

# Board Report

**Date**

Wednesday,  
23 November 2022

**Venue**

Buddle Findlay's offices  
188 Quay Street  
Auckland Central



# Board agenda

**Where:** In person at Buddle Findlay's offices, 188 Quay Street, Auckland

**When:** Wednesday, 23 November 2022 | 3.15pm – 4.00pm

**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 Annual Report for the year ended 30 June 2022</p> <p>4.2 Strategic Investment Opportunity Panmure</p>   |
| <b>5.</b> | <p><b>Governance matters</b></p> <p>5.1 Director interests</p> <p>5.2 Director meeting attendance</p> <p>5.3 Minutes of 26 October 2022 board meeting</p>  |

# 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 November Board meeting.

# Information paper: Chief Executive's Report

Document author: David Rankin

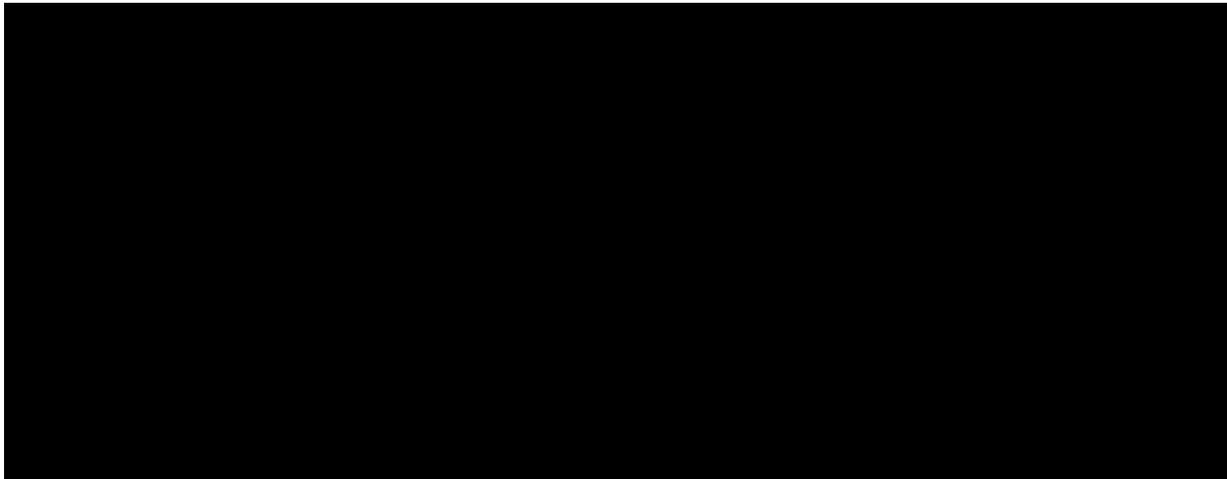
November 2022

## Whakarāpopototanga matua | Executive summary

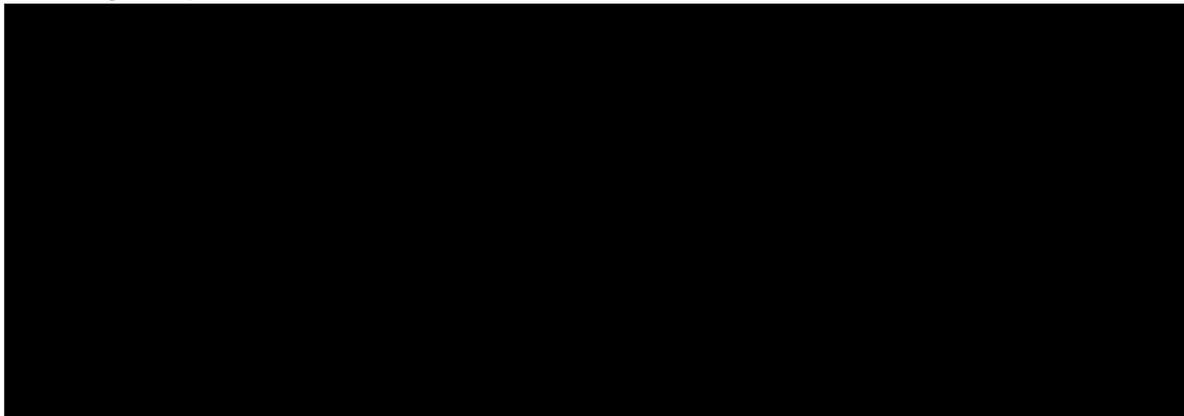
1. This is a public report with confidential information redacted, indicated in **blue font**. Where redacted information exists, a reference to the section of the Local Government Official Information and Meetings Act 1987 (LGOIMA) has been cited in the publicly available version of the agenda. It incorporates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

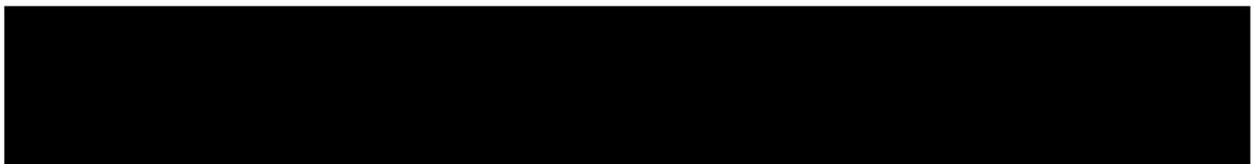
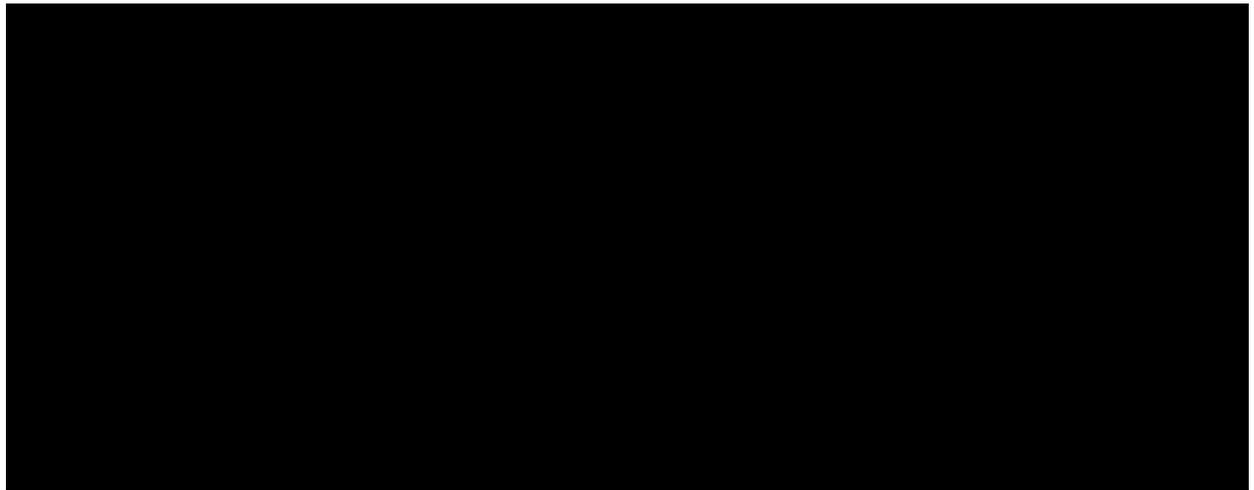
## Matapaki | Discussion

### NZ Super Fund Strategic Partnership

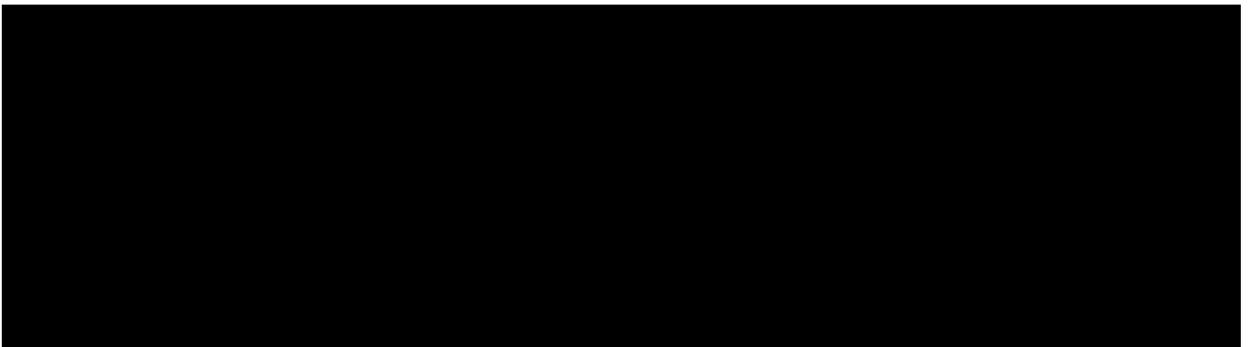


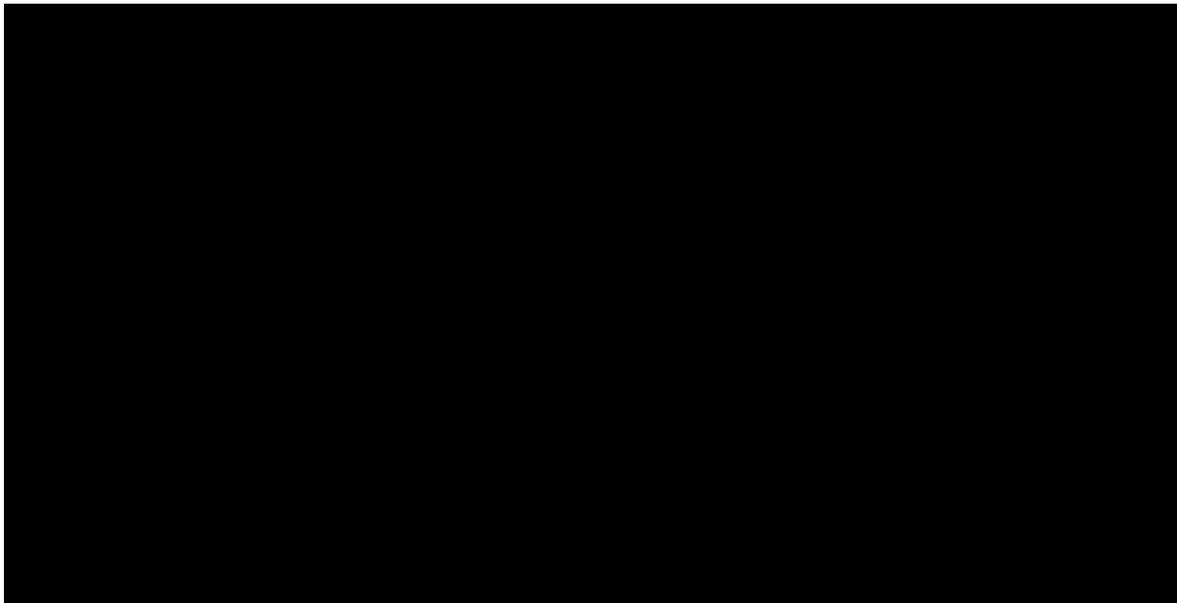
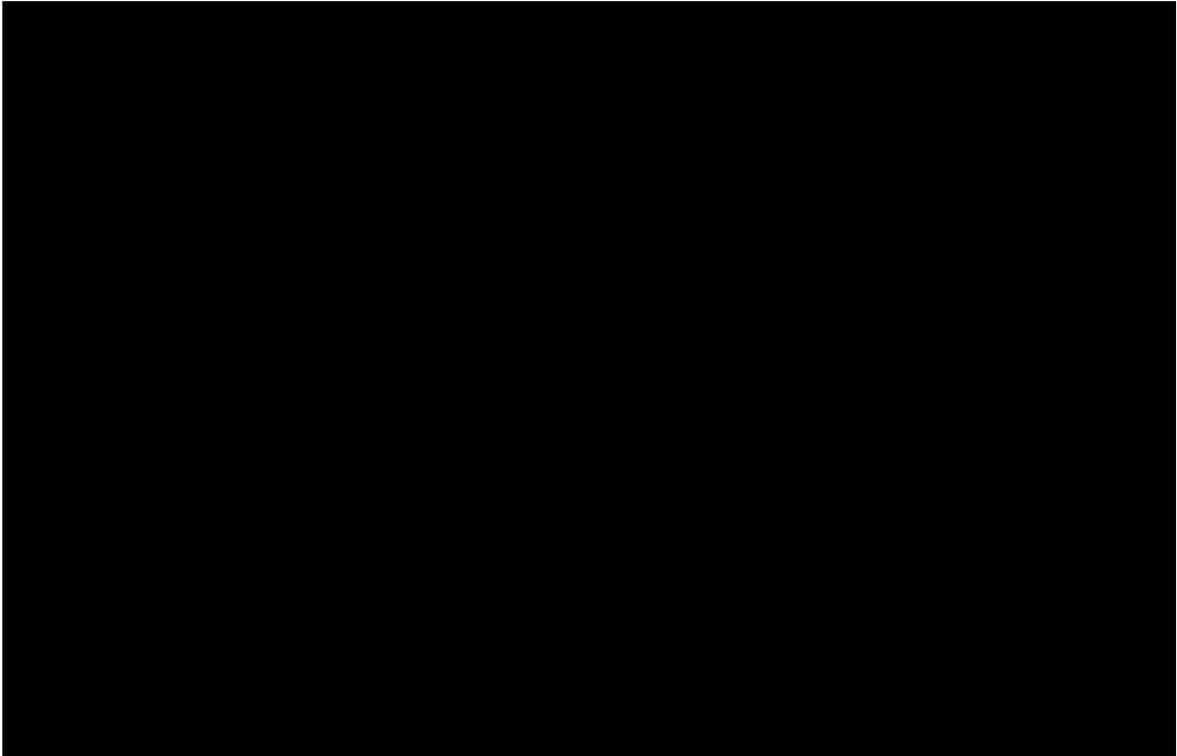
### Budget update





**Staff engagement strategy**







## **Ngā tāpirihanga | Attachments**



Attachment C - Monthly dashboard



# Monthly reporting pack

Period ending 31 October 2022

CE Report - Attachment C

## Executive summary

### Programme

- Capex budget of \$80m, spend for the month was \$4.4m. Year to date spend is at \$17.4m, which is \$14.9m less than phased budget. Our quarterly programme reviews are currently underway. These reviews will result in project forecasts being adjusted and additional projects that can be brought forward or accelerated identified.
- Opex budget of \$13.1, regeneration opex spend for the month was \$1.2m. Year to date spend is at \$4.0m, which is in line with expectation.
- Sales target for this year is \$91.7m. There were no unconditional agreement sales for the month of October 2022. YTD sales contributing to the sales target total \$30.1m.

### Company wide financials

- Managed properties budget of \$29.3m has achieved a net surplus of \$4.8m year to date, which is \$3.2m ahead of the phased budget.
- Expenditure budget of \$41.4m, year to date spend is \$12.6m, which is \$1.4m under phased budget.
- Revenue budget of \$17.2m, year to date is \$5.8m which is \$0.3m behind budget.

### People and Culture

- Overall FTE is 235.2. This includes 215.1 actual FTEs, 3.1 contingent workers in FTE roles and 17 vacancies.
- Staff turnover has also increased slightly on last month going from 15.2% to 15.6%.
- Office occupancy has decreased slightly from 45% to 44%.

# Programmes summary

## Capex budget \$80m

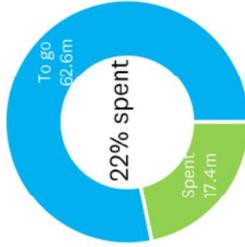
Capex spend for the month was \$4.4m. Year to date spend is at \$17.4m, which is \$14.9m behind phased budget.

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

Our quarter 1 reviews are now 70% complete.

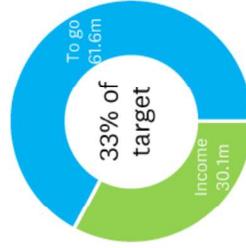
Following these reviews, project forecasts will be updated and additional projects which can be accelerated or brought forward identified.

Indications are that we will not reach full use of capex, but this will depend on catching up on current construction spend which is more certain, combined with 3rd party commitments. It is also dependant on concluding certain acquisitions which are reliant on willing sellers and in certain cases longer PWA timeframes which will push out into later financial years.



## Sales target \$91.7m

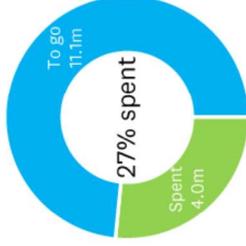
There were no unconditional sales for the month of October 2022.



The sales target is made up of:

|                     |                |
|---------------------|----------------|
| Transform & Unlock  | \$21.7m        |
| General asset sales | \$70.0m        |
| <b>Total</b>        | <b>\$91.7m</b> |

## Opex budget \$15m



Regeneration opex spend for the month was \$1.2m, year to date spend is \$4.0m.

Spend is tracking consistently so far this year, averaging \$1.0m per month. Historically, spend ramps up from quarter 2 as we move into the summer season and placemaking activities increase.

## Programme RAG status

The RAG status will change to amber/red when the delivery of a programme is put at risk from either a single significant issue or where multiple issues, when combined, pose a risk to the programme.

- AT / Panuku Transit Oriented Dev. Prog.
- Corporate Property Disposal Programme
- Haumaru Housing Portfolio
- Maungawhau and Karanga a Hape
- Property Optimisation
- Regional Renewals
- Supports programme
- Waterfront programme
- Unlock Henderson
- Unlock Northcote
- Unlock Ormiston Town Centre
- Unlock Papatoetoe
- Unlock Pukekohe
- Unlock Takapuna
- Unlock Avondale
- Transform Manukau
- Transform Onehunga
- Unlock Panmure

Avondale is at amber

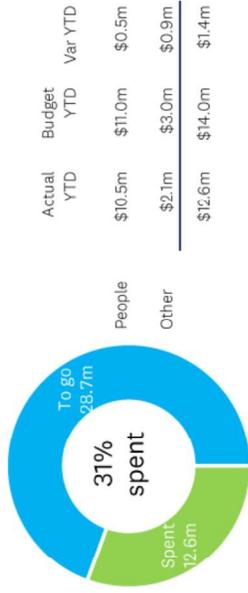
Onehunga is at amber due to a combination of risk and issues within the cost vs quality aspirations for community facilities and public open space, large infrastructure considerations, and securing a supermarket anchor. We are also working with Auckland Transport on an integrated car parking strategy.

Panmure is at amber due to a combination of risk and issues within the include delays with a number of key development and public realm projects. We are also working with Auckland Transport on an integrated car parking strategy for the town centre.

Manukau is at amber due to scope, schedule and cost impact risks and a priority review is required. Potential time delays to the Hayman Park wetland and sports bowl projects due to external works on the airport to Botany corridor; site sales activity and pace is affected by the Auckland Transport parking related matters.

# Company wide financials

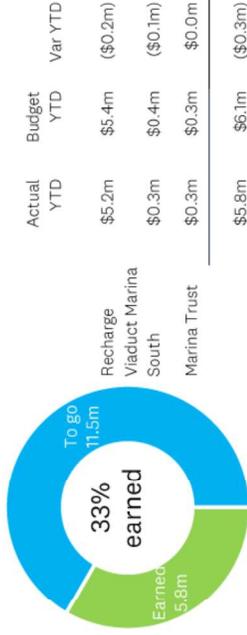
## Expenditure budget \$41.4m



Expenditure year to date is \$12.6m which is \$1.4m under phased budget. People costs are \$0.5m behind budget, there are 18 vacant positions with 6 currently being recruited.

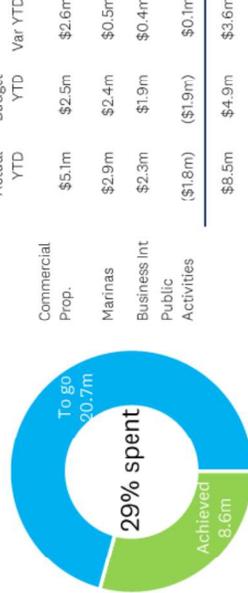
Other expenses were \$0.9m less than budget. There has been a \$0.2m saving in insurance costs and the remaining \$0.7m saving in operational costs is a timing difference as business plan initiatives are worked through. There is potential for an increase in the savings to budget already generated year to date.

## Revenue budget \$17.2m



Revenue year to date is \$5.8m, which is \$0.3m behind budget. This variance is due to the timing of recharging council for our City Centre costs. A recharge agreement process was reached with the Development Programme Office in October 2022 and we expect to be on budget for recharges next month.

## Managed properties surplus budget \$29.3m



Managed Properties achieved a net surplus of \$4.8m year to date which is \$3.2m ahead of the phased budget.

- The commercial property Portfolio is \$2.6m ahead of budget. Revenue is \$0.4m ahead of budget. The Auckland Council portfolio has had a better than budget performance, which has offset the below budget revenue results from the Auckland Transport and Precinct Properties portfolios. Expenditure is \$2.7m ahead of budget, with the majority of this being a timing difference. There has also been a \$0.7m property management saving from some Auckland Transport properties that are being used in roading projects.
- Business Interests is \$0.4m ahead of budget. This is mainly due to better than budget performance by Waste Disposal Systems.
- Marinas are \$0.5m ahead of budget. Revenue is behind budget year to date due to the late opening of the maritime borders which has affected Viaduct and Silo Marinas. This is expected to improve as we move into summer. Lower than expected revenue from the marinas has been offset by savings to date in repairs and maintenance.
- Public activities in the Wynyard Quarter is \$0.2m ahead of budget. Costs are tracking a bit behind phased budget. Increased security costs, which are \$0.3m over budget have been absorbed through savings in other areas. This has the potential to change as we move into summer.

# People and Culture



Our overall FTE is 235.2 this includes our actual FTE of 215.1, 3.1 contingent workers in FTE roles and 17 vacancies. Of these vacancies:

- 6 are actively being recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
  - 2 have been filled and are awaiting the employee start date
  - 3 are being rescoped
  - 6 positions are not under active recruitment but are held
- There are an additional 2 roles which are seconded employee home roles and are not included in this FTE count.

Our overall non-FTE is 19, this consists of 14 contingent workers in non-FTE positions, 3 contingent workers covering persons on leave and 1 vacant non-FTE positions which are under active recruitment and 1 which is awaiting an employee start. These have not been included in the current FTE count.

Staff turnover has increased from 15.2% to 15.6% this month.

In recruitment, application numbers have remained steady across the board. We expect numbers to slow down as we lead into Christmas. It will be interesting to see if the recent public interest will have an effect over the next month of advertising.

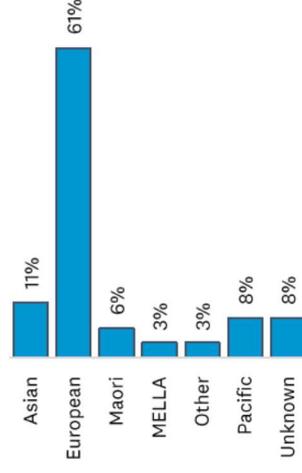
Office occupancy has decreased slightly from 45% in September to 44% this month.

We continue to roll out our DISC and self-leadership habits workshops to the wider organisation. We have also worked with CVL to redesign our leadership development programme to bite-sized learnings being held over the next 4 months, culminating in a 1 day workshop to bring together our learnings and insights.

## FTE Figures

| FTE        |                   | Non FTE      |                                 |                                    |                          |
|------------|-------------------|--------------|---------------------------------|------------------------------------|--------------------------|
| FTE Actual | Contingent in FTE | Vacant roles | Contingent in non-FTE positions | Contingent covering employee leave | Vacant non-FTE positions |
| 215.1      | 3.1               | 17           | 14                              | 4                                  | 2                        |
| 235.2      |                   | 20           |                                 |                                    |                          |

## Ethnicity



## Office occupancy



Training budget \$371k

**\$97.2k**

26% spent YTD

# 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
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 Jessie 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 Waiwhariki Anzac Square
- 4 Huron & Northcroft Streetscape upgrade

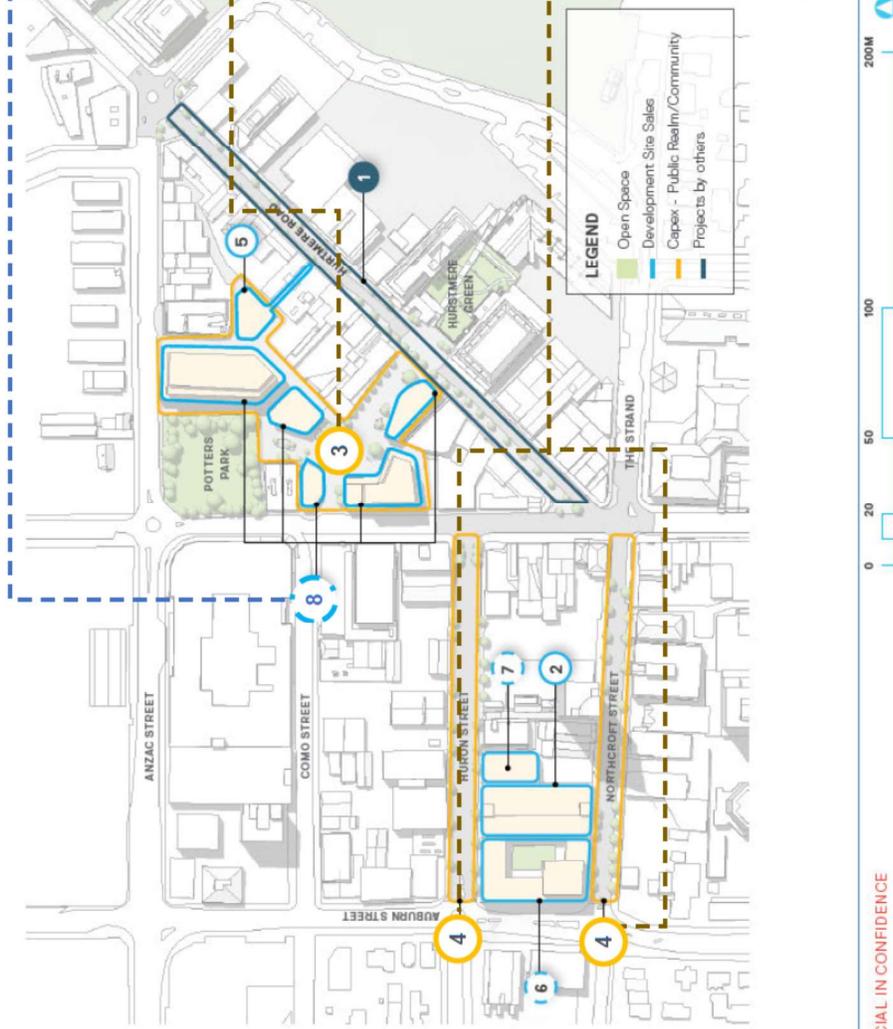
## FY24

- 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 Waiwhariki 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.

**Waiwhariki 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 Pihike (new road)
- 3 Pak'n Save
- 4 23-27 Henderson Valley Road (Henderson Green)

## FY23

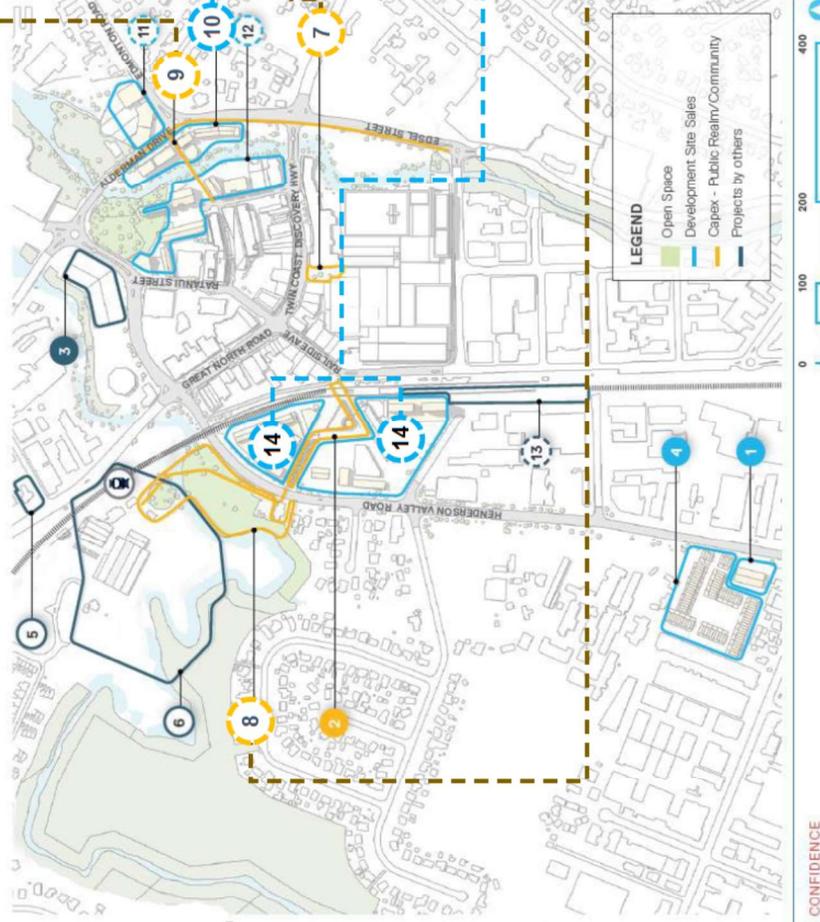
- 5 1 Buscomb Ave. (Plus Pacific Tower residential development)
- 6 Corban Estate Masterplanning (Community Facilities)

## 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 Panuku)
- 3 Waverley shared path (Auckland Transport)

## FY23

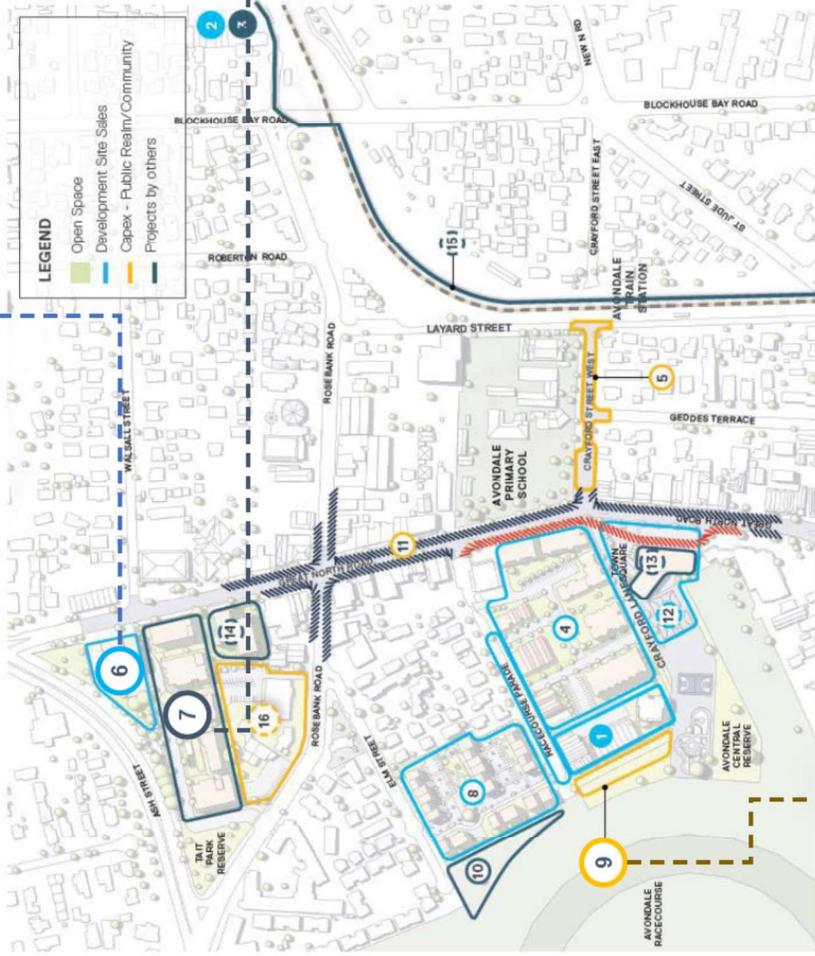
- 5 Crayford Street West
- 6 Aroha Apartments (Ockham Residential & Marutāhū Iwi)
- 7 Highbury Triangle - housing for older people (Kāinga Ora)
- 8 18 Elm Street (Kāinga Ora)
- 9 Public car parking facility to support the Avondale Library & Community Hub
- 10 26 Elm Street (Anson housing development)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

## FY24

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

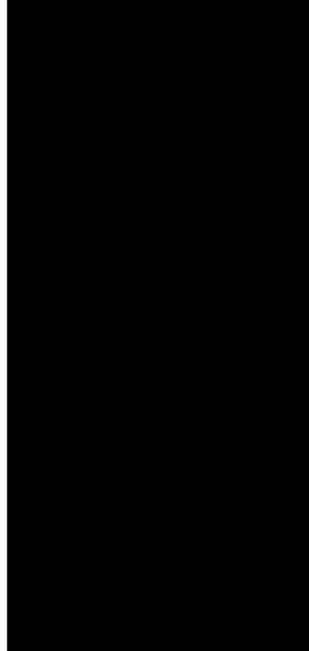
## Long-term projects (FY25+)

- 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 kiwibuilt.

**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.



**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.

**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.

**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.

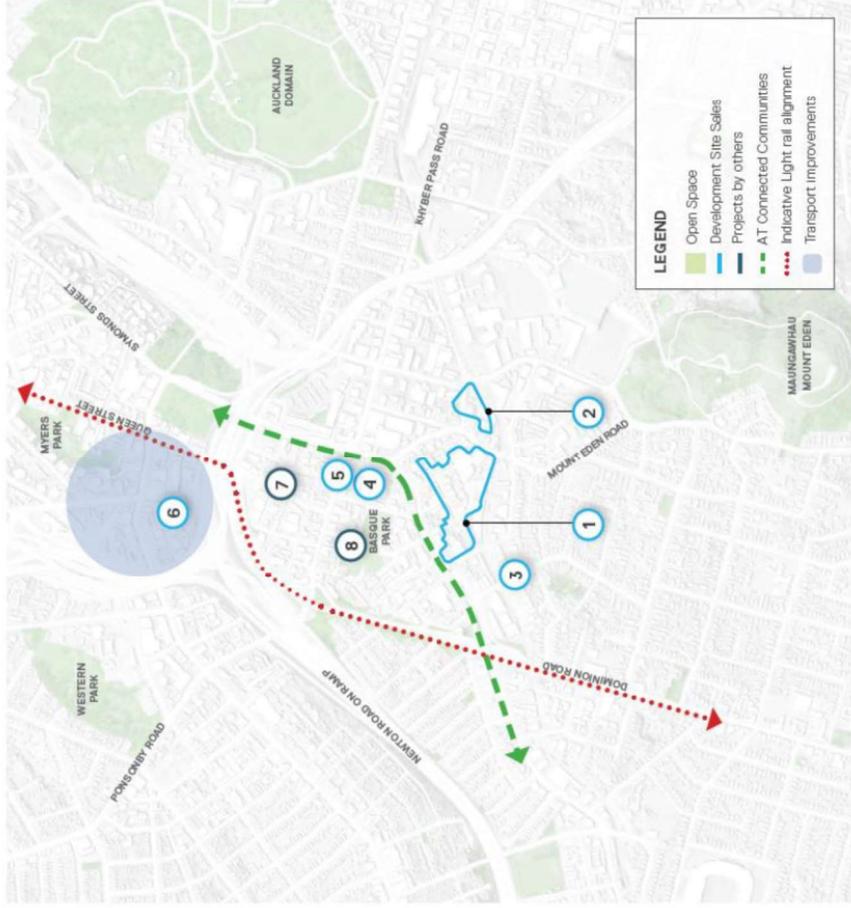
# MAUNGAWHAU and KARANGA A HAPE

**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.

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

## Long-term projects (FY25+)

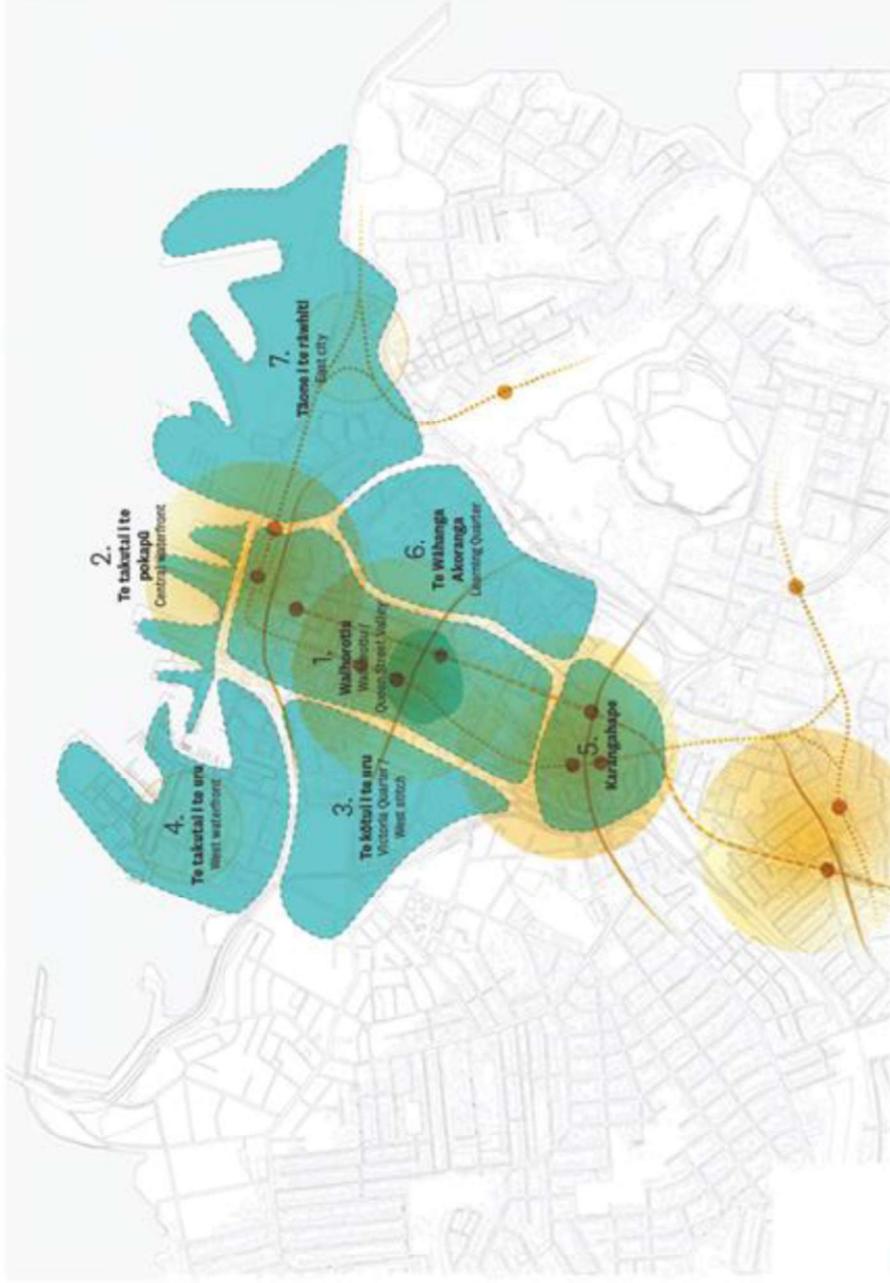
- 1 Development sites
- 2 Development sites
- 3 Development sites
- 4 Development sites
- 5 Development sites
- 6 Development sites
- 7 70 Upper Queen Street (Kainga Ora)
- 8 Besque Park upgrade (Auckland Council)



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



# 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.

# WATERFRONT

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



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

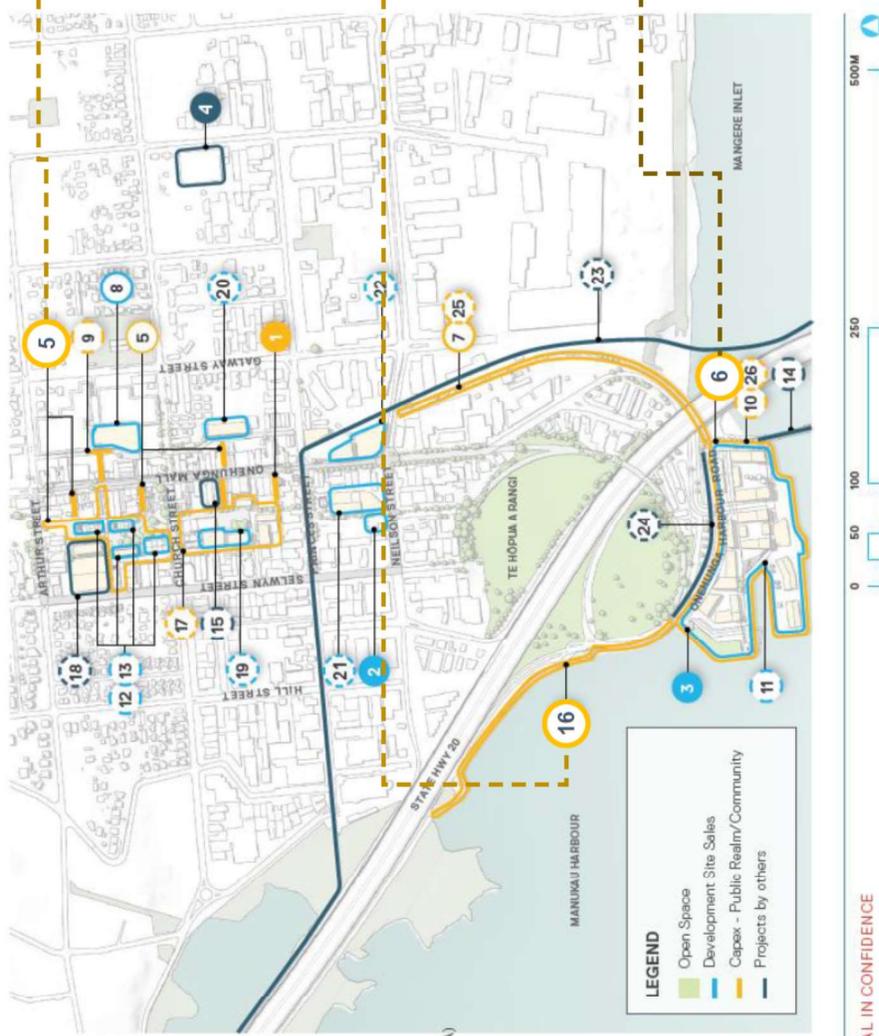
- 1 | Lansway 7
  - 2 | 38 Nelson Street acquisition
  - 3 | Onehunga Port acquisition
  - 4 | Fabric development
- FY23**
- 5 | Waiapu Lane Public Realm
  - 6 | Onehunga Wharf Plan Change
  - 7 | Town Centre to Wharf Link Stage 1
  - 8 | DressSmart Precinct

## FY24

- 9 | Lansway 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 Mail 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 Walker Street Development
- 21 | 38 Nelson 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+)

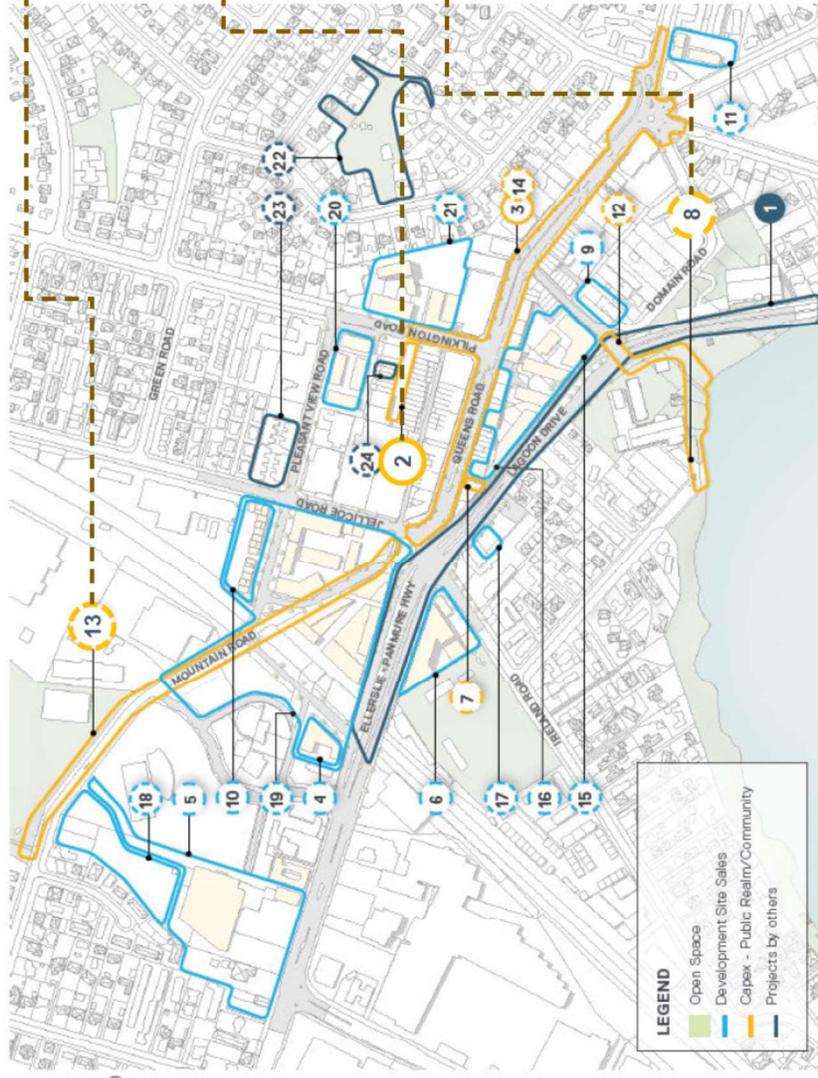
- 11 3 Kings Road Site Sale
- 12 Basin View Pedestrian & Cycle Connection
- 13 Maungarei to Town Centre Connection
- 14 Streetscape Improvements Stage 3
- 15 Basin View Precinct Staged Site Sales
- 16 13-27 Gateway West Site Sale
- 17 11-13 Lagoon Drive, Panmure Site Sale
- 18 59 & 59a Mountain Road 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 Wirihana Residential Development
- 9 Leases and Covenants Progressed
- 10 Hayman Park Playground Works
- 11 Wiri Bridge Capital Works

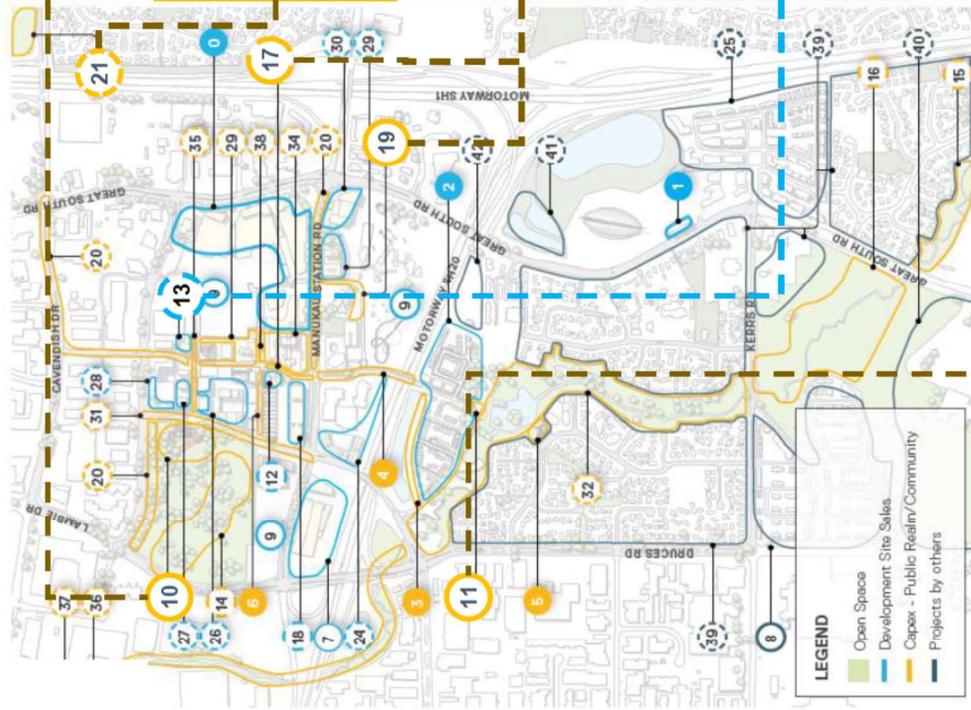
## FY24

- 12 10 Putney Way Site Sale
- 13 9 Osterley Way Site Sale
- 14 Hayman Park Wetland Works Contribution
- 15 Puhinui Stage 1 - Ratavine 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 (across the programme)
- 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 Stages 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 (Fluiter 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 [redacted] 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 tākarako (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 Papatōetoe 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 Kolimar Rd Site Sale + Intersection

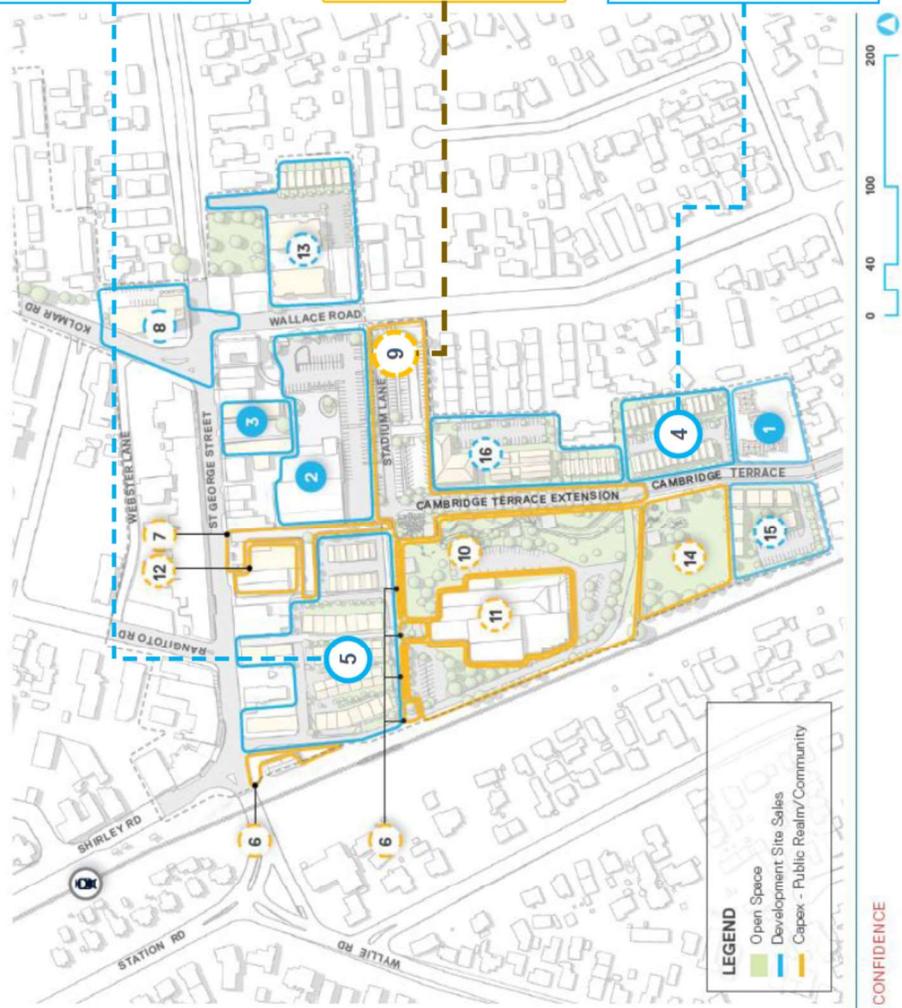
## Long-term projects (FY25+)

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

**3 St George Street site sale (St George's Lanes)** - We sold this site in May 2021 and our development partner 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 Papatōetoe.

**Cambridge Terrace extension & car park** - Planning and design of Cambridge Terrace extension and enable the 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-Papatōetoe Local Board in September 2022. This milestone is one of our FY23 capital SOI milestone targets.

**91 Cambridge Terrace site sale** - This ex- Papatōetoe 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)

Eke 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

- FY23**
  - 1 82 Manukau Road
- FY24**
  - 2 Small T projects (across entire programme)
  - 3 Roulston Skate & Park Enhancements
- FY24**
  - 4 Small Site Sales w/o Development Outcomes
  - 5 Sate Walkable Streets Phase 1 + 2
  - 6 4 Tobin Street
  - 7 172, 176a, 180 Manukau Road Stage 2

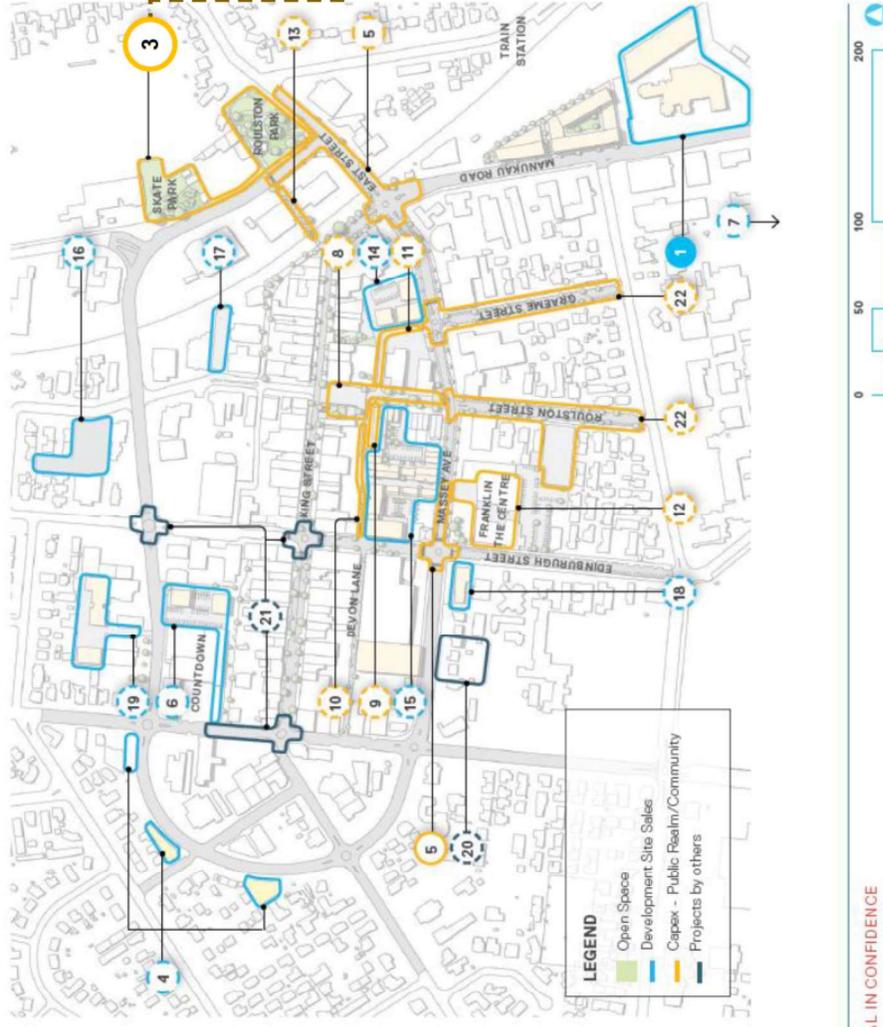
## Long-term projects (FY25+)

- 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 Ednburgh Street Superblock + Acquisition
- 16 24 Hall Street
- 17 9 Hall Street
- 18 22 Ednburgh 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

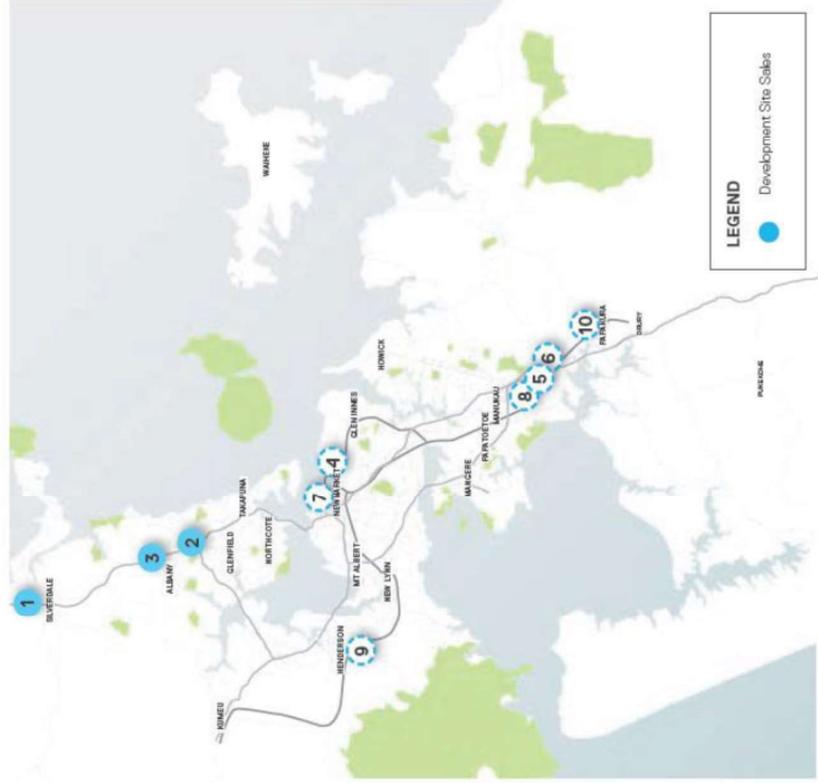
**Vision:** Build a fit for purpose park and ride asset portfolio that integrates transport with quality housing and urban regeneration, maximises land use outcomes and provides financial value from Auckland Council owned land.

## Sites under consideration

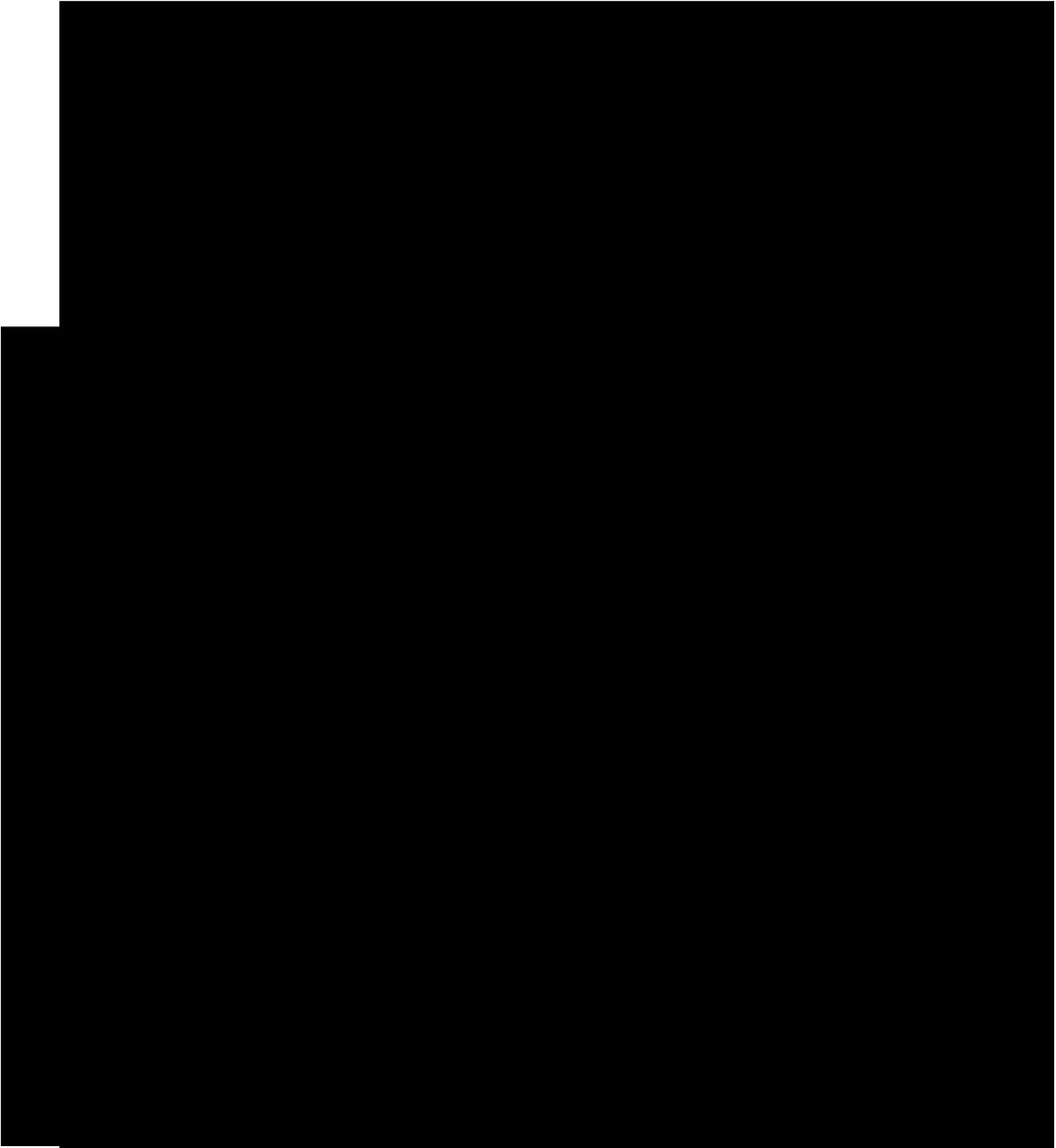
- 1 Silverdale bus station park and ride
- 2 Constellation bus station park and ride
- 3 Albany bus station park and ride

## Long-term projects (FY25+)

- 4 Orakei Train Station park & ride
- 5 33 Station Road, Manurewa
- 6 8 Sakwyn 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.





# 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.

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 Kolimar Road, Papatoetoe
- 7 100 West Coast Road, Glen Eden

## Develop

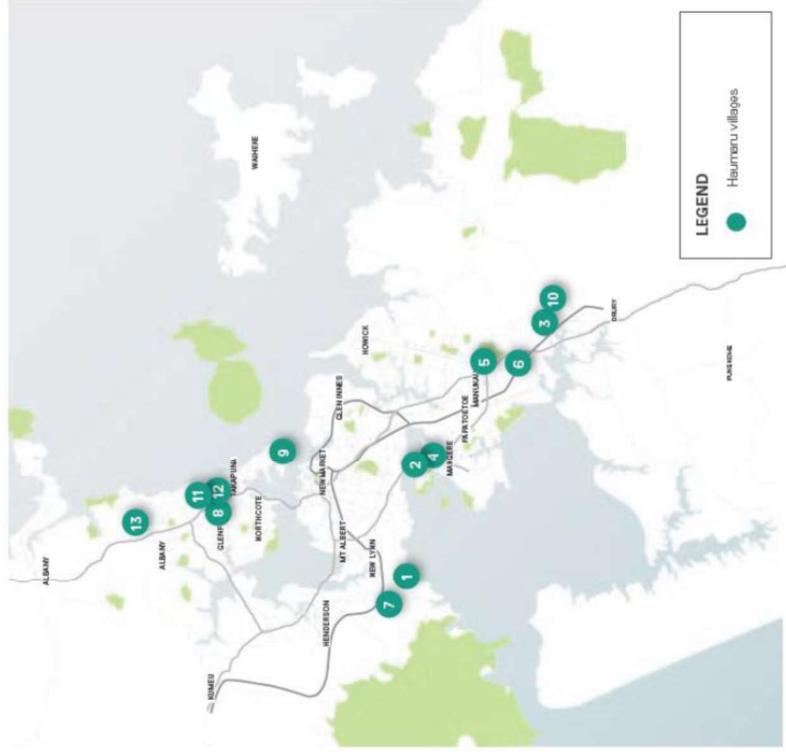
- 8 31 Greenslade Crescent, Northcote

## Repurpose

- 9 33 Vauxhall Road, Devonport
- 10 14 Marne Road, Papakura
- 11 36 Taharoto Road, Takapuna
- 12 72 Dominion Street, Takapuna
- 13 35a 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 Hedington Drive, Flat Bush
- 7 36 Coles Crescent, Papakura
- 8 26-32 O'Shannessy Street, Papakura

## FY24

- 10 Bledisloe House
- 11 Hobsonville Airfields stage 3 - lots 5b, 6a, 6b & 6c

## FY25+

- 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 Orākei 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

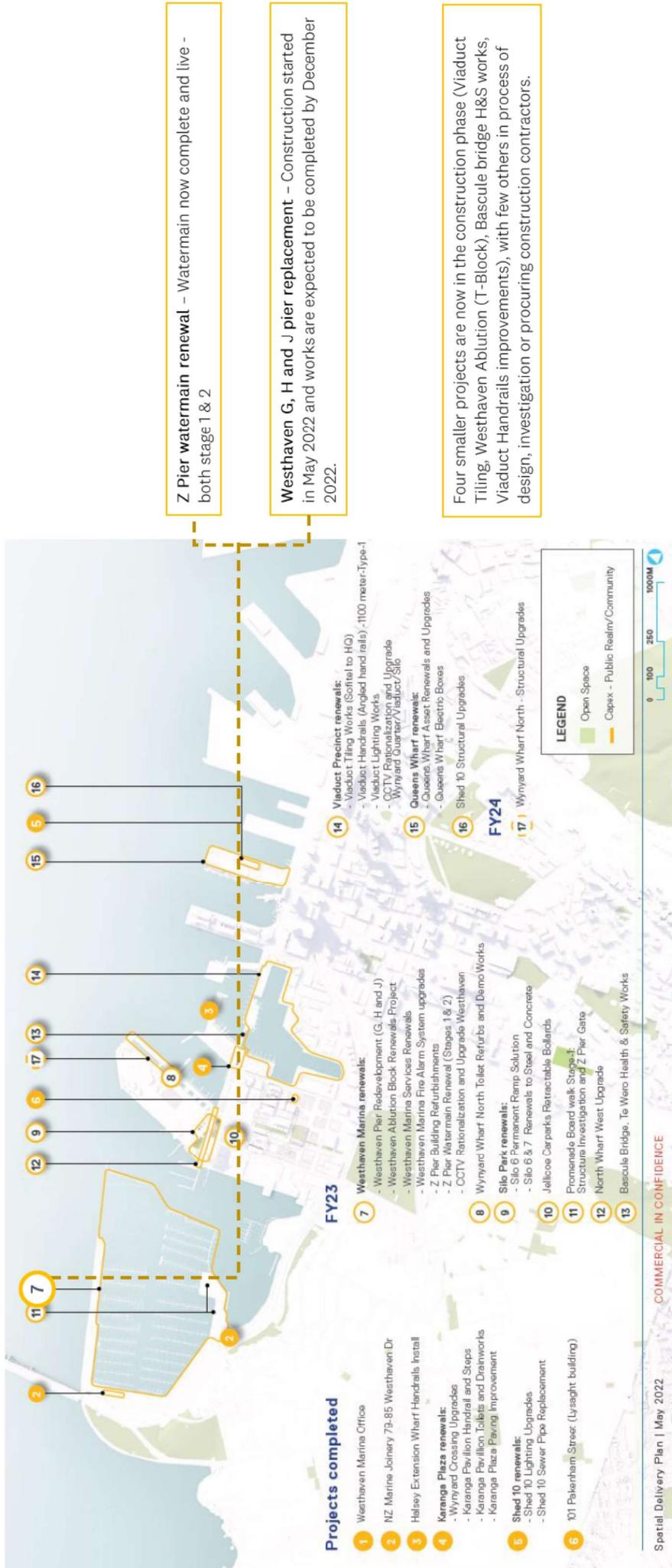
- 1** Northcote Renewals
- 2** **City Centre Renewals 1:**
  - 321 Queen Street - Canopy & HVAC upgrades
  - Install roof anchors 23-29 Princes St
- 3** 10 Lansdown Ave Papatoetoe
- 4** Beauford House - Toiara Park, Manukau
- FY23**
- 5** 60 Glenmail Place, Glen Eden - Remedial works
- 6** **Northcote 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 Returbs
- 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)
  - CCTV Rationalization and Upgrade - Onehunga
- 12** 31 Cleary Road, Pannure - Roof Replacement
- 13** 733 Selwyn Road, Howick (Shamrock Cottage) Renewals
- 14** **Manurewa Renewals:**
  - 7 Hill Road, Manurewa - External Returbs
  - 7 Hill Road, Manurewa - HVAC / Internal fit-out
- FY24**
- 15** 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.



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 October 2022

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

November 2022

## Whakarāpopototanga matua | Executive summary

1. A total of five workplace health and safety events were reported into Noggin, Eke Panuku's health and safety reporting system, during October. The events involved employees or contractors where Eke Panuku has influence and control.
2. The five workplace events reported into Noggin included 2 contractor observations, one contractor near miss, one minor environmental incident and one minor injury. The one minor injury did not require first aid and occurred to an Eke Panuku employee.
3. There were no high-risk events, one medium risk event, four low risk events and four public events reported in October.
4. One medium risk near miss occurred on a construction site when the bucket of an excavator brushed by the arm of a spotter. No injury occurred and the near miss is currently under investigation.
5. Four events were also reported that involved members of the public where Eke Panuku has very little influence and control. In addition to the four events, Māori wardens and security contractors raised 697 safety observations during October, all of which involved members of the public outside Eke Panuku's influence or control.

## Matapaki | Discussion

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

6. Progress against the Health, Safety and Wellbeing plan is tracking well.

The Noggin development training commenced in November and planned improvements begin with automatic escalations, enhanced user dashboards and reporting dashboards. All of these are scheduled for December.

The health and safety risk matrix and management process has been drafted and will be discussed with the health and safety committee in November before being incorporated into the risk management framework.

The mental health and wellbeing programme 'I am here' has been reviewed further and more cost-effective options have been identified. A series of training courses and webinars through Red Cross will be run throughout the year and scheduled through the wellbeing calendar for 2023.

## Health and safety key performance indicators

7. 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 October | Critical or High Risks | Previous Month |
|-----|--|---------------------|------------------------|----------------|
|     | Safety Concerns                        | 2                   | 0                      | 0              |
|     | Near Misses                            | 1                   | 0                      | 0              |
| LAG | Lost Time Injuries                     | 0                   | 0                      | 0              |
|     | Medical Treatment Injuries             | 0                   | 0                      | 0              |
|     | Other Incidents                        | 1                   | 0                      | 13             |
|     | Total Recordable Injury Frequency Rate | 0.5                 | N/A                    | 0.5            |
|     | <b>Total Incidents</b>                 | <b>1</b>            | <b>0</b>               | <b>13</b>      |
|     | <b>Total events</b>                    | <b>4</b>            | <b>0</b>               | <b>13</b>      |

Figure 1: Health and Safety Key Performance Indicator Table

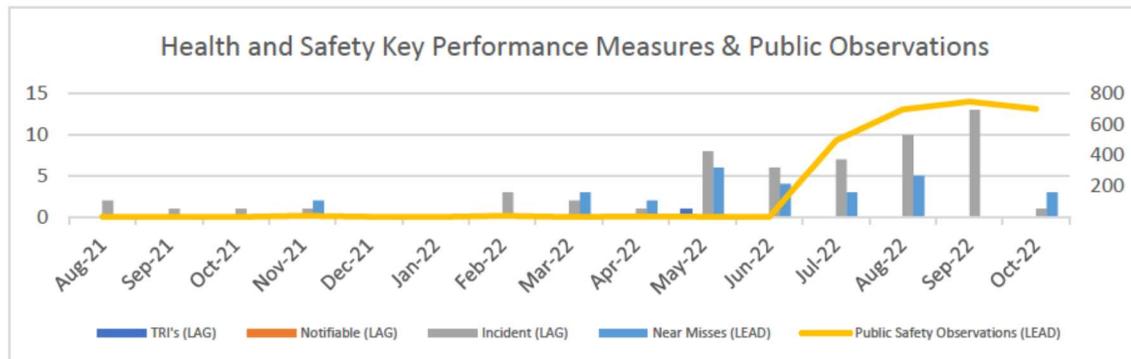


Figure 2: 12 Month Rolling H&S performance measures. TRI - Total Recordable Injuries includes lost time injuries and medical treatment injuries. Notifiable refers to incidents and injuries reportable to the health and safety regulator

### 8. Workplace incident themes and trends

Five Workplace safety events were reported in October. Four of the five events involved construction contractors, which included two safety observations, one near miss and one minor environmental incident. The one remaining incident involved a minor injury to an Eke Panuku staff member.

There were no high-risk safety events reported during October, one medium-risk safety event, four minor-risk events and four public events.

- Medium Risk event – Contractor Near Miss
  - o Anzac Street Project, Takapuna, 6 October
 

The bucket from an excavator brushed by the arm of a spotter on a construction site. The spotter was assisting the excavator due to the limited working space. No injury occurred during the incident. The contractor is investigating the incident.
  
- Low Risk Events
  - o Construction contractor events
    - Contractor observed without appropriate PPE whilst cutting steel.
    - Contractor redesigned a walking route following an observation by member of the public.
    - Approximately one litre of hydraulic oil leaked from an excavator after a hose split.
  - o Eke Panuku employee events
    - Eke Panuku staff member received a small cut to finger after breaking a mug.

9. Public health, safety and wellbeing events (please see Attachment A)

|              | Measure                          | Performance October | Previous Month |
|--------------|----------------------------------|---------------------|----------------|
| Public Realm | Māori Warden Observations        | 164                 | 247            |
|              | Security Observations            | 533                 | 499            |
|              | Public Injuries                  | 1                   | 1              |
|              | Public Incidents or observations | 3                   | 1              |

Figure 3: Public realm incident and observation table. Data provided for information purposes and are not key performance indicators as Eke Panuku has very little influence or control over the outcome of these events

Four safety events were reported through Eke Panuku’s health and safety system during October that involved members of the public. All four events reported involved were outside Eke Panuku’s influence or control.

In addition to the four public safety events reported through Eke Panuku’s health and safety system, 697 observations were raised through the Māori and security wardens. All of the observations occurred in the public realm and were outside the direct influence or control of Eke Panuku.

The security guards patrolled the waterfront seven days per week. The Māori wardens patrolled the waterfronts on Friday and Saturday nights

The top four most common observations are highlighted 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 | 209                 | 1  | Vehicle offence | 59                  |
| 2  | Alcohol         | 138                 | 2  | Parking         | 43                  |
| 3  | Noise           | 93                  | 3  | Noise           | 27                  |
| 4  | Theft/Vandalism | 51                  | 4  | Alcohol         | 15                  |

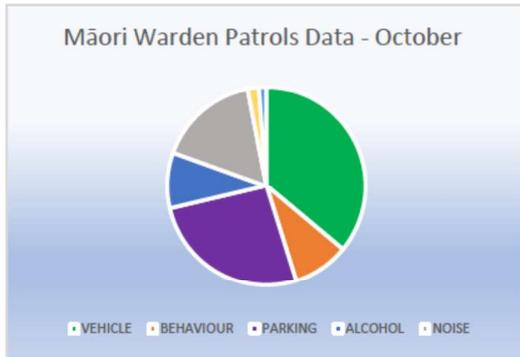


Figure 5: Public observation data by category from weekend Māori Warden patrols of the Waterfront

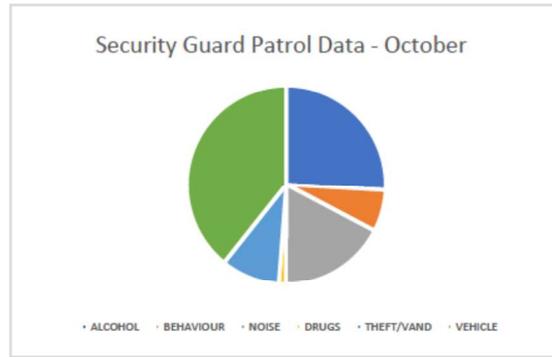


Figure 6: Public observation data by category from Security Guard patrols of the Waterfront

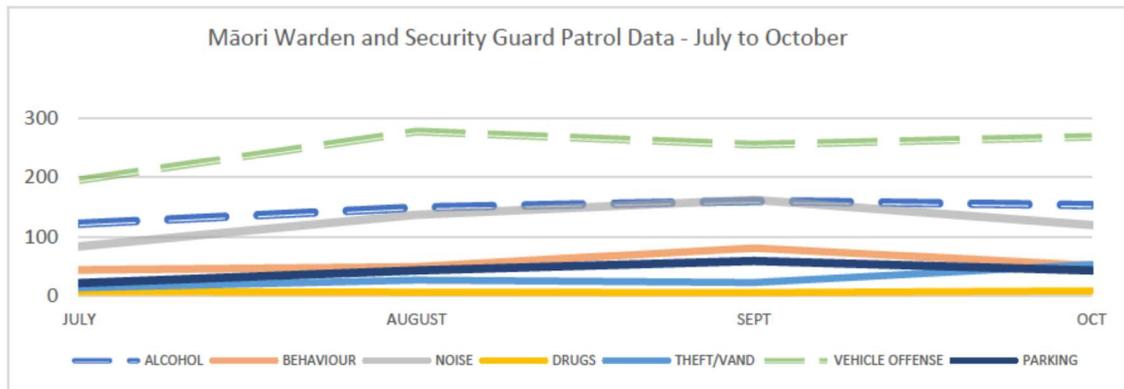


Figure 6: Combined public observation data by category

## Ngā tāpirihanga | Attachments



## Decision paper: Annual Report 30 June 2022

Author: Michele Harpham, Finance Manager

November 2022

### Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. approve the Annual Report for the year ended 30 June 2022, subject to any significant changes required by Audit New Zealand being discussed with and approved by the Chair and the Chair of the Audit and Risk Committee.
- b. approve the letter of representation to Audit New Zealand for the year ended 30 June 2022, subject to any significant changes required by Audit New Zealand being discussed with and approved by the Chair and the Chair of the Audit and Risk Committee.

### Whakarāpopototanga matua | Executive summary

1. The Annual Report is enclosed as Attachment A. The Audit and Risk Committee reviewed the Annual Report at its meeting on Monday 14 November. A verbal update on the matters discussed will be provided at the Board meeting.
2. Due to issues with Audit New Zealand resourcing caused by COVID-19, the statutory deadline for completing the annual report was extended to 30 November 2022. Audit New Zealand commenced the audit of the Statement of Service Performance and the Financial Statements on 25 October 2022.
3. At the time of issuing this report, the audit is still ongoing. Any issues or known changes will be advised verbally at the Board meeting. Audit clearance may not be received by the time of the Board meeting. Accordingly, the recommendation is for approval of the Annual Report, subject to any significant changes required by Audit New Zealand being discussed with and approved by the Chair and the Chair of the Audit and Risk Committee.
4. We would normally provide the representation letter as part of this report, however it is not yet available. We will send it out by separate cover prior to the Board meeting if it is available from the auditors.

## **Horopaki | Context**

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

5. The draft Annual Report includes narrative sections discussing Eke Panuku's activities during the year, the Statement of Service Performance (SSP) showing performance against the targets in the Statement of Intent, and the Financial Statements.
6. The audit covers the SSP (beginning on page 37 of the Annual Report) and the Financial Statements (beginning on page 45 of the Annual Report).
7. A draft of the complete Annual Report was given to the Board for information in October. There have been some minor changes to the narrative section of the Annual Report.
8. The Statement of Service Performance attached has had one change from the draft previously seen by the Board. As a result of discussion with the auditors, the Transform and Unlock (T&U) net sales (measure 5) have decreased from \$64.4m to \$51.3m, however the measure is still met against the target of \$48m. Waterfront land long-term leasehold sales were included in the target for the first time this year on the basis that they have the characteristics of a sale due to their long-term nature and upfront payment. It was decided that the income should be recognised as part of the measure when the leases commence (i.e. unconditional point), regardless of when payment is due. As a result two long-term lease receipts received during the year, where the leases commenced in prior years, have been removed from the result.
9. We have expanded the disclosure of remuneration in the Annual Report. The table we are required to provide per the Companies Act 1993 showing actual payments to employees during the year, has been supplemented by a table based on the disclosure given by Auckland Council in its Annual Report, based on the Local Government Act 2002. This shows annual salaries of employees as at 30 June. Both of these tables have been pulled out of the financial statements and are presented in a separate section at the back of the Annual Report titled "Additional remuneration information".
10. We would normally provide the representation letter as part of this report, however it is not yet available. We hope to table it at the meeting.

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

11. There is no impact from approving the Annual Report. We intend to provide the final Annual Report to Auckland Council by the statutory deadline of 30 November 2022.

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

12. After significant changes have been discussed with, and approved by, the Chair and the Chair of the Audit and Risk Committee, the financial statements will be signed and provided to Audit New Zealand. They will issue the audit report and the Annual Report will be provided to Auckland Council and made public on our website by the statutory deadline of 30 November 2022.

13. The Local Government (Auckland Council) Act 2009 requires Eke Panuku to have a meeting in public for the purpose of considering the organisation's performance under its statement of intent in the previous financial year. As the SSP and Financial Statements in this version of the Annual Report does not yet have audit clearance, we will be fulfilling this requirement at the Board meeting in February 2023, due to the absence of Board meetings in December and January.

## **Ngā tāpirihanga | Attachments**



Attachment B - Representation letter to Audit New Zealand (to follow)

## **Ngā kaihaina | Signatories**

Carl Gosbee, Chief Financial Officer

David Rankin, Chief Executive

#### 4.2 Strategic Investment Opportunity Panmure

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).*

## Director interests at 16 November 2022

| Member          | Interest  | Company / Entity  | Conflicts pre-identified? |
|-----------------|---|---|---------------------------|
| Paul F. MAJUREY | 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 Tāpapa 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? |
|--------|----------|------------------|---------------------------|
|--------|----------|------------------|---------------------------|

|                         |                 |   |          |
|-------------------------|-----------------|---|----------|
| <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       |  |
|                    | Director/Shareholder | Susan Huria Associates (2003) Limited        |  |

|                     |             |  |  |
|---------------------|-------------|--|--|
| <b>Kenina COURT</b> | Director    | Eke Panuku Development Auckland Limited  |  |
|                     | Shareholder | Arrakis Limited                          |  |
|                     | Director    | Banking Ombudsman Scheme Limited         |  |
|                     | Director    | BDE Bonus Limited                        |  |
|                     | Director    | Business in the Community (2013) Limited |  |
|                     | Director    | Business Mentors New Zealand Limited     |  |
|                     | Director    | 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                    |  |

| Member                   | Interest    | Company / Entity                      | Conflicts pre-identified? |
|--------------------------|-------------|---------------------------------------|---------------------------|
| Kenina COURT<br>(cont'd) | Director    | IBS.                                  |                           |
|                          | Shareholder | IBS Corporation Limited               |                           |
|                          | Director    | It's Happened Trustees Limited        |                           |
|                          | 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 | 26 Oct | 23 Nov | 5 Dec | Feb  | Mar | Apr | May | Jun |       |
| P. Majurey | ✓      | C<br>A<br>N<br>C<br>E<br>L<br>L<br>E<br>D | ✓      | ✓      |        |       |      |     |     |     |     |       |
| D. Kennedy | ✓      |   | *      | ✓      |        |       |      |     |     |     |     |       |
| J. Coop    | ✓      |   | ✓      | ✓      |        |       |      |     |     |     |     |       |
| K. Court   | ✓      |   | ✓      | ✓      |        |       |      |     |     |     |     |       |
| S. Evans   | *      |   | ✓      | *      |        |       |      |     |     |     |     |       |
| S. Huria   | ✓      |   | ✓      | ✓      |        |       |      |     |     |     |     |       |
| J. Kerr    | ✓      |   | ✓      | ✓      |        |       |      |     |     |     |     |       |

LOA – Leave of absence



|  |         |   |
|--|---------|---|
|  |         | <ul style="list-style-type: none"> <li>• Pukekohe Acquisition<br/> </li> <li>• Board Strategy Day<br/> This is still scheduled to go ahead as planned.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>   |
| <b>3. Health and safety update</b>                         | 4 10/22 | <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>• There is a spike in the number of recorded incidents of public order offences that involve the police. Such incidents are reported as, although they are not health and safety issues specifically related to staff in the workplace, they do impact on health and safety for members of the public.</li> <li>• The importance for the Board to be aware of drug and methamphetamine abuse and general social disorder issues which are becoming an increasing problem.</li> <li>• Health and safety in the workplace versus public health and safety need to be clearly separated in reporting as our role is different.</li> <li>• Further consideration to be given to how health and safety matters are reported to the Board, including the geographic scope of comment.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>  |
| <b>4.1 19 Jervois Road, Ponsonby go to market strategy</b> | 5 10/22 | <p>Marian Webb, GM Assets &amp; Delivery, introduced the report. Andrew Elcoat, Portfolio Specialist, and Tom Belgrave, Development Manager, joined the meeting for this item.</p> <p>The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Noted this project has the support of the local board.</li> <li>• Relocation of Plunket and potential options regarding the Toy Library (interim and longer term), noting the importance of community facilities.</li> <li>• Engagement with adjoining owners and next steps moving forward.</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 the recommendation to the Waitemata Local Board to sell the service property at 19 Jervois Road, Ponsonby using the service property optimisation policy;</li> <li>b. noted that the Waitemata 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;</li> <li>c. approved the sale of 19 Jervois Road, Ponsonby through a contestable site sale process on the open market in line with the</li> </ol> |

|   |                |  |
|---|----------------|--|
|   |                | <p>approved 2022 Selecting Development Partners Policy, at no less than the independently assessed current market value at the time of sale;</p> <p>d. approved 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:</p> <ul style="list-style-type: none"> <li>i. Intensification to achieve the highest yield</li> <li>ii. High quality architectural design and use of materials</li> <li>iii. Active and articulated ground level frontages that wrap the corner of Jervois Road and Dedwood Terrace</li> <li>iv. Implementation of best practice Crime Prevention through Environmental Design (CPTED)</li> <li>v. Any vehicular access must be located discreetly on Dedwood Terrace</li> <li>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 1000m2 of commercial space is developed;</li> </ul> <p>e. delegated authority to the Chief Executive to execute the development agreement on terms and conditions generally in accordance with those outlined in this paper.</p> |
| <p><b>4.2 West 2 site, 143 Beaumont Street, Wynyard Quarter</b></p>       | <p>6 10/22</p> | <p>Allan Young, GM Development, introduced the report. Fiona Knox, Priority Location Director, 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> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> </ul>  |
| <p><b>4.3 Karanga Plaza tidal steps swimming and jumping activity</b></p> | <p>7 10/22</p> | <p>Gyles Bendall, GM Design &amp; Place, introduced the report. Fiona Knox, Priority Location Director, and Jacob Marshall, Senior Strategic Project Manager, joined the meeting for this item. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• The team has worked with technical experts within council and with mana whenua, noting that a good balance has resulted and continuous improvement is important.</li> </ul>  |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>• Exploration regarding future locations for swimming, noting improved water quality in the area and a monitoring regime is in place over the next 12 months which will inform future decisions.</li> <li>• Acknowledgement that swimming and jumping will take place anyway and it is best for it to be as safely controlled as practically possible.</li> <li>• Acknowledgement of a very good piece of work done by the team.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <ol style="list-style-type: none"> <li>a. Noted 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.</li> <li>b. Agreed, based on current information and balancing the risks including the reality of public swimming and jumping, that Eke Panuku will take further steps to facilitate safety 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.</li> <li>c. Approved, 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: <ol style="list-style-type: none"> <li>i. An upgrade to the existing signage with clear written instructions on swimming and jumping rules.</li> <li>ii. An upgrade to the balustrade on the tidal steps so that jumping can be safely managed.</li> <li>iii. An upgrade to the existing balustrade on the seawall to reduce the ability for people to climb and jump from the seawall.</li> <li>iv. Investigate a barrier to prevent people from swimming underneath the tidal steps.</li> <li>v. Investigate a grab rail on the adjacent pontoon to provide flotation support.</li> <li>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.</li> <li>vii. Provide real-time awareness of water quality risk through the Safeswim website and onsite signage in conjunction with council's Safeswim team.</li> <li>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.</li> </ol> </li> </ol> |
|--|---|

|   |                |  |
|---|----------------|--|
|   |                | <p>d. Noted that:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> |
| <p><b>4.4 Transform Manukau; 18 Manukau Station Road, Manukau Land Exchange</b></p> | <p>8 10/22</p> | <p>Allan Young, GM Development, introduced the report. Richard Davison, Priority Location Director, joined the meeting for this item. Following the conclusion of discussions, the Eke Panuku Board:</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> </ul> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> </ul>   |
| <p><b>4.5 33 Manukau Station Road, Manukau go to market strategy</b></p>            | <p>9 10/22</p> | <p>Paul Majurey and John Coop left the meeting for this item due to a declared conflict, and David Kennedy took the role as Chair.</p> <p>Allan Young, GM Development, introduced the report. Richard Davison, 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>• [REDACTED]</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board:</p> <p>a. [REDACTED]</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> </ul> <p>c. [REDACTED]</p> <p>[REDACTED]</p> |
| <p><b>4.6 Avondale Central</b></p> | <p>10 10/22</p> | <p>Paul Majurey left the meeting for this item due to a declared conflict, and David Kennedy took the role as Chair and provided background to update Board members.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> </ul>   |

|  |          |   |
|--|----------|---|
|  |          | <p>[REDACTED]</p> <p>[REDACTED]</p>   |
| <b>5.1 Draft Annual Report for the year ended 30 June 2022</b> | 11 10/22 | <p>Carl Gosbee, Chief Financial Officer, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• The Annual Report will be finalised by November.</li> <li>• A typo needs amendment (p163 – should be “with” not “will”).)</li> <li>• Relationship building with Ngāti Whātua through the rolling programme whereby individual mana whenua are invited to attend a session with the Board.</li> <li>• Names given to precincts in the central city, noting there is input and agreement through the Eke Panuku mana whenua forum.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p> |
| <b>5.2 Risk management</b>                                     | 12 10/22 | <p>Carl Gosbee, Chief Financial Officer, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Staff turnover has decreased, jobs are being filled more easily and swiftly, and time to hire is reducing.</li> <li>• An engagement survey has recently been completed which will provide more insight into how staff are feeling at the moment.</li> <li>• A general sense that pressures in the recruitment and retention space are easing at least a little.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>  |
| <b>5.3 Housing market overview Quarter 3, 2022</b>             | 13 10/22 | <p>Allan Young, GM Development, introduced the report. The Board discussed the following matters:</p> <ul style="list-style-type: none"> <li>• Construction companies are mainly working on public building projects rather than private developments. Also banks in terms of funding.</li> </ul> <p>Following the conclusion of discussions, the Eke Panuku Board received the report.</p>   |
| <b>6.1 Director interests</b>                                  | 14 10/22 | <p>The Eke Panuku Board reviewed and received the Registers of Directors’ Interests.</p>  |
| <b>6.2 Director meeting attendance</b>                         | 15 10/22 | <p>The Eke Panuku Board noted the Directors’ meeting attendance.</p>  |
| <b>6.3 Minutes of the 28 September 2022 board meeting</b>      | 16 10/22 | <p>The Eke Panuku Board reviewed and confirmed the Minutes of the Board Meeting 28 September 2022, with confidential information included, as a true and accurate record of the meeting.</p>  |
| <b>6.4 Board action list</b>                                   | 17 10/22 | <p>The Eke Panuku Board noted the Board action list.</p>  |

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|---|----------|--|
| <b>6.5 Board forward work programme</b> | 18 10/22 | The Eke Panuku Board noted the Board forward work programme. |
| <b>7. General Business</b>              | 19 10/22 | There was no general business.                               |
| <b>Close of Board meeting</b>           | 20 10/22 | The meeting closed with a karakia at 11:10am.                |

**Read and confirmed**

\_\_\_\_\_ **Chair**

\_\_\_\_\_ **Date**