



UNLOCK HENDERSON

An Urban Eco Centre

Enhancing the mauri of the Twin Streams,
Wai o Panuku and Wai Horotiu

High Level Project Plan – May 2017

CONTENTS

1.0 INTRODUCTION	05	5.0 PROJECTS AND INITIATIVES	37	6.0 PLACE-LED COMMUNITY ENGAGEMENT AND COMMUNICATIONS	77
1.1 Mihi	06	5.1 Approach to delivery	39	6.1 Our approach	78
1.2 Shaping spaces for Aucklanders to love	07	5.2 Development projects and public-good initiatives	40	6.2 Community and stakeholder engagement	79
1.3 Panuku – who we are	08	5.3 Development project details	42	7.0 INDICATIVE DEVELOPMENT TIMELINE	81
1.4 Why Henderson?	10	Project 1 – Delivery of 40 Housing for Older People units (stage one) and development of 21-27 Henderson Valley Road (stage two)	42	7.1 Dependencies	85
1.5 Purpose of this plan	10	Project 2 – Development of 2-4 Henderson Valley Road (Central One)	44	7.2 Commercial value creation	86
1.6 Developing the Unlock Henderson story	11	Project 3 – Release and realisation of five council car parks	48	7.3 Non-financial value creation	90
2.0 VISION THEMES	15	Project 4 – Plan for future development of the Auckland Film Studios site and include properties fronting Henderson Valley Road	60	7.4 Planned funding	90
3.0 CONTEXT	19	Project 5 – Support council to consolidate and optimise Waitākere Central into one property and future-proof the site for enhanced mixed-use development	62	8.0 PROPOSED IMPLEMENTATION	93
3.1 Cultural narrative	20	5.4 Public-good initiatives	68	8.1 Funding strategy	95
3.2 Mana whenua	22	Initiative 1 – Place-making associated with development	68	9.0 NEXT STEPS	97
3.3 Project area	23	Initiative 2 – Upgrade of Opanuku Reserve	71	9.1 Timeframes and phasing	98
3.4 Sites with development potential	24	Initiative 3 – Plan two new walking and cycling links to better connect development sites	72	9.2 Next steps	99
3.5 The Henderson community	25	Initiative 4 – Investigate opportunities to make Corban Estate fit-for-purpose and more attractive to the community, with better access	75	9.3 Monitoring outcomes	99
3.6 Market dynamics and housing demand	26			APPENDICES	101
3.7 Transport and connectivity	27			Appendix A – Property map, potential sites	102
3.8 Infrastructure capacity	28			Appendix B – Property schedule	103
3.9 Urban planning and design	28				
4.0 DEVELOPMENT PRINCIPLES AND GOALS	33				
4.1 Our commitment	34				
4.2 Principles for Unlock Henderson	34				
4.3 Goals for development	35				

ABBREVIATIONS

AT	Auckland Transport
ATEED	Auckland Tourism, Events and Economic Development Ltd
CCO	Council-controlled organisation
the council	Auckland Council
HLPP	High Level Project Plan
HNZ	Housing New Zealand
LTP	Long-term Plan
Panuku	Panuku Development Auckland
AUP	Auckland Unitary Plan (Operative in part)
SOI	Statement of Intent



1.0

INTRODUCTION

1.1 MIHI

NAU MAI TAKU ITI. PIKI MAI E TAKU RAHI.
NĀKU KOE I TIKI ATU I TE PAE-O-TE-RANGI.
KA TŌIA MAI, KA KŪMEA MAI
KIA EKE TANGAROA, EKE PANUKU.

Panuku, panuku, kia haumi e, kia hui e
kia ara mai he tāiki ngāpara.
Ka whakairihia e te rangi hei hua tipua,
ka poua ā-whenua hei tupuranga hōu.

Māna e huaki te mana tangata
e hora ai aku mahi.
Kia hua ko te pai,
kia piki ko te ora,
he tohu kaitiaki o taku tuakiri tuku iho.

Nōku te whiwhi, nōku te hūmārire.
Ka tūhono a Rangi, ka tūhono ki a Papa,
taku taura here whanaungatanga;
he mea nō tua whakarere mai.
E kore e memeha; tū te ao, tū te pō,
mauri tau, mauri ora.

WELCOME ONE. WELCOME ALL.
YOU, FROM BEYOND THE HORIZON I HAVE TAKEN.
I DRAW YOU NIGH, I DRAW YOU HITHER
TO RAISE EXPECTATIONS AND TO FULFIL POTENTIAL.

Upward, onward until all is met and done
and that which rises will endure still.
From high it heralds divine aspirations,
grounded in visions of new beginnings.

It empowers in essence our very being
and pervades all that we have achieved.
Let good be rife
and may good health be assured,
as guardianship defines a legacy given.

As destiny beckons, peace is mine.
The sky itself seems to greet the earth,
epitomising all I hold and revere;
a token from that distant past.
It abides as day and night without fail,
with a gentle heart and a lively spirit.

1.2 SHAPING SPACES FOR AUCKLANDERS TO LOVE

Panuku Development Auckland's structure is the first of its kind in New Zealand.

We work across multiple locations and scales – from large, long-term urban regeneration projects, to small projects on specific sites.

We operate in a commercial way but with good public outcomes. We make a profit and deliver returns to the council, but at the same time ensure developments and community outcomes are positive and sustainable.

Panuku has been established to provide leadership and unlock barriers to enable urban transformation. We will pilot ideas to advance council objectives in affordable housing, housing for older persons and iwi partnerships.

We have the backing of council finances, which allows us to borrow at low cost and obtain funding through Auckland's 10-year budget process. We can structure the delivery of projects in a way that helps fund public good outcomes.



TRANSFORM

Creating change through urban renewal.

We lead the transformation of select parts of our region; working alongside others and using our custodianship of land and planning expertise.

E.g. Wynyard Quarter



UNLOCK

Unlocking development potential for others.

We are the facilitator; using our relationships to break down barriers and influencing others, including our council family, to create development opportunities.

E.g. Old Papatoetoe



SUPPORT

Making the most of what we've got.

Intensification is a key driver in the Auckland Plan. We support housing demands by enabling development of council-owned land.

E.g. Link Crescent, Whangaparaoa

1.3 PANUKU – WHO WE ARE

Panuku Development Auckland is a council-controlled organisation of Auckland Council that helps to rejuvenate parts of our city. We manage about \$1.5 billion in land and buildings the council owns. We continuously review this portfolio to find smart ways to generate income for the region, grow the portfolio or release land or properties that others can use better.

It's important we understand the communities in which we work. Panuku identifies development opportunities, and plans and prepares the ground to attract private investment and make it easier for others to develop houses and commercial buildings. Together with our partners, we unlock the full potential of this land to create spaces for Aucklanders to love.

Auckland is experiencing significant housing and infrastructure pressures as a result of rapid growth. About 800 people move to Auckland each week, and current projections suggest the population could reach 2.01 million by 2033 – an increase of more than 517,000 people within the next two decades.

To cater for this growth, we need a step change in urban renewal and intensification of town centres and brownfields. Panuku has the role and mandate to address this challenge.

LIKE THE NAME SAYS

We're the first Auckland Council organisation whose name represents what makes us unique as a New Zealand-based company: our connection to Māori culture and identity.

Development Auckland clearly states what our organisation is about, while Panuku is an abbreviated form of the whakatauki, or proverbial saying, Eke Panuku, Eke Tangaroa!

This saying acknowledges unseen energies from the realm of the land and sea, which are often called upon through Māori oratory traditions to help invigorate, inspire and manifest success, excellence and progress within groups.

Our organisation, like a waka, not only requires strength to move forward, but skill to navigate, balance to ride smoothly and teamwork to propel.



1.4 WHY HENDERSON?

Henderson was chosen as an Unlock location after an Auckland Council-led assessment of the region's urban centres with development potential.

Henderson's key attributes for this selection were:

- a high level of local board planning, and political and community support for change in the area
- provisions for increased density under Metropolitan Centre zoning in the Auckland Unitary Plan (Operative in part)

- a strategic town centre location, with good infrastructure and access to public transport, and constraints limited to localised traffic access and flood mitigation requirements
- strategic council and Crown landholdings that can act as catalysts for private sector investment and redevelopment
- a range of council facilities that can be optimised to create value for reinvestment in the area
- a good level of market attractiveness for residential development, with market demand for different housing types (terrace, apartments)
- a wealth of leisure facilities, quality open spaces and retail offerings
- a good provision of social and community infrastructure, including primary, secondary and tertiary education options
- the prospect of new and increased rail developments and services.

1.5 PURPOSE OF THIS PLAN

This High Level Project Plan (HLPP) details the short, medium and long term principles and goals for the Unlock Henderson project.

The plan is the central document to initiate the project and seek approval for any additional actions in Henderson. These actions include selling sites and undertaking further detailed project planning, design and analysis to give effect to the HLPP.

- As well as summarising and assessing the proposal, this plan:
- outlines the context for the projects, including the strategic rationale for making decisions, information about statutory or non-statutory plans that inform the proposal, known market opportunities, statutory issues and stakeholder requirements
 - provides a vision and supporting principles and goals to guide the work programme
 - provides an overall description of the proposed projects, including specific properties involved and anticipated high-level outcomes or benefits
 - identifies key decisions required by the council and council-controlled organisations (CCOs) for Panuku to proceed
 - describes the approach to place-led engagement and place-making
 - provides a high-level description of the proposed funding strategy.

1.6 DEVELOPING THE UNLOCK HENDERSON STORY

“Henderson is a vibrant metropolitan centre located in the heart of west Auckland, with a diverse and youthful population. Henderson has a unique history and strengths which make it an attractive area for current and future residents to live, work and play in.”

(Henderson-Massey Local Board Plan 2014-2017)

Henderson has a rich heritage as one of Tāmaki Makaurau's earliest suburbs developed around horticulture and viticulture from early European settlers. Its strengths reside in this past, alongside the living presence of the original mana whenua whose cultural identity is strongly bound to the Henderson Valley and Hikurangi, the Waitākere Ranges, as a vital part of a wider Māori cultural landscape.

With a diverse and multi-ethnic population, Henderson is changing from a predominantly working middle-class community. Its closeness to the Waitākere Ranges and west coast beaches, and relative proximity to the city centre, make it an attractive location as a city suburb with a strong west Auckland identity.

Recent public transport network and frequency improvements for buses and trains have enhanced connectivity to Henderson. The newly-upgraded State Highway 20 and State Highway 16 motorways (SH20 and SH16), along with the widening of Te Atatu Road to Edmonton Road, also help reduce travel times to Henderson by car. The growing Lincoln Road corridor has strong employment growth and Auckland Transport is planning a Lincoln Road upgrade to support this.

As the administrative seat of the former Waitākere City Council, the centre of Henderson boasts amenities such as a premier indoor wave pool, primary and secondary schools, a Unitec campus, a new library and associated multi-storey car park, two large shopping centres (Westfield WestCity and the Waitakere Mega Centre) and a well-located train station.

A strong arts scene is centred around the Corban Estate Arts Centre, and a significant screen and film sector based in Central Park Drive and at the council-controlled Auckland Film Studios site on Henderson Valley Road.

Henderson holds a unique distinction as a place where two waterways flow directly through its centre, the Twin Streams of Wai o Panuku and Wai Horotiu. These streams merge within the centre at Cranwell Park to form Wai o Pareira or Henderson Creek, making the centre feel more lush and green than other centres.

The unitary plan enables significant growth in Henderson over the next 25 years and the centre has the potential to grow as a high-quality, safe, attractive and vibrant mixed-use business and residential destination.

Despite the wealth of open space, community services and urban amenities, Henderson lacks clear commercial market attractiveness due to a lack of ongoing investment, given that New Lynn and now Westgate have matured and emerged as more attractive centres. Henderson has low-decile schools and a perceived crime and safety challenge with a community demographic that is not as wealthy as some other areas of Auckland.

Henderson has a rich heritage as one of Tāmaki Makaurau's earliest suburbs developed around horticulture and viticulture from early European settlers.

The Unlock project area is generally aligned to the Metropolitan Centre zoning. It is bounded to the north by Tui Glen Reserve, the west by Waitemata Park, the south by the Auckland Film Studios site and the east by Waitakere Mega Centre.

Over the long term, revitalisation and intensification will contribute to the outcomes of the Auckland Plan by providing new housing, improving local connectivity, and respecting and celebrating the environment, culture and heritage of this unique place.

The new vision for Henderson pays respect to the valley in which the centre sits and the key waterways that flow through it. The HLPP vision, cultural narrative which describes the long-standing association of mana whenua with the area, principles and goals, provide the direction for the Unlock Henderson development programme and reflect key themes drawn from early local board, mana whenua and stakeholder engagement.

The Henderson community is highly engaged and has high expectations around improving the area's vitality and attractiveness, particularly the main street, to restore it as the heart of the area.

This HLPP seeks to use council properties with development potential to help act as catalysts for Henderson's regeneration and private investment, which will increase the number of people who will live, work and shop in the centre.

POTENTIAL PROPERTY PORTFOLIO

Henderson centre was a major administrative and commercial centre under the former council and has long been identified as a key location for growth.

Since Auckland's local government amalgamation in 2010 and the emergence of centres such as Westgate and New Lynn, Henderson has been rendered somewhat dated and lacking a strong identity, purpose and sense of place.

The Unlock project area is generally aligned to the Metropolitan Centre zoning. It is bounded to the north by Tui Glen Reserve, the west by Waitemata Park, the south by the Auckland Film Studios site and the east by Waitakere Mega Centre.

Within this area, nine properties make up the council's potential HLPP property development portfolio. In particular, the council service centre next to Henderson train station presents several opportunities – the main long term one being the high-rise development of the south car park site.

The HLPP portfolio also includes five surface car parks around the centre, presenting good, centrally-located, medium-term development potential. The Auckland Film Studios site has long term potential and is a unique property which is currently used for film activities. Once this ceases, a process to explore the site's potential will be initiated.





2.0

VISION THEMES

2.0 VISION THEMES

The vision for Henderson is to become “an Urban Eco Centre, enhancing the mauri of the Twin Streams Wai o Panuku and Wai Horotiu.”

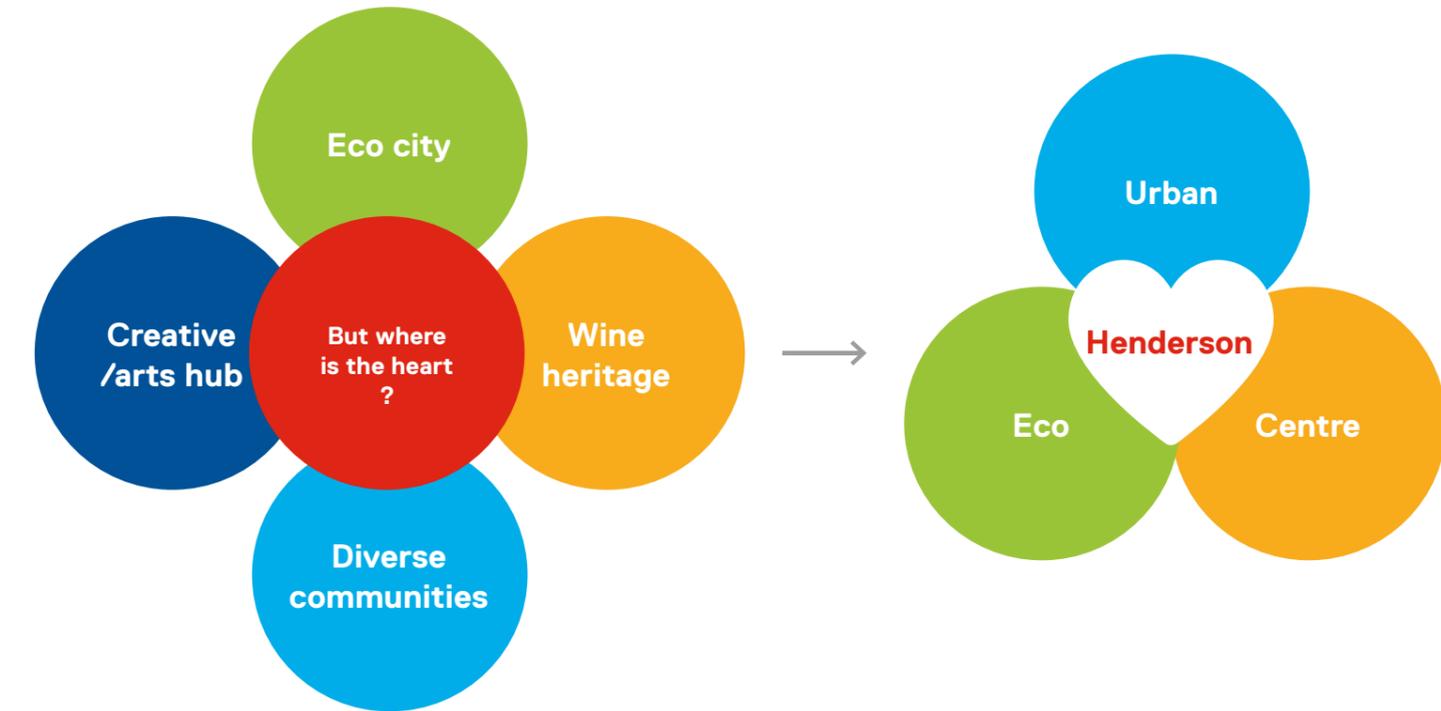
This vision will guide the centre towards ‘liveable growth’ through a safe, attractive and vibrant mixed-use environment with a uniquely Henderson identity. The ‘eco’ approach will make the area more attractive to residents, visitors, businesses and investors, and act as a catalyst for high-quality living options.

Panuku seeks to enable this vision for Henderson and contribute to the actions and key moves identified in the Henderson-Massey Local Board Plan 2014, Henderson Implementation Plan 2014 and Henderson Value Proposition 2016.

Mana whenua have been engaged at an early stage of the project. This process reinforced that the key natural resources are the Opanuku and Oratia streams flowing through the project area. Both streams hold significance to mana whenua and are important ecological and amenity corridors. The “Twin Streams”, as they are locally known, form the basis of the project’s mana whenua cultural narrative and have become a part of the vision.



Figure 1 – Diagrams from the Henderson Implementation Plan and the Henderson-Massey Local Board’s Value Proposition where Henderson’s heart is found in developing quality, sustainable urban living environments.





3.0

CONTEXT

3.1 CULTURAL NARRATIVE

The mauri (spiritual life essence) forever flows from the sacred hills of Parekura and Rua o Te Whenua through the Twin Streams of Wai o Panuku and Wai Horotiu to meet and form Wai o Pareira.

Wai o Panuku/Opanuku Stream and Wai Horotiu/Oratia Stream are treasured ecological and recreational assets. These two waterways unite beside the West Wave Pool and Leisure Centre, within the centre of Henderson. The names of the streams link mana whenua ancestry with their origins in the sacred slopes and hills of Rua o Te Whenua and Parekura.

The Twin Streams and their catchments define central Henderson. They flow from their physical, ancestral and spiritual sources in Hikurangi/the Waitākere Ranges. Converging at Cranwell Park, they form Te Wai o Pareira/Henderson Creek or the river of Pareira, and flow to the upper Waitematā Harbour. Mana whenua identify strongly with the streams and the catchment they serve. Pareira was the niece of ancestor and voyager Toi Te Huatahi.

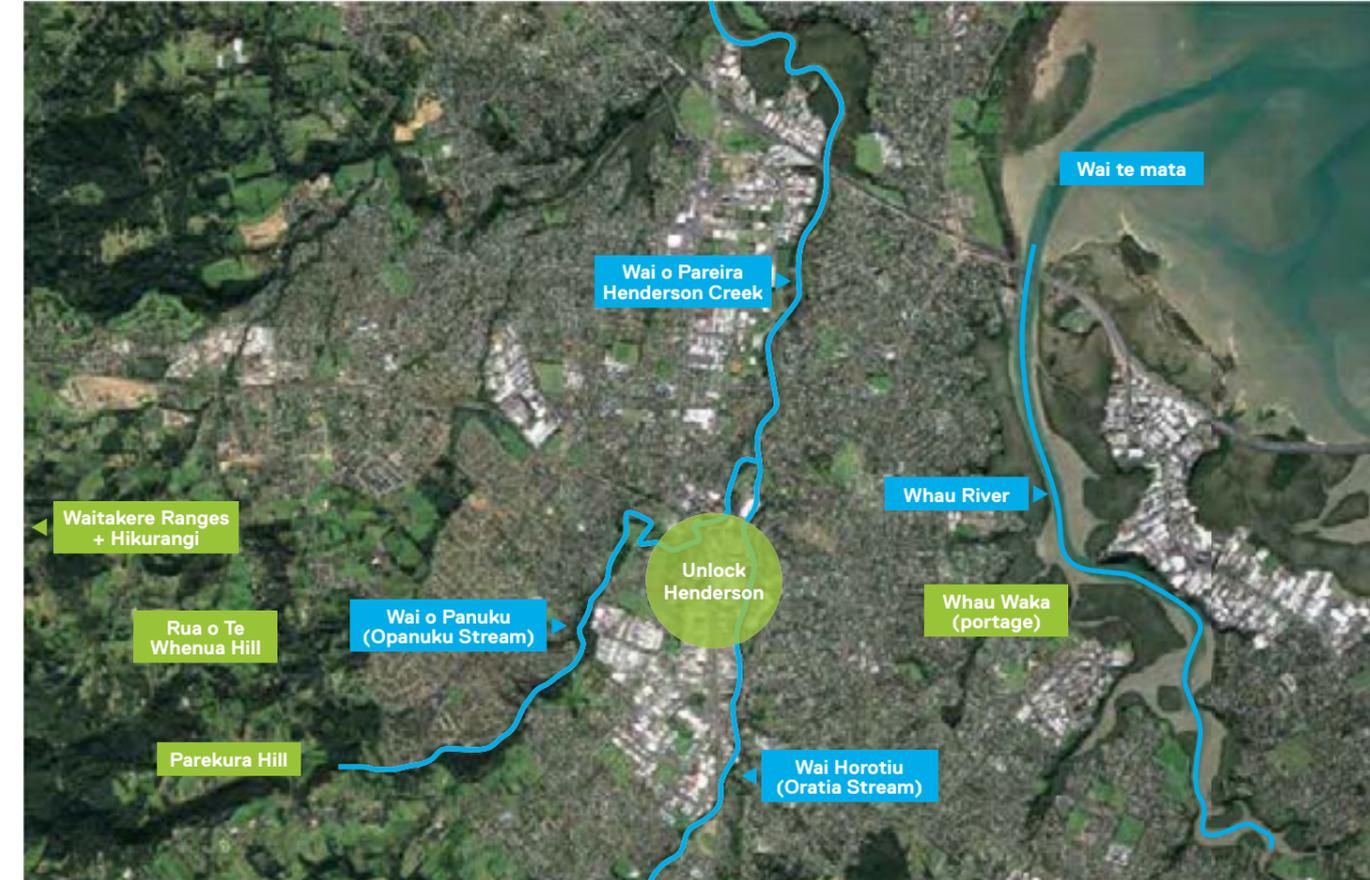
Wai o Panuku is linked with Parekura, the wife of Rangatira Panuku. Wai Horotiu was named after horotiu (landslips) characteristic of the catchment and is a name associated with pā and kāinga in Oratia.

Immediately to the north-east, a third tributary, the Wai Whauwhaupaku/Swanson Stream, also has significant mana whenua cultural associations. Immediately to the east of Henderson lies the 3km-long Whau waka (canoe) portage from the Whau River in the upper Waitematā Harbour to Green Bay on the northern Manukau Harbour. The importance of the portage is supported by the existence of headland pā which controlled the harbour access point.

The former Waitākere City Council acknowledged the importance of the mana whenua association and narrative for Henderson, expressions of which are key features of the Waitākere Central Civic Centre. The retention and recognition of these structures and design is of cultural importance. These features include an entry pou and internal pou which extends from the building's foundations to its roof. The Council Chamber is symbolic of a gourd and features the Matariki constellation (Pleiades) on its main wall and displays both English and Te Reo Māori versions of the Te Tiriti o Waitangi/ the Treaty of Waitangi. These cultural elements represent mana whenua and signify their close association with Henderson and its wider environment.

Mana whenua are committed to upholding their cultural values and principles of whakapapa (family genealogy), manaakitanga (hospitality and generosity) and kaitiakitanga (guardianship) to ensure a partnership approach to development is inclusive and regenerative. Collaborative partnerships and engagements across the physical boundaries of the project footprint will consider aspects including rangatahi (youth) and the elderly, healthcare, housing, economic development and environmentally-friendly outcomes underpinned by a strong sustainability ethos.

In all matters mātauranga (knowledge) and tikanga (protocols), Māori will be provided for where appropriate. Through the recognition of mana whenua values it is important that the mauri of natural, physical and spiritual resources (including the wider catchment) and the Waitematā Harbour as a receiving environment are respected and enhanced.



Parekura became the hill of that name, which stands at the head of the Henderson Valley. From Parekura forever flows the stream Wai o Panuku which embodies the spiritual essence of Panuku¹

¹: Statement of Association: Te Wai o Pareira/ Henderson Creek. Te Kawerau ā Maki and the Trustees of Te Kawerau Iwi Settlement Trust and the Crown. Deed of Settlement Schedule: Documents (22 February 2014). Other key narrative information presented is also drawn from this source.

Figure 2: Henderson Valley in the cultural landscape. Courtesy Google Maps.

3.2 MANA WHENUA

Mana whenua seek to have an integrated environmental, cultural, social and economic role in the unlocking of Henderson.

Engagement with mana whenua has contributed to defining the project's overall approach and narrative. Key themes emerging through this engagement relate to recognising and upholding the cultural values of the place and place naming, valuing the environment and designing for the people. These themes are set in the context of an ongoing collaborative partnership approach to any development that is inclusive and regenerative with a strong sustainability ethos.

Mana whenua have a strong historical footprint in Henderson Valley and seek to build on this association through involvement in development that recognises their values and draws on Te Aranga design principles.

Increasingly, as Treaty settlements are reached, mana whenua through cultural and commercial redress will have the opportunity to provide leadership in the rejuvenation and place-making in Henderson. This may extend to joint ventures, land purchase and development, investment and the support of mana whenua enterprise in Henderson.

MANA WHENUA IWI/HAPŪ

The Tāmaki Makaurau mana whenua (Tāmaki Collective) listed below have interests in the broader Henderson area.

Throughout planning and implementation of Unlock Henderson, Panuku will work in partnership with mana whenua towards achieving high-quality outcomes which enhance the mauri, the life essence of place and people.

- Te Rūnanga o Ngāti Whātua
- Ngāti Whātua o Kaipara
- Ngāti Whātua o Ōrākei
- Ngāi Tai Ki Tāmaki
- Te Kawerau a Maki
- Te Akitai Waiohū
- Ngāti Te Ata Waiohū
- Ngāti Paoa
- Ngāti Maru
- Ngāti Tamaterā

IWI SETTLEMENT LAND INTEREST

Crown land claims in the area reflect the overlapping and individual interests of the iwi/hapū involved, and documented historical events that have impacted on mana whenua. The claims are at different stages of the process. The Unlock Henderson project will monitor progress and where commercial opportunities and/or property development outcomes align this could be positive for the growth and development of Henderson.

3.3 PROJECT AREA

The Unlock Henderson project area covers about 145 hectares. Auckland Council controls 47ha and the Crown 14ha. The council's landholdings are mostly open spaces, along with some community facilities and services land. Another 20ha is road reserve. Within the wide range of properties under council control, there are a number of surface car parks and properties currently being actively used by council (about 7ha of land) with high or moderate development potential. This HLPP focuses on these.

The project area boundary aligns closely with the Metropolitan Centre zoning and reflects an 800m development catchment around Henderson train station. The project area includes key sites such as Corban Estate Arts Centre, the Auckland Film Studios, Westfield WestCity, the Waitākere Mega Centre, West Wave Pool and Leisure Centre and Henderson High School.



3.4 SITES WITH DEVELOPMENT POTENTIAL

There are nine potentially-developable, council-controlled properties in the Unlock project area, which if developed over time could act as a catalyst for reinvigorating Henderson (see the solid colour blocks in Figure 3).

Additionally, Panuku has identified a number of sites that could be enhanced and activated to improve public experience (hatched blocks). Other council and Crown-owned landholdings are also shown (transparent blocks).

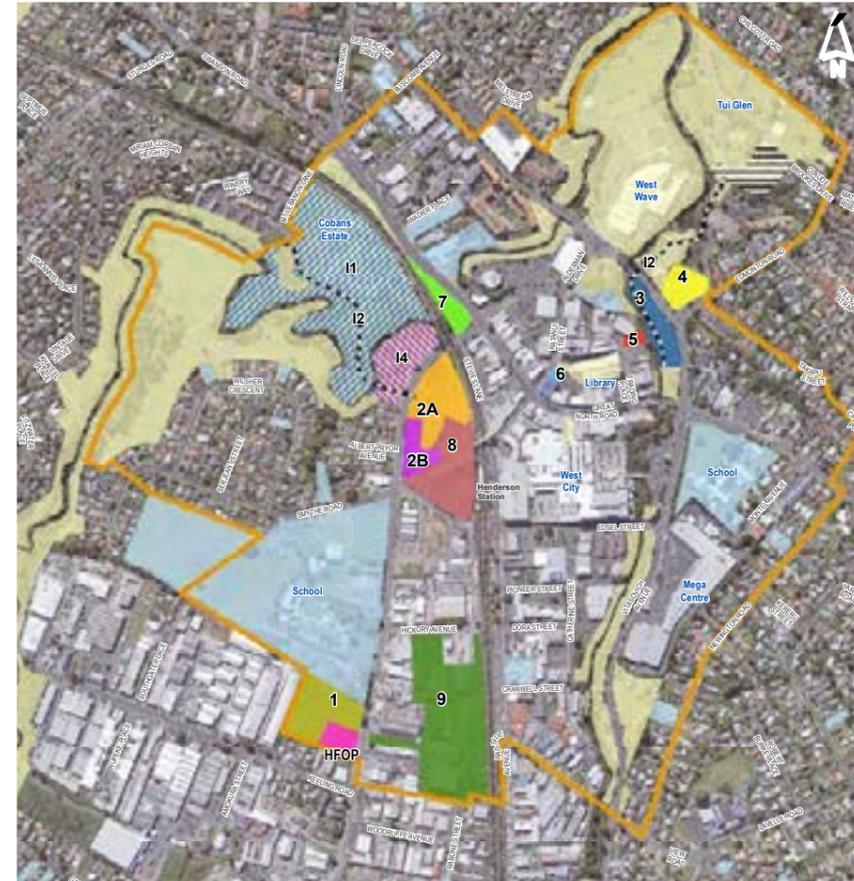


Figure 3: Map of potentially-developable properties in Henderson

3.5 THE HENDERSON COMMUNITY

With a current population of 13,000, Henderson accounts for 11 per cent of the Henderson-Massey Local Board’s overall population (2013 Census) and is projected to have high population growth during the next 30 years.

Henderson has a higher proportion of older people (13 per cent aged 65+) than the wider Henderson-Massey area and Auckland region as a whole. This is due, in part, to a growing supply of retirement villages in the area.

Henderson has a similar ethnic composition to the wider Auckland region, with a marginally higher Māori population (12.5 per cent). European remains the largest ethnic group, while the Asian population has grown significantly – doubling to 24 per cent from the previous Census.

The area has also seen a shift towards higher household incomes. Despite significant differences in dominant industries, incomes of Henderson-Massey residents are comparable to the wider Auckland region, with a high proportion in the \$5000-\$20,000 income bracket and a lower proportion of high to very high income earners.

Both north and south Henderson have high deprivation scores – 8 and 9 respectively (10 being the highest).

Henderson Primary School and Henderson High School are both decile 3. There is also a range of community and commercially-based early childhood centres and a small Unitec tertiary campus opposite the library.

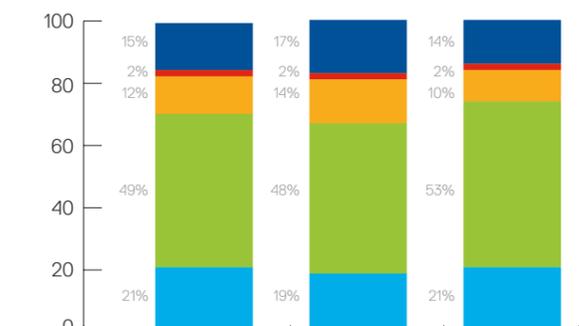
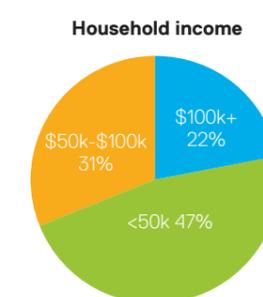
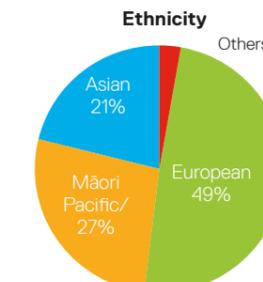
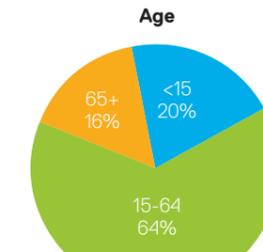


Figure 4: Demographics and community

3.6 MARKET DYNAMICS AND HOUSING DEMAND

Three and four-bedroom, stand-alone houses dominate Henderson’s residential market, the result of significant subdivision and greenfield housing development over the past 50 years.

In the past year, 132 three-bedroom dwellings (median price \$651,000) and 24 two-bedroom dwellings (median price \$538,000) have been sold in Henderson. There were very few apartment sales due to the limited supply, with retirement facilities comprising a large proportion of the apartment market.

A two-bedroom apartment conversion with car park in Waider Place offered to the market for the past nine months at \$380,000 has received little interest, signalling feasibility challenges for multi-level developments despite the area’s Metropolitan Centre zoning.

Apartment developments new to the market during the past decade have not been widely accepted.

Within a 750m radius of Westfield WestCity, there were three known apartment projects on the market as at May 2017, with resource consents granted for a total of 160 apartments, as follows:

- 57 Henderson Valley Road – 36 two-bedroom apartments
- 1 Buscomb Avenue – 40 apartments over nine levels
- 29-31 Catherine Street – 84 apartments over 13 levels with 70 car park spaces.

Developers are electing to abandon these projects due to the inability to secure the required buyer commitment with funding to start construction.

Residential rentals in west Auckland have increased considerably over the past two years. Three-bedroom homes return around \$550/week and two-bedroom homes \$450/week.

Recent sales of Westfield WestCity Shopping Centre and Waitakere Mega Centre are transactions worth noting at \$160 million and \$40 million respectively.

Whoa! Studios is a notable new development in the area. The \$15-\$20 million complex features a family restaurant and interactive theatre and playground, and has been a welcome addition to the Henderson entertainment offering.

3.7 TRANSPORT AND CONNECTIVITY

Ninety per cent of Henderson-Massey commuters travel within west Auckland or to the wider CBD.

One third of trips are contained within the Henderson-Massey Local Board area (35 per cent), a further 20 per cent are to the CBD (Waitematā Local Board area) and almost 10 per cent are to the nearest major industrial area (Whau Local Board area). Trips towards the north make up 10 per cent of Henderson-Massey commutes.

Henderson has excellent public transport links, with the train station providing convenient access to the rail network and Auckland’s CBD. Peak travel time to central Auckland via train is about 45 minutes.

The City Rail Link (CRL) project will result in an additional platform at Henderson train station to facilitate more frequent CBD services and a direct service to Otahuhu interchange via Newmarket. Peak travel time to central Auckland will reduce to about 35 minutes. The CRL project is also looking to future-proof Henderson train station for further expansion.

Henderson is also well serviced by buses, with the prospect of a rapid bus service from Henderson to Constellation Drive one option for the future to service west-to-north trips.

There are initial discussions related to the future arrangement of the Railside Avenue bus interchange. This could be complemented by an improved bus stop/interchange and better services on Henderson Valley Road.

Henderson centre also has reasonable access to SH16 and it takes about 25 to 30 minutes to drive to the city centre, off peak.

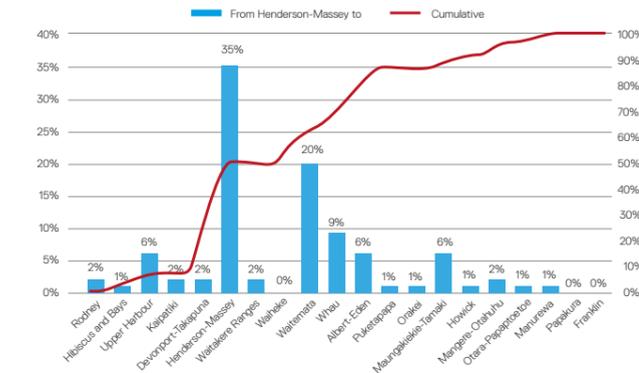


Figure 5: Transport trends

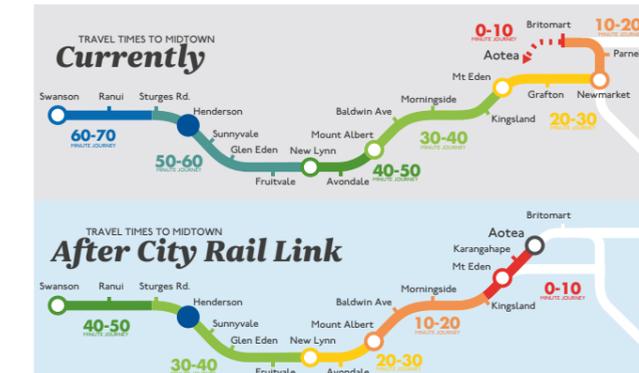


Figure 6: City Rail Link journey times (courtesy of Greater Auckland)

3.8 INFRASTRUCTURE CAPACITY

The project area generally features good provision for transport, water supply, wastewater, electricity, gas and fibre, which provides some capacity for growth. Despite some large areas of 100-year flood plain created by the two streams

running through the centre of Henderson, the Unlock project sites are generally clear of this constraint. There will be some resource consent issues relating to contamination and planning; however, these are manageable.

3.9 URBAN PLANNING AND DESIGN

A number of statutory and non-statutory plans and policies have considered the strategic role and structure of Henderson.

These plans reflect a broad understanding of Henderson as a Metropolitan Centre with significant potential.

Auckland's more recent planning vision and documents reinforce this direction for Henderson, with proposed zoning that supports the growth and intensification of the centre.

Panuku has reviewed the following planning documents, summarising how they inform and affect what we plan to do in Henderson:

- Auckland Plan
- Auckland Unitary Plan Operative in part
- Existing plans and strategies
- Masterplans
- Previous site concept plans.

AUCKLAND UNITARY PLAN OPERATIVE IN PART

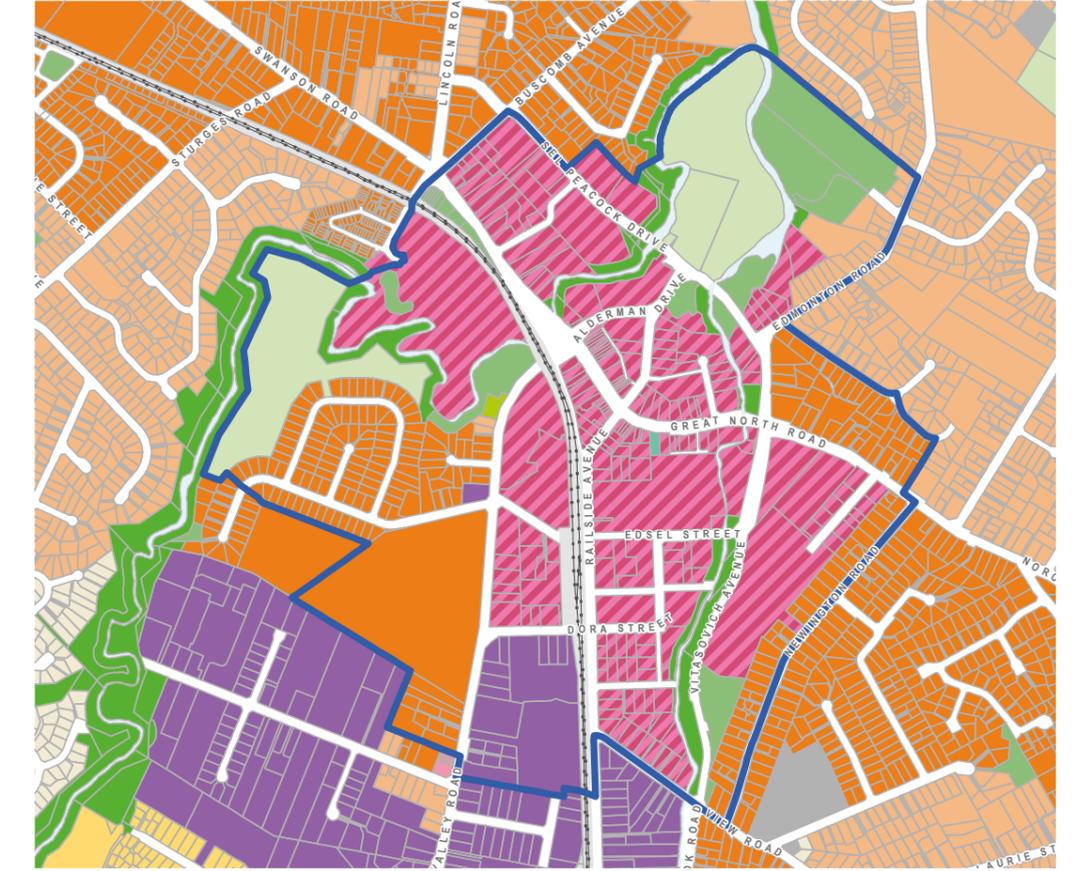
Henderson is zoned as a Metropolitan Centre in the Auckland Unitary Plan Operative in part. Metropolitan Centre zones are second only to the city centre in scale and intensity and act as high-frequency public transport hubs for their areas.

The Unlock Henderson project area has enabling zoning, supportive of high-intensity residential and business development. Most of the potentially-developable sites in council ownership are zoned Metropolitan Centre and present few planning constraints to development options.

In general, the bulk and location provisions of the unitary plan allow for a maximum building height of 72.5m with no controls of site coverage or impervious coverage. Development is constrained only by the capacity of the public stormwater infrastructure, parking provisions and good urban design practice.



Figure 7: Auckland Unitary Plan Operative in part – map of Henderson



HENDERSON IMPLEMENTATION PLAN 2014

The Henderson Implementation Plan prepared by the council establishes key moves driving a vision for liveable growth in the Henderson metropolitan area and responding to the outcomes of the Auckland Plan. It sets out projects and actions to 2040, with an emphasis on providing quick wins and short term projects that can be practically investigated or carried out.

The six key moves identify the main changes required in Henderson centre to achieve the outcomes and transformational shifts of the Auckland Plan:

KEY MOVE 1: Enliven Henderson's main street

KEY MOVE 2: Catalyse high-quality living opportunities on council land

KEY MOVE 3: Create a vibrant mixed-use precinct at Trading Place

KEY MOVE 4: Re-connect with Corban Estate

KEY MOVE 5: Enhance safety and legibility

KEY MOVE 6: Enhance community and economic opportunities.

This High Level Project Plan will contribute strongly towards Key Move 2 and in part towards Key Moves 4 and 5 by developing particular sites close to the Twin Streams or near Corban Estate.

LOCAL BOARD PLAN 2014-2017

The Henderson-Massey Local Board Plan 2014-2017 outlines six outcomes to help establish Auckland as the world's most liveable city. These outcomes recognise an opportunity for Henderson to introduce a range of lifestyle choices, while still supplying affordable housing for the region. In addition to facilitating growth, the local board plan identifies the need to enhance community safety in a holistic manner. This includes the opportunity to create a walking/cycling network integrated with convenient and cost-effective public transport, helping create a wider range of transport choices.

The plan recognises that Henderson-Massey's population (particularly in Henderson) is primarily made up of younger and older people. So the plan seeks to provide adequate infrastructure to create a place where local young people can get the best possible start in life and older adults are well catered for.

The Local Board Plan 2014-2017 clearly reinforces the board's aspiration to develop residential uses on council-owned land in Henderson, with the goal of getting more people living in the central area. Reinvestment in Henderson is therefore seen as timely by the Local Board and this project could act as a catalyst to invigorate the centre and contribute towards achieving multiple goals.





4.0

DEVELOPMENT PRINCIPLES AND GOALS

4.1 OUR COMMITMENT

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

This approach is documented in the following:

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

4.2 PRINCIPLES FOR UNLOCK HENDERSON

These Panuku principles will guide and be applied to all proposed Unlock Henderson development projects and initiatives.

AN EMPHASIS ON ATTRACTING AND RETAINING FAMILIES WHEN PLANNING DEVELOPMENTS

The local board plan recognises that Henderson consists primarily of younger and older people. Panuku will ensure new developments are designed to attract a diverse range of households with an emphasis on families. On-site amenities with an attractive and quality public realm will be critical to this approach.

REINFORCE THE WEST AUCKLAND AND ECO-CITY IDENTITY TO ENHANCE PERCEPTIONS

We will improve the perception of Henderson by leading the market in developing the centre and building on the strong identity of the west. High-quality projects will act as exemplars and catalysts to attract a more diverse population to live and work locally. Features

and elements in the architecture will reflect aspects of the local creative arts, film, wine and horticultural industries. They will help establish a clear positioning and identity to reinforce Henderson's point of difference and improve market attractiveness.

INTEGRATE GREEN BUILDING FEATURES IN DEVELOPMENTS, BUILDING A POINT OF DIFFERENCE

Green building features will contribute strongly to Henderson centre's new vision. Applying and embedding sustainable design features will forge a strong 'eco-identity' and achieve exemplar environmental performance in buildings. We will target and test Homestar 7 (an independent residential sustainability assessment and certification tool) for Henderson residential development projects and improve environmental quality through design.

INCLUDE PARTNERSHIP WITH THE COMMUNITY, MANA WHENUA, MATAAWAKA AND COUNCIL ORGANISATIONS IN DEVELOPMENT PLANNING

Projects will be carried out in partnership with mana whenua, mataawaka, relevant community groups and council organisations.

Providing a tailored approach in each community will harness local identity, attributes and aspirations, enhance support for proposed developments, and ultimately help local people take pride and ownership of their community.

ENSURE A PLACE-LED APPROACH, EMBED TE ARANGA DESIGN PRINCIPLES AND REFLECT THE CULTURAL NARRATIVE IN DEVELOPMENTS

Inclusive, accessible and attractive outcomes for buildings and the public realm are important in delivering high-quality living options. Development enabled by Panuku will apply the Te Aranga Design Principles and foster Henderson's new vision, identity and points of difference to achieve a high-quality product for Henderson. (See the Auckland Design Manual for more information on the Te Aranga principles.)

4.3 GOALS FOR DEVELOPMENT

Development project goals are based on and align with the outcomes in the Henderson-Massey Local Board Plan 2014-17 and the Henderson Implementation Plan 2014.

The four goals of Unlock Henderson reinforce the local board's vision and mana whenua cultural narrative for "an Urban Eco Centre, enhancing the mauri of the Twin Streams Wai o Panuku and Wai Horotiu."

GOAL 1: Achieve high-quality, medium-density residential and commercial development on council-controlled land.

Developing high-quality, medium-density residential properties on council land will improve the area's amenity and new residents will add to the vibrancy and safety of the centre. While the market is not yet ready for the high-rise development envisaged by the Metropolitan Centre zoning, medium-density housing and mixed-use development could be attractive to a wide range of households including families. Incorporating sustainable design features and creative opportunities will ensure the new development reflects the urban eco centre vision and community aspirations.

GOAL 2: Enable two new local walking and cycling links to better connect development sites to amenities and services.

One new link will run between Corban Estate and the Henderson train station and the other along the Oratia Stream from Waitākere Central Library to Tui Glen Reserve.

Creating more walking and cycling options across existing open spaces and council-controlled development sites will encourage a more walkable centre. It also promotes the liveable growth model, aligned with desirable outcomes for eco-living and a low-carbon footprint.

Several of the proposed development sites are next to or near the Twin Streams and close to schools, retail and leisure amenities – we should enhance and make the most of this. Corban Estate in particular could be better connected. This extract from the Local Board Plan 2014-2017 summarises the issues: "As the historic seat of the wine-making Corban family, Corban Estate is a significant heritage asset and also a significant arts centre and events destination. But it is not well used by locals and doesn't link well to the town centre".

GOAL 3: Incorporate public and creative arts as a point of difference to enhance the quality of development outcomes.

Integrating art into infrastructure and public realm developments in Unlock Henderson will continue a long tradition in Waitākere and provide opportunities for the creative industries.

GOAL 4: Within the Unlock project boundary and over time, transform Henderson Valley Road into a high-quality, urban mixed-use residential corridor.

The Henderson Valley Road corridor has huge potential for future urban renewal. The council and government (through the Ministry of Education) have a significant property presence along this road.

Some properties along this road have already been transformed, the most notable being Whoa! Studios (8-14 Henderson Valley Road), a former warehousing site immediately south of the council service centre. Whoa! Studios is now an interactive family leisure destination and modern eatery.

The Caltex petrol station site is also new.

Planning is underway to develop the Wilsher Village site, the northern part of the council's Waitākere Central site and complete an upgrade of Opanuku Reserve over time. Combined with the upgraded Waitākere Hockey Turf at Henderson High School, these sites represent an opportunity to progress a staged transformation of this road corridor.

Achieving Goal 4 will also require traffic assessment to inform the future purpose and hierarchy of this road corridor.

Direction from the Auckland Plan and Auckland Unitary Plan Operative in part has been to consolidate and regionalise industrial activities in key locations in the north, south and west of the city. This important change in the business land strategy could positively influence the future envisioned for Henderson Valley Road.

A transformation of this corridor would result in more people living close to the centre and the train station, which would help to enliven the main street and increase the economic activity of the centre.



5.0

PROJECTS AND INITIATIVES

5.0 PROJECTS AND INITIATIVES

Panuku has five projects and four initiatives it can contribute to Unlock Henderson. We will develop council-controlled land and carry out initiatives related to that development to improve public experience.

We will continue to engage with and advocate for the community, mana whenua, mataawaka and the local board to help speed up development in Henderson in a collaborative and inclusive way, focused on partnership.



5.1 APPROACH TO DELIVERY

Henderson is an aspirational metropolitan centre where the generous planning and zoning policies do not currently align with market and demographic factors.

The location is commercially challenging in the context of maturing and emerging centres, crime and safety perceptions and the limited market appetite for apartments during the remainder of his development cycle. Combined with a lower socio-economic demographic catchment, this means Henderson is not yet ready for high-rise development as encouraged through its unitary plan zoning.

As a result, our development strategy is to progress high-quality, medium-density residential and commercial development with a point of difference, over three stages as follows.

Short term – develop two sites with medium-density terraced housing and walk-up apartments. The two sites are 21-33 Henderson Valley Road (Wilsher Village) and 2-4 Henderson Valley Road (Central One and staff car park). These development sites need to be delivered within a limited price point ceiling to meet the area's market for new residential product. Together the two sites potentially yield up to 150 units.

Medium term – develop The Falls and Alderman surface car parks into terraced housing and apartment buildings. In order to enable these two sites to be cleared and available for development, some planning and analysis focused on parking matters needs to start in the short term to achieve development in the medium term. By starting with terraced housing in the short term, we project that four to six-level apartment buildings could become more viable and commercially attractive for these two sites in the medium term. This can only happen once the first terraced housing has been brought to market in Henderson. If developed The Falls and Alderman car parks could potentially yield up to 130-150 units with associated ground-floor commercial space and parking solutions. Three other small sites may together yield another 20 units if developed.

Longer term – we have a strategic opportunity to plan for a single-site, high-rise development (like Merchant Quarter in New Lynn) on the south car park of the 6 Henderson Valley Road council building site, directly adjoining the Henderson train station. This site presents the best opportunity to meet the aspirations of the Auckland and Unitary plans. Panuku proposes to future-proof this opportunity as part of Project 5. Additionally, in this period there is a significant opportunity to explore options for the Auckland Film Studios site given its close proximity to the train station.

Panuku's overall development strategy supports an approach that:

- carries out a staged and sequential release of sites to the market
- undertakes a strong engagement and communications strategy with council organisations, the local board and mana whenua
- starts new medium-density residential development on sites with little or no external dependencies
- progresses the necessary reporting, analysis and approvals to unlock the underused surface car park sites and enable medium term development opportunities
- plans and future-proofs the Project 5 council site for long term, high-rise development
- considers strategic acquisition of sites within the Unlock boundary to help achieve the goals and more comprehensive development outcomes, such as around the film studios site and sites along stream corridors.

Under this HLPP, Panuku sought adoption of this plan to proceed with the due diligence, planning and development, over time, of the potential development sites. This included approval in principle to dispose of seven council properties through development, subject to some requirements (see Appendix A for a map of these properties).

5.2 DEVELOPMENT PROJECTS AND PUBLIC - GOOD INITIATIVES

This section outlines our proposed approach and scope for the five development projects and four public-good initiatives associated with the projects.

The HLPP identifies council-controlled properties within the project area on which to focus efforts to plan, clear and prepare for urban development. All the sites are for predominantly residential use, with supporting commercial components where viable.

Appendix A Map no.	Site address	Site area	Current use	Current status
1	21-33 Henderson Valley Road – stage 1	2910sqm	Vacant land	HfOP site. Planned and in resource consent process
1	21-33 Henderson Valley Road – stage 2	13,072sqm	Vacant land	Preparing to go to market with reference design
2a	2-4 Henderson Valley Road – stage A	12,946sqm	Staff car park	Preparing due diligence and reference design to go to market
2b	2-4 Henderson Valley Road – stage B	4300sqm	Commercial office	Relocating council staff to admin building and planning marketing for new leasing options
3	Alderman car park – 4-10 Edmonton Road and 22 Alderman Drive	7215sqm	Designated surface car park managed by Auckland Transport (AT)	Identified in HLPP for potential development
4	The Falls car park – 14-20 Edmonton Road	5313sqm	Designated surface car park managed by AT	Identified in HLPP for potential development
5	5 Trading Place	873sqm	Designated surface car park	Subject to legal investigations
6	1 Ratanui Street	403sqm	Surface car park used by library visitors	Identified in HLPP for potential development
7	Corban's Hill car park 430 Great North Road	2000sqm	Road reserve surface car park managed by AT	Identified in HLPP for potential development
8	6 Henderson Valley Road	16,164sqm	Council offices	Exploring options with the council's Corporate Property department
9	Auckland Film Studios site	37,598sqm	Film studios	Identified in HLPP for a potential long term development opportunity
Total		102,794sqm	Predominantly car parks	N/A

We have arranged these properties opposite into five development project work streams.

SHORT TERM

- Project 1: Deliver 50-60 terraced housing and walk-up apartment units and 40 Housing for Older People units on 21-33 Henderson Valley Road.
- Project 2: Deliver 50-80 terraced housing and walk-up apartment units on 2-4 Henderson Valley Road, taking advantage of the slope, with related enhancements to the plaza, garden and street experience at the existing council building.

MEDIUM TERM

- Project 3: Release and realisation of five council car parks:
 - Alderman car park – 90+ units and 1000sqm of commercial with 100 car park spaces
 - The Falls car park – 50+ units with 400sqm of commercial and a mix of 100 public and private car park spaces
 - 1 Ratanui Street – 10 units with ground-floor commercial use in potential joint venture with neighbouring sites
 - Corban's Hill car park – requires further investigation; could yield a commercial, arts or community outcome
 - 5 Trading Place – not currently a potential development site and subject to legal investigation.

LONGER TERM

- Project 4: Explore the future of Henderson Valley Road and investigate long term options for the Auckland Film Studios site and its surrounds.
- Project 5: Support consolidating and optimising council services onto 6 Henderson Valley Road and future-proof the south car park for development opportunities. If developed as envisioned, the south car park could include an 80 to 100-unit tower and podium design with an internal multi-level car park serving the council building, residential units and public use.

5.3 DEVELOPMENT PROJECT DETAILS

Project 1 – Delivery of 40 Housing for Older People units (stage 1) on 0.3ha and development of 50-60 terraced houses on 1.3ha (stage 2)

Panuku has marked a 3000sqm portion of this vacant 1.6ha site to accommodate 40 Housing for Older People (HfOP) homes, with the land and buildings to remain in council ownership.

We plan to sell the balance of about 1.3ha to a development partner who will be given a clear requirement within the Development Agreement to deliver a number of homes on the land within an agreed timeframe.

It is important that the nature of this development enhances the community and is considerate to the 40 HfOP homes on the adjacent site. The Development Agreement will specifically address these desired outcomes.

Panuku would like to see the site used for family-oriented terraced housing of about 50-60 units over two to three levels.

The proceeds of this sale, along with funding in the council's long term plan, will be invested in building the 40 HfOP homes. Construction is scheduled to start in early 2018, with the homes ready to occupy by mid-2019.



Figure 8: 21-33 Henderson Valley Road HfOP site and stage two balance site. Courtesy Google Maps.



Project 2 – Development of 2-4 Henderson Valley Road (Central One)

This 1.73ha site could accommodate 50-80 residential units in a medium-density option, which is the best achievable outcome for this location and market. The project seeks to create a new address at Henderson Valley Road and enhance its interfaces with the current plaza and Japanese garden which adjoin the site and Opanuku Reserve opposite, while complementing and integrating with the activities and uses of the adjacent council site.

DEVELOPMENT OF 1.73HA IN TWO STAGES

The overall property contains a large staff parking area (about 170 spaces) and a three-storey commercial office building (Central One) which currently houses a mix of council and commercial tenants and has 71 parking spaces. This property is seen as the most significant development site in the centre of Unlock Henderson. There is also potential to consider electric vehicle chargers as part of the development.

The proposed plan for the site is in two stages.

STAGE A – DEVELOPMENT OF 12,773SQM STAFF CAR PARK

Early concept thinking is for a high-quality, eco-residential cluster of housing built to the maximum density the market can support, carried out through Expressions of Interest.

Panuku will seek a minimum of terraced housing and apartment buildings between three and four levels, with a mix of unit types and sizes facing Henderson Valley Road.

We will require an emphasis on attracting families and building an eco-centric identity, as well seeking to expand and enhance the current plaza and frame the space for future place-making initiatives.

One site constraint is the proximity of the railway line to the east. Potential designs will need to consider minimising adverse noise and vibration effects for future residents and to avoid issues that could be created by developing housing adjacent to the rail line.

Panuku will also give consideration to:

- providing a new address, entry point and street frontage
- exploring a pedestrian-controlled traffic signal on Henderson Valley Road – this could enhance access to the open space opposite and, if viable, would be development funded
- enhancing the existing plaza and considering an early childhood education centre
- improving relationships to the Japanese garden and rail line – creating a design with a favourable garden interface and appropriate scale and controls against the rail line edge.



Courtesy Google Maps.

STAGE B – CENTRAL ONE, 4350SQM

The goal is to progressively relocate council and CCO staff who occupy about 50 per cent of Central One's floor space to the Waitākere Central Civic Centre from October 2017.

In the short to medium term, Panuku hopes to achieve a standalone, separately-accessed, commercially-leased and tenanted building and retain 50-55 car parks to service occupants, in line with unitary plan parking requirements.

Visitor parking is proposed within a common area on 6 Henderson Valley Road. The property would be surveyed and titled separately with its own address as part of stage one development. There is future potential to release the building and occupant parking to enable mixed-use development, incorporating parking along the existing parking area fronting Henderson Valley Road.

Further feasibility work will be required around these proposals, including detailed due diligence on access options and constraints.



Courtesy Google Maps.



Project 3 – Release and realisation of five council car parks

Panuku envisages the development of council-owned land in Henderson will act as a catalyst for other developments, attract more residents and boost confidence and investment in the centre. We will progress this project in a staged sequence.

We have identified several potential mixed-use residential developments on council-owned land; these are outlined below. Auckland Transport (AT) is the key stakeholder for these sites. Given the current transport function and existing delegations, AT's requirements will need to be addressed.

With the adoption of the Unitary Plan Operative in part, the parking management approach in Auckland has recently changed. Private developers have fewer obligations to provide parking on their sites, which could result in greater demand for public on-street and surface parking.

We will assess the effects of this change through a Comprehensive Parking Management Plan and use the results to inform the potential release of all or some of these sites.

AUCKLAND COUNCIL SURFACE CAR PARKS

Of the five sites, four are surface car parks managed by AT, and are controlled through parking designation in the unitary plan. Combined, these four parking areas contain about 300 car park spaces and total about 15,000sqm of land.

1. Alderman car park – about 7215sqm, 120 spaces
2. The Falls car park – about 5313sqm, 130 spaces
3. Corban's Hill car park – about 2000sqm, 50 spaces
4. 5 Trading Place – 873sqm.

We are required by statute to work with AT to ensure we investigate, assess and plan for the adequate provision of car parking in Henderson centre now and in the future.

The measures Panuku will follow before any urban development can happen on these sites include:

- due diligence to ensure there are no legal impediments or offer back obligations
- reference design preparation to ensure appropriate development outcomes and commercial feasibility

- an update of centre-wide development planning to consider new projects such as the City Rail Link, new unitary plan zoning and Panuku development initiatives to inform reporting
- the requirement for a Comprehensive Parking Management Plan for the centre
- the lifting of parking designations, where they occur, to allow for development
- a road stopping process if development is feasible on the road reserve site.

We will fund development feasibility related reporting and assessment requirements to speed up these measures if required.

Through this HLPP, Panuku sought council approval to progress the development pipeline and disposal process for the following sites in priority order. This is subject to satisfactory completion of the above measures and release of the parking designations by AT





Site address

Alderman car park

4, 6 and 8 Edmonton Road
and 22 Alderman Drive

Details and opportunity

About 7215sqm

About 120 spaces

Council controlled, managed and operated by Auckland Transport (AT)

Currently \$4/day for public use

Development potential: Residential development that retains pedestrian connections to Trading Place and enhances the sensitive interface with the Wai Horotiu/Oratia Stream.

Ground-floor activities fronting Alderman Drive would be carefully considered and may include a component of commercial or place-specific retail opportunities.

Parking solutions for the development could be masked and sleeved behind buildings.

Aerial image



Courtesy Google Maps.

Site address	Details and opportunity	Aerial image
--------------	-------------------------	--------------

The Falls car park

14,16,18, 20 Edmonton Road

About 5313sqm
About 130 spaces
Council controlled, managed and operated by AT
Currently \$4/day for public use

Development potential: A mixed-use residential development with some commercial or retail aspect on the ground and/or lower floors.

The scheme would need a sensitive interface with The Falls Hotel and to consider its parking needs.

There is an opportunity to investigate options, including a joint proposal with the Korean church site if that party takes a specific interest.

There is also potential to consider electric vehicle chargers as part of development.



Courtesy Google Maps.

