will be leased to a third party. The public space, the road servicing the ferry terminal and the patron and berth holder parking will be in question as the designated road and public access is terminated at the boundary of the Hammerhead land (Lots 7-9).

To obtain control over the Hammerhead land (Lots 7-9) and to achieve council's strategic transport and community objectives, Panuku considers that a non-contestable process of negotiating directly with the current lessee will be the most effective approach. An open market process / public sale of the Marina Land (Lots 1-6) will not achieve the acquisition of the lessees interests in the Hammerhead Land (Lots 7-9) if the lessee is not successful in acquiring the Marina Land (Lots 1-6).

Additional public engagement is currently underway to inform the community, Local Board, iwi, stakeholders and affected parties about council's proposal to secure the hammerhead land (Lots 7-9). It is anticipated that this engagement will be complete by mid-May. Panuku will present a recommendation to the Finance and Performance Committee that:

- i. Auckland Council sell the lease rights of the current lease over the Marina land (Lots 1-6) to the current lessee;
- ii. Auckland Council acquire the lease rights in respect of the Hammerhead land (Lots 7-9) from the current lessee;

Should the council approve the recommendation, the benefits of this approach include:

- Panuku securing [REDACTED] for Auckland Council through the land exchange which it otherwise would not have access to; *Withheld from the public under S7(2)(h) of the LGOIMA*
- Retention of a ferry terminal, which is strategically located to accommodate future growth.
- Security of access to the recreational areas, thus enabling the community to maintain its social, economic and cultural wellbeing;

If approval is not provided and an agreement is not reached, Council will be required to implement the subdivision consent in line with the Court decision, putting the long-term access to the Hammerhead land (Lots7-9) and the ferry terminal at risk.

3.3. Westpark Marina

Background

Westpark marina is located in Clearwater Cove in Hobsonville in Auckland's upper Waitemata Harbour. It comprises the breakwater, 592 marina berths, hard stands for over 50 boats with travel lift and haul out facilities, car & boat trailer parking, boat ramp and retail and industrial units.

The marina land was part of a marine project started in the late 1970's under the Waitemata City Council (West Harbour) Empowering Act 1979. The land is used principally for marine purposes and is leased by way of perpetual ground leases (refer Attachment 2). Although the 1979 Act does not allow for general residential use, both the Unitary Plan and the legacy Waitakere City Council District Plan contemplate residential development. To enable apartment development, Council would need to address the restriction of the 1979 Act.

The marina land is zoned Mixed Housing Suburban under the unitary plan and is situated in the Hobsonville Marina Precinct. The precinct includes the coastal marine area, the marina and 4.5 hectares of adjoining land. The purpose of the Hobsonville Marina Precinct is to provide for a range of marine-related, commercial, retail and residential activities in addition to the activities provided for in the Coastal – Marina Zone, including the ferry terminal facility.

In 2015, the current lessee approached Auckland Council expressing an interest in purchasing the freehold of the marina to enable residential development as allowed for under the Waitakere District Plan.

Panuku executive reviewed the lessees' request and considered that the sale of the asset without a restriction on residential development would be inappropriate, due to the loss of space for marina activity. In particular it may result in the loss of hardstand and marina berth parking.

Current Status

Panuku executive considers that an appropriate balance could be achieved between extracting value from the asset for the ratepayer and the public good outcomes required at the Westpark marina.

In consultation with the current lessee a possible development has been formulated to enable residential development while protecting marina activities. Primarily this involves the disposal of 3800m² of foreshore area which is currently formed as carpark and a 2329m² site at 17 Clearwater Cove, which contains existing commercial/retail activities.

Panuku has agreed to undertake a public engagement process to communicate why considering the partial disposal of the marina is being considered and to seek feedback from various stakeholders including the berth holders, ferry users, visitors and residents on options to improve outcomes for these groups. On completion of this engagement process, the executive will consider how Panuku should proceed with respect to its recommendation to the Board on this location.

Should the current proposal proceed benefits are likely to include:

- enabling Panuku to secure [REDACTED] for Auckland Council which it otherwise would not have access to; *Withheld from the public under S7(2)(h) of the LGOIMA*
- enabling the construction of 150–250 apartments,
- the surrender of leases by the current lessee in order to better protect marina uses and support ferry activities including Auckland Council retaining control of the public access to the marina and waterfront.
- A minimum of 1.50 hectares are retained for boat hardstanding and berth parking.
- AT will retain public car parking; public access to the ferry and associated feeder bus service; a bus turning circle and ensures the availability of land for a planned public board walk.

3.4. Half Moon Bay Marina

Background

Half Moon Bay marina is located on Aratai Road, south of Bucklands beach. It comprises the breakwater, hard stands facilities, car & boat trailer parking, boat ramp, yacht club and commercial units

The property is 7.1853 hectares of reclaimed land specifically constructed for purposes of a marina. The land was originally vested in the Auckland Harbour Board pursuant to the Auckland Harbour Board (Half Moon Bay) Vesting and Empowering Act 1968 on 6 May 1975.

The properties are held in fee simple by Auckland Council subject to a 21-year perpetual lease (refer Attachment 3). The current lessee has exercised its right of renewal. The rent review was completed in 2017. Subsequently, the lessee has recently expressed an interest in acquiring the freehold interest in the land.

Current Status

Panuku executive has yet to engage with the lessee to understand the extent of its proposal to acquire the freehold. The capital value of the 7.2 ha marina is \$27 million. While the marina's value in principle should be explored, regard must also be given to the strategic outcomes.

Like Westpark marina, a proposed sale of the entire marina could result in poor outcomes in respect of public use, transport and marina access.

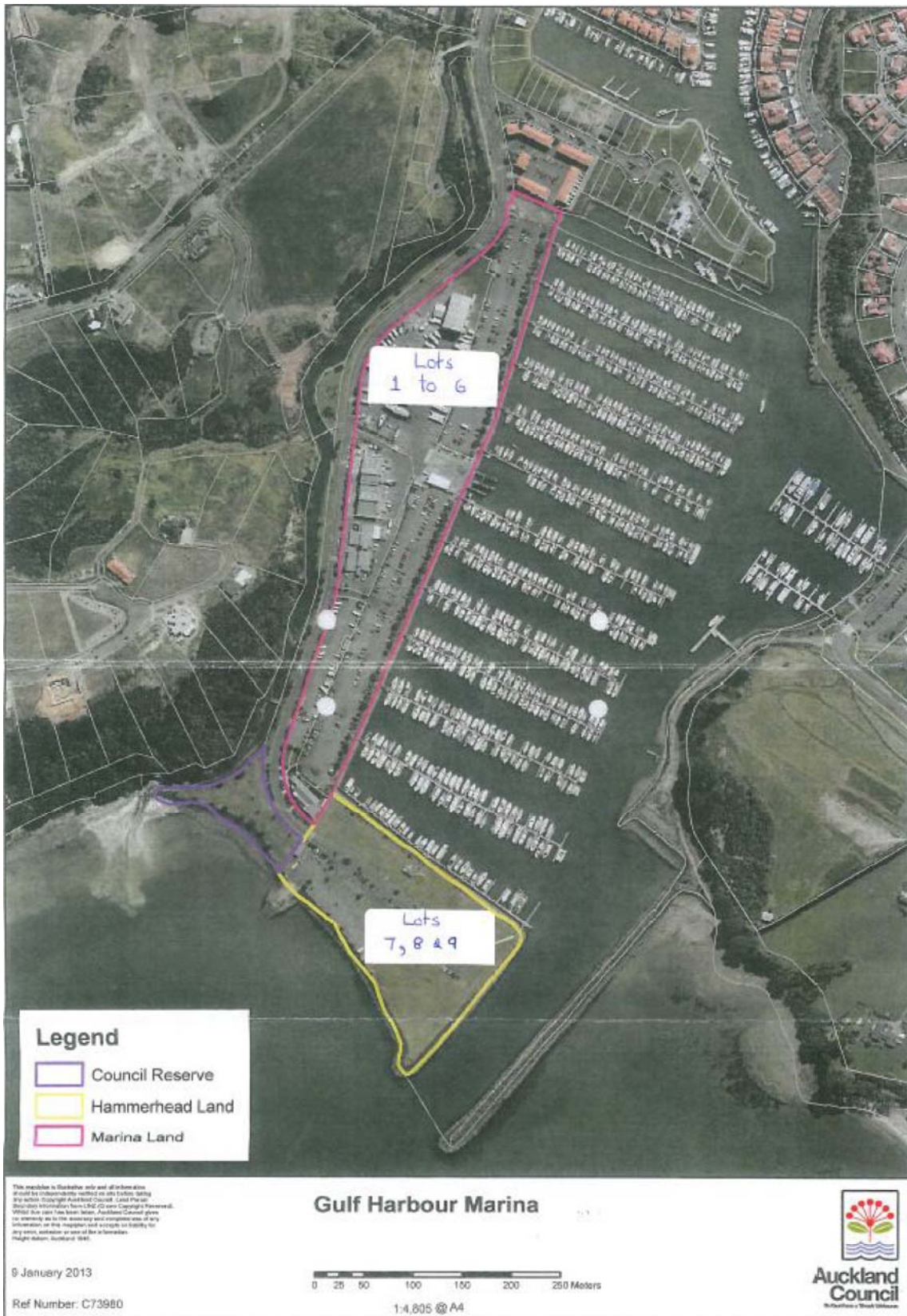
The economic, and wider social and environmental benefits of any future proposal have not been identified at this time.

3.5. Westhaven Marina

Westhaven marina is a significant asset. It covers an area of 10.73 Ha of coast marine area and includes 1,558 marina berths, 316 pile moorings and 52 charter berths at Z Pier.

The management and ownership arrangements of Westhaven Marina are complex with multiple stakeholders, the marina has many public uses and is considered by many as part of the City's fabric.

Given its size, significance and the high degree of public interest; a substantial amount of additional work is required to identify the potential opportunities, risks and issues needing to be considered in developing a long-term and sustainable strategy for the Westhaven marina. This will be discussed with the Board in a future report.







Decision Paper: Grants and Donations: Pacific Business Awards 2018

Document Author(s)	Clive Fuhr – Project Development Director
Approver	Allan Young
Date	22 nd May 2018

1. Purpose

The purpose of this report is to seek approval to spend \$12,000 on the sponsorship of an award category in the National Pacific Business Trust Awards to be held on Friday 22nd June 2018.

2. Executive summary

Panuku has previously sponsored this event to support its involvement in the Transform Manukau project, and particularly for the development of its leadership role and establishment of strong stakeholder relationships. This year we have been invited to sponsor an award that in turn allows us to invite VIP guests to the event.

The proposed business award category to be sponsored is the 'Pacific Impact' category. This category recognises businesses that are generating results with impact and achieving amplified benefits across social, cultural, environmental and economic indicators.

3. Recommendations

It is **recommended** that the Board:

1. **Approves** expenditure of \$12,000 plus GST to sponsor the 'Pacific Impact' award at the forthcoming National Pacific Trust Awards.
2. **Approves** this expenditure in accordance with the Grants and Donations Policy based on the benefits it will accrue to Panuku's leadership role in the Transform Manukau project.
3. **Agrees** that Panuku's invited guests to attend the event be approved by the Chief Executive.

4. Prior Board and Council engagement and decisions

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
None	None	None

5. Discussion

Held ten times since 1993, the Awards bring together Pacific business owners and entrepreneurs, Pacific business leaders and influencers as well as mainstream business networks and other professional services.

The cost of sponsorship for the 'Pacific Impact' award category is \$12,000 + GST.

This sponsorship package includes:

- A complimentary table of ten to the Pacific Business Awards for your staff / VIPs
- Naming and presenting rights for the Pacific Impact awards category
- Showcasing of Panuku or Transform Manukau on film AV during the awards ceremony
- Promotion of Panuku through PBT awards social media, e-newsletter, website, press releases
- Licence to use the PBT Awards event logo and images for your own promotions, advertising, or other leverage activities
- A bespoke inclusion in the event programme such as Transform Manukau.

Panuku has sponsored this even before and this resulted in:

- Panuku providing speakers and panelists at the Tangata o le Moana Regional Pacific Provider Network Annual Conference
- Invitation to attend the Pacific Social Housing Network Launch
- Invitation to speak to the Pacific Church Leaders Forum

In Transform Manukau project area where a large proportion of the resident populations has Pasifika roots, this demonstrates Panuku recognition and engagement with Pacific business and the wider community.

6. Financial implications

This expenditure requires Panuku Board approval under the Grants and Donations approval policy. The funding will be sourced from the approved Transform Manukau budget for FY18.

Document Sign-off

Role	Name	Sign-off Date	Signature
Director Development	Allan Young	23 May 2018	
Chief Executive	Roger MacDonald	23 May 2018	

Health and Safety Monthly Reporting – May 2018

Document Author(s)	Blair McMichael – Health and Safety Manager
Approver	David Rankin – Chief Operating Officer
Date	11 May 2018

1. Purpose

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

2. Executive Summary

Health and safety objectives within the Health and Safety Plan 2017/2018 are progressing to the assigned timelines.

This month's progress included consultation with our development managers around the findings and recommendations from the external health and safety review of the recently implemented Contract Management Framework (CMF). The review reflected positively on the development team and their consistent use of the CMF. The review recommended improvements in document control and tracking, and the inclusion of personal health and safety objectives for relevant staff relating to CMF requirements.

The health and safety policy was amended to capture the changing health and safety culture and our unique business health and safety risks. The policy changes were approved by the Senior Lead Team and will be communicated to staff with help from our internal communications staff to maximise its profile and buy-in.

The planned internal health and safety audit commenced this month as part of the internal audit programme. The EY report is expected in June and any recommendations will be incorporated in our Health and Safety Strategic Plan 2017-2020, and next year's Health and Safety Plan, 2018/19.

Drafting of the Health and Safety Plan 2018/2019 and the Health and Safety Strategic Plan (2017-2020) continued.

3. Discussion

a) Health and Safety Plan 2017/2018 Update

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

Contract Management Framework review

The Contract Management Framework (CMF) represents Panuku's approach to managing health and safety across contracts and agreements and has been implemented in our development directorate so far.

Post implementation, management commissioned an external review on progress made implementing the CMF. The review measured whether the framework had been applied consistently since implementation, and whether guidance material and training had been understood. The review reflected positively on the development team through demonstrated and articulated understanding and adoption of the CMF. Improvements recommended included:

- implementing a document control system to track key health and safety documents; and

- setting health and safety personal objectives for relevant staff aligned to the use of the CMF.

These recommendations will be included in the Panuku Health and Safety Plan 2018/19. The CMF implementation will be extended across our Portfolio and Design and Place Directorates.

Panuku Health and Safety Policy review

The Panuku Health and Safety Policy has been reviewed by our health and safety committee as part of our ongoing review and improvement approach. Panuku health and safety representatives advocated changes in the wording of the policy that reflected our safety behaviours, our reporting system 'Risk Manager', continual improvement in health and safety, and a defined link to the Auckland Council health and safety management framework. The policy recognises that our business critical risks are unique to Panuku and need to be managed at a 'local' level. These changes were presented to the Senior Lead Team in April and approved.

Our communications team is considering how best to help communicate the policy to all staff in interesting and engaging ways.

b) Significant Health and Safety Issues

No significant health and safety issues were reported during April.

c) Incidents, accidents and hazards

No notifiable events, as defined under the Health and Safety at Work Act, or lost time injuries were reported in April.

Staff are actively reporting accidents, incidents and near misses, predominantly in marina operations through our reporting tool, Risk Manager.

There were several near misses and minor incidents involving staff reported during the month. All incidents reported were subject to further investigation and were subsequently resolved.

d) Monitoring and Inspection of Critical Risk

Internal Audit – EY Health and Safety Review

An internal health and safety audit considering the robustness of Panuku health and safety systems, safety behaviours, culture, and compliance began in April. The audit forms part of the Audit and Risk Committee audit programme for 2017/2018. The audit will conclude in late May with recommendations anticipated in June for inclusion in the Health and Safety Plan 2018/19.

Critical Risk Activities – Quarries/ landfills, and forestry

These activities are subject to quarterly monitoring, with no monitoring during April.

e) Staff health and wellbeing, training and development

The Panuku Onboarding induction programme including health and safety was reviewed in April and changes drafted. This work forms part of the Panuku staff engagement work and will be implemented prior to June.

Two new starters completed the online health and safety induction in April.

All health and safety training for 2017/2018 is identified in Panuku's training needs analysis for each directorate, and is reported on and tracked within Risk Manager.

Work continued on the staff health and wellbeing plan through the Panuku health and wellbeing working group, a group formed specifically to consider a programme relevant to Panuku. This document will form part of the Health and Safety Plan 2018/19 deliverables and be subject to SLT approval.

Meanwhile health and wellbeing initiatives continued during April with a quarter of all staff receiving free flu vaccination during the month.

Chief Executive's report to the Board

Document Author	Roger MacDonald – Chief Executive
Contributors	David Rankin – Chief Operating Officer Angelika Cutler – Director Corporate Affairs Carl Gosbee – Director Corporate Services Rod Marler – Director Place and Design Allan Young – Director Development Monica Ayers – Director People and Culture Ian Wheeler – Director Portfolio Management Jenni Carden – Executive Officer/Company Secretary
Date	22 May 2018

1. Overview

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

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

2. Key issues

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

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

2.1 Strategically significant issues

2.1.1 Statement of Intent (SOI)

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

2.1.2 America's Cup 36

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

2.1.3 Working with the Crown

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

2.1.4 Mana whenua engagement update

The Panuku Mana Whenua outcomes framework is progressing well, with an expectation that this will be a focus for discussion at the upcoming Rangatira-Panuku Board hui in June. The framework is based on the outcomes as included in the Mana Whenua Kaitiaki Forum's strategic plan; economic, culture and identity, social and governance. Mana Whenua have also highlighted the need for informal opportunities to engage with Board members as a way of strengthening relationships and developing a better understanding of priorities. Panuku led a hui with Mana Whenua on the proposed three-year work programmes across the Transform and Unlock locations. There will be a subsequent hui following decisions on the LTP to confirm the work programme and to workshop priorities across the locations.

Engagement with Mana Whenua on the AC36 resource consent is progressing, with the latest hui providing positive direction and focus. Mana Whenua continually identify a significant gap in engagement on the wider AC36 programme and are seeking traction at executive levels to progress this issue. Council notified Mana Whenua of the three positions available on the AC36 joint executive steering group last week – representatives are yet to be confirmed by Mana Whenua. Mana Whenua have also asked for confirmation of resourcing for technical support after the close of submissions. Panuku is seeking clarification from council on what support they can provide to Mana Whenua during the Environment Court hearing process. Engagement on the pile mooring redevelopment, cruise ship dolphin and the Westhaven Marina promenade consents are at various stages. The Mana Whenua technical specialists have met with the relevant Panuku project teams to discuss details of the consent proposals and have subsequently provided feedback to Panuku. The feedback is currently being considered by the project teams for response.

A separate report has been provided for the board on the draft Mana Whenua Outcomes Framework. See agenda item 3.6.

2.2 Emerging or developing issues

2.2.1 Panuku Operating Model

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

2.2.2 Corporate Accommodation Disposal

On Tuesday 15 May 2018, the council Finance and Performance Committee approved the sale of seven corporate accommodation buildings across the region. The committee resolved that the proceeds of sale are to be reinvested back into the corporate property network allowing the capital receipts to be used to undertake a programme of work that delivers fit for purpose corporate, local board and customer service facilities.

These properties comprise the Bledisloe Carpark, 4-10 Mayoral Drive; 35 Graham Street; 6 Henderson Valley Road, Henderson; 4 Osterley Way, Manukau; 50 Centreway Road, Oweru; 35 Coles Crescent, Papakura and 82 Manukau Road, Pukekohe.

A number of these properties are located within the boundaries of the Panuku priority development locations.

The Panuku executive has worked with the council's corporate property team with the development of its business case, local board, iwi engagement, and the proposed sales strategy.

The Panuku executive has agreed to lead the disposal of these assets on behalf of the Corporate Property team to ensure that the Corporate Strategy and the Panuku development and regeneration objectives are achieved respectively.

The final terms and conditions of the development agreements will be approved by the Panuku Board under its delegation.

A programme of work, including timelines, is currently being finalised.

2.3 Project updates

Transform

2.3.1 Manukau

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

2.3.2 Onehunga

Two separate reports have been provided for the board. See agenda items 3.1 and 3.2.

2.3.3 Wynyard Quarter/Waterfront

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

Unlock

2.3.4 Avondale

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

2.3.5 City Centre – Civic Administration Building

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

2.3.6 Henderson

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

2.3.7 Northcote

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

2.3.8 Ormiston

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

2.3.9 Papatoetoe – Tavern Lane

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

2.3.10 Takapuna

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

2.3.11 Haumaru

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

3. Operations Reports – Operational performance end April 2018

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

4. Financial Dashboard

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

5. Organisational Summary

5.1 Panuku Behaviours

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

5.2 Chief Executive's Networks

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

5.2 Risk Management Update

In February the Panuku board had a risk workshop, facilitated by EY, that identified the key strategic risks to Panuku. *Withheld from the public under S7(2)(f)(i) of the LGOIMA*

Emerging Risks

The level of development in the Wynyard Quarter and Quay St will lead to a congested construction zone. This will require careful management of Panuku's stakeholders, WQ tenants and traffic flows. The area will become progressively busier as AC36 construction progresses.

5.3 Portfolio Management Update

5.3.1 Acquisitions and Disposals Summary

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

5.3.2 NZTA Northern Corridor Improvements – Disposal and Acquisition

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

5.3.3 Rent Review approved under delegation – Board Notification

In accordance with the Panuku Development Auckland delegations all property lease transactions over \$500k are required to be reported the Board. Below are the details of a rent review (pursuant to a tenant's exercise of a renewal option) that has recently been negotiated.

The property is 135 Albert Street, Auckland Council's corporate headquarters that has three floors of external tenants, these managed by Panuku.

While it is anticipated that ultimately council will require these tenanted floors for its own occupation, until that requirement is realised the tenants continue to enjoy the leases granted to them by the previous owner of the building.

The tenant concerned is the Ministry of Business, Innovation and Employment.

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

5.3.4 Lease approved under delegation – Board Notification

In accordance with the Panuku Development Auckland delegations all new property leases over \$500k are required to be reported the Board. Below are the details of an extended lease term and rent review that has recently been negotiated.

This tenancy is within Panuku's North Wharf complex, a complex developed by Panuku's predecessor organisation in 2010 and 2011 as the first stage of the regeneration of Wynyard Quarter. In the same period Silo Park, the Viaduct Events Centre, and Te Wero bridge were constructed, creating a new people space for Auckland City.

North Wharf comprises a historic building and two pavilion buildings, one each side of the historic building.

These were let in 2011 as a complex to ten uniquely themed restaurants on 12 year leases. We are now half-way through that lease term.

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

5.3.5 Royal New Zealand Yacht Squadron (RNZYS) – rent review and long term considerations

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

5.3.6 Marina customer satisfaction

For the second year in a row Westhaven Marina has achieved an impressively high customer satisfaction rating in its annual survey. Westhaven Customers voted on a rating, out of a questionnaire of 1 (being poor) and 7 (being excellent), & assuming 4 (the median), the number of responders who voted 5 to 7 were 92% of the total. This exceeds the SOI target of 74 %.

This is a significant increase on previous years and is attributed to continuous improvement in maintenance and facilities, but especially to a very strong team, led by Tom Warren and Kevin Lidgard, that are friendly, knowledgeable and highly capable, both on and off the water.

5.3.7 Pile Mooring Redevelopment Project

Auckland Council publicly notified the resource consent application on 22 May 2018. Since lodgement in early April, Auckland Council requested several clarifications and further information as part of its review of the resource consent application. Their focus was on management of the existing soils, vehicle tracking and car parking areas and a number of clarifications around the proposed ground levels of the new reclamation. In addition, Panuku also provided an updated Boat Harbour water flushing report as a result of work undertaken for the America's Cup. Panuku elected to provide this additional piece of work so that the Pile Mooring Redevelopment application and the AC36 application used similar methodologies in calculating water flushing and change times.

Panuku are advising all stakeholders of this significant milestone. After four years of consultation on the project Panuku believes that all significant stakeholders are well briefed on the project, with several parties electing to provide letters of support for the project which were included in the application documents.

Post closure of the public submission period on 20 June, the next milestone will be the consent hearing which we estimate will be in late August, with a decision date anticipated four weeks after the close of the hearing. The project team will continue its engagement with significant stakeholders during the submission period and will start to focus on procurement alternatives so that the market is well briefed, and the options are all explored.

5.5 Media and digital summary

A blog by Design and Place Director Rod Marler on the first stage of works to refurbish the Vos Heritage Boat Yard in Wynyard Quarter was published on our website and shared by Idealog on its highly popular Facebook page, attracting several shares and likes from the magazine's readers.

Noted.co.nz also interviewed Rod this month, this time about Eastern Viaduct's transformation from a car park to a new piece of public space. The piece focused on the innovative methods our design team is using to inform how the space will be shaped in the future.

Chief Operating Officer David Rankin provided an interview to Newsroom about the change of use at 40 Anzac Street, in which he stressed the work still underway to engage the community in its future design and noted the democratic right of the Local Board to challenge its decision-making powers. The piece helped to give Panuku a voice in the Takapuna story outside of coverage from the North Shore Times.

The North Shore Times made mention of ongoing opposition from various community groups to the change of use of 40 Anzac Street in a weekly editors' note while information sessions to engage the public on the potential redesign of the space continue until June. The paper is also following the Devonport-Takapuna Local Board's dispute with the council's Governing Body over its right to be heard and decision-making powers.

The North Shore Times also ran a story on the results of a survey conducted by university students that stated a third of businesses in a North Shore shopping centre were unaware of the redevelopment of 40 Anzac Street. The communications team successfully challenged the editor to remove mention of the disposal process as having been 'fast-tracked'. The methodology of the survey and the use of term 'non-strategic' to describe the sales process were also raised with the editor as information that could mislead readers.

The Western Leader shared a positive story about Panuku and Housing New Zealand's announcement of 102 new homes that will be built in Avondale. A video of the Unlock Avondale

project that was shared on Panuku's Facebook page reached 27200 people and attracted more than 1600 views and 663 'reactions (i.e. 'likes and shares').

Development Director Allan Young featured in the Local Government magazine about the redevelopment of Marina Rise in Whangaparaoa. Allan was also a spokesperson in a media release by realtor Bayleys about a new piece of land in St Johns going up for sale. The story was picked up by stuff.co.nz and the Weekend Herald. The first version of Stuff's article included inaccurate information that the land is currently leased by Remuera Golf Club, when it hasn't been since 2013. The journalist was contacted about the error and corrected it immediately. Conversely, coverage by the Weekend Herald was very positive, with mention of the land being able to accommodate up to 100 new, warm, dry sustainably-built homes.

Radio New Zealand ran a story about information released as part of a LGOIMA about correspondence between Minister David Parker and Mayor Phil Goff on base options under consideration for AC36 in which Mr Parker suggested Panuku had ulterior motives in making a proposal he favoured appear too expensive. The story ran as part of a segment on Morning Report and appeared online, but without any supporting interviews or the physical correspondence itself being shared publicly.

Unlock Henderson has received several mentions in ongoing coverage of the council's proposal to sell seven council-owned sites, with one of the sites up for sale being the former council offices.

Ponsonby News interviewed one of five Kitchen Project candidates for its May edition, in which the initiative is referenced.

Talking Auckland blogger Ben Ross wrote an opinion piece for the Papakura Courier in which he called for more regeneration in South Auckland and mentioned Unlock Panmure.

Attachments

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