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Property Rationalisations – Tranche 23, Eastern Busway

For decision: For noting:

Ngā tūtohunga / Recommendations

That the Auckland Transport Board (board):

- a) Approves the transfer to Auckland Council (AC) of 23 properties listed in Tranche 23 with a current book value of \$10,243,588 as at 14 October 2021:
- | | | | |
|-------|---------------------------------|--------|------------------------------|
| i. | 32 Church Crescent, Panmure | xiii. | 66 Pakuranga Road, Pakuranga |
| ii. | 1-2/42 Church Crescent, Panmure | xiv. | 68 Pakuranga Road, Pakuranga |
| iii. | 1 Kerswill Place, Pakuranga | xv. | 70 Pakuranga Road, Pakuranga |
| iv. | 1/31 Williams Avenue, Pakuranga | xvi. | 72 Pakuranga Road, Pakuranga |
| v. | 1/25 Williams Ave, Pakuranga | xvii. | 74 Pakuranga Road, Pakuranga |
| vi. | 20 Williams Avenue, Pakuranga | xviii. | 78 Pakuranga Road, Pakuranga |
| vii. | 54 Pakuranga Road, Pakuranga | xix. | 80 Pakuranga Road, Pakuranga |
| viii. | 56 Pakuranga Road, Pakuranga | xx. | 82 Pakuranga Road, Pakuranga |
| ix. | 58 Pakuranga Road, Pakuranga | xxi. | 84 Pakuranga Road, Pakuranga |
| x. | 60 Pakuranga Road, Pakuranga | xxii. | 86 Pakuranga Road, Pakuranga |
| xi. | 62 Pakuranga Road, Pakuranga | xxiii. | 88 Pakuranga Road, Pakuranga |
| xii. | 64 Pakuranga Road, Pakuranga | | |
- b) Notes that the transfer of the properties listed in this paper are subject to Auckland Transport (AT) completing required legalisation works.
- c) Notes the Unlock Panmure Programme Business Case Overview – July 2021, prepared by Eke Panuku refer Attachment 1.

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Te whakarāpopototanga matua / Executive summary

1. Under the AT Delegation Manual, DFA 4.2 approval is required from the board for disposal of strategic assets.
2. AT recommends the transfer to AC of 23 properties listed in Tranche 23, with a current book value of \$10,243,588 as at 14 October 2021.
3. The properties recommended for transfer to AC were purchased between 2005 and 2017 for the Eastern Busway Programme. 21 of the 23 properties are designated under AT designation 1716 for the Eastern Busway 1 Project (EB1). The remaining two properties, 1/31 Williams Avenue, Pakuranga and 1/25 Williams Avenue, Pakuranga are outside the EB1 designation and are not required for the Eastern Busway Programme or any other transport purposes.
4. The land required by EB1 has been legalised as road for 9 of the 21 designated properties and issuance of residual Records of Title is underway. Legalisation for the remaining 12 designated properties is underway and will be completed prior to transfer of the residual land. The required legalisation work is estimated to be completed mid-2022 due to complexities with property titles, legal interests and Land Information New Zealand processing timeframes.
5. The EB1 designation affecting the residual properties will be uplifted once the EB1 project works are completed.
6. The total land area of the 23 properties recommended for transfer to AC is approximately 11,949 square metres. This is more residual land area than the 8,575 square metres reported to the board on 30 September 2021 due an additional five properties being added to this Tranche 23.
7. The estimated market value of the 23 properties is approximately \$24.5m. This estimate is based on market sales evidence within the Pakuranga area showing land values of approximately \$2,050 per square metre.

Ngā tuhinga ō mua / Previous deliberations

8. The board approved the transfer to AC of sixteen (16) EB1 properties listed in Tranche 22 with a current book value of \$23,217,183 as at 9 July 2021 at the 30 September 2021 meeting.
9. It was reported to the board in September 2021 that two further tranches of EB1 residual properties would be presented. These properties in Tranche 23 combine these two tranches.
10. The Board requested that management provide the board with information on the strategic development objectives for Eke Panuku's Unlock Panmure programme which the Tranche 22 and 23 properties will form part of. Attachment 1 provides an overview of the recently updated Unlock Panmure Programme Business case prepared by Eke Panuku.

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Te horopaki me te tīaroaro rautaki / Context and strategic alignment

11. AT's property inventory and rationalisation process provides an opportunity to contribute to the sources of funds required for AC's operation.
12. Transfer of property to AC enables the divestment of assets and contributes to AC's funding sources if the property is sold.
13. Properties are assessed for strategic and operational value to AT in delivery of transport infrastructure, services or activities. Each property is assessed against the criteria that they are required for a funded or future planned transport project. If a property is not required for a funded or future planned transport project, it is recommended for transfer to AC.
14. AT may also recommend transfer of property subject to certain conditions, such as provision of public parking in an eventual integrated development or protection of transport infrastructure that exists on the land by legalisation.
15. Since the commencement of the property rationalisation process the total book value of property approved for transfer is \$207,249,538.
16. The EB1 properties listed in this paper form part of the Eke Panuku Development Auckland (Eke Panuku) Unlock Panmure urban regeneration programme.
17. The Unlock Panmure programme will be delivered according to a masterplan approach and comprises residential-led development with criteria that show significant business leadership and moderate value add in public realm and community facilities. The key features are:
 - i. A focus on residential development in the town centre core to aid the transition from a car oriented traditional retail centre to a vibrant walkable residential neighbourhood;
 - ii. Quality public realm upgrades to generate civic pride, support enhanced liveability within the location and act as a catalyst for wider private sector investment;
 - iii. Support for live-work opportunities in the local neighbourhood to enhance access to quality local employment options and liveable sustainable lifestyles;
 - iv. Provision of safe and obvious linkages between key attractions to support active transport use shifting behaviour away from car dependency.
18. Initial projects will focus on place activation and the release of smaller high-quality residential developments and as confidence is established and constraints are addressed will progressively target the release of larger high potential sites and precincts,

Ngā matapakinga me ngā tātaritanga / Discussion and analysis

19. The twenty-third tranche is as follows:

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Property	Book value as at 14 October 2021	Comments
32 Church Crescent, Panmure	\$537,688 (total site). <i>Note: apportioned book value of residual land to be transferred will be determined following legalisation works.</i>	Land area of approximately 1265 sqm (Attachment 2). Zoned Residential Terrace Housing and Apartment Building land with residential dwelling. Survey required to confirm legalisation area. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
1-2/42 Church Crescent, Panmure	\$742,736 (total site). <i>Note: apportioned book value of residual land to be transferred will be determined following legalisation works.</i>	Land area of approximately 678 sqm (Attachment 2). Two of two units in a residential cross-lease. Zoned Residential Terrace Housing and Apartment Building land. Survey required to confirm legalisation area. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
1 Kerswill Place, Pakuranga	\$748,012 (total site). <i>Note: apportioned book value of residual land to be transferred will be determined following legalisation works.</i>	Land area of approximately 827 sqm (Attachment 2). Zoned Residential Mixed Housing Suburban land. Survey required to confirm legalisation area. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
1/31 Williams Avenue, Pakuranga	\$438,333 (total site). <i>Note: apportioned book value of residual land to be transferred will be determined following legalisation works.</i>	One of two units in a residential cross-lease (Attachment 2). Zoned Residential Mixed Housing Suburban land. Management recommends that the property is transferred to AC subject to completing required legalisation works.
1/25 Williams Ave, Pakuranga	\$358,433 (total site). <i>Note: apportioned book value of residual land to be transferred will be determined following legalisation works.</i>	One of two units in a residential cross-lease (Attachment 2). Zoned Residential Mixed Housing Suburban land. Management recommends that the property is transferred to AC subject to completing required legalisation works.
20 Williams Avenue, Pakuranga	\$1,068,042 (total site). Approximate apportioned book value of residual land to be transferred: \$376,257	Provisional survey indicates approximately 524 sqm of land to be legalised as road. Residual land area is approximately 285 sqm (Attachment 2). Zoned Residential Terrace Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.

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Property	Book value as at 14 October 2021	Comments
54 Pakuranga Road, Pakuranga	\$623,765 (total site). Approximate apportioned book value of residual land to be transferred: \$169,049	Provisional survey indicates approximately 503 sqm of land to be legalised as road. Residual land area is approximately 187 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
56 Pakuranga Road, Pakuranga	\$380,035 (total site). Approximate apportioned book value of residual land to be transferred: \$203,481	Provisional survey indicates approximately 577 sqm of land to be legalised as road. Residual land area is approximately 665 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
58 Pakuranga Road, Pakuranga	\$456,360 (total site). Approximate apportioned book value of residual land to be transferred: \$191,671	Provisional survey indicates approximately 522 sqm of land to be legalised as road. Residual land area is approximately 378 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
60 Pakuranga Road, Pakuranga	\$803,432 (total site). Approximate apportioned book value of residual land to be transferred: \$342,548	Provisional survey indicates approximately 518 sqm of land to be legalised as road. Residual land area is approximately 385 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
62 Pakuranga Road, Pakuranga	\$735,147 (total site). Approximate apportioned book value of residual land to be transferred: \$367,166	Provisional survey indicates approximately 452 sqm of land to be legalised as road. Residual land area is approximately 451 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
64 Pakuranga Road, Pakuranga	\$690,055 (total site). Approximate apportioned book value of residual land to be transferred: \$574,028	Provisional survey indicates approximately 114 sqm of land to be legalised as road. Residual land area is approximately 564 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
66 Pakuranga Road, Pakuranga	\$1,056,223 (total site). Approximate apportioned book value of residual land to be transferred: \$351,564	Provisional survey indicates approximately 920 sqm of land to be legalised as road. Residual land area is approximately 459 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
68 Pakuranga Road, Pakuranga	\$1,067,418 (total site).	Provisional survey indicates approximately 678 sqm of land to be legalised as road. Residual land area is approximately 336 sqm (Attachment 2). Zoned Residential Terrance

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Property	Book value as at 14 October 2021	Comments
	Approximate apportioned book value of residual land to be transferred: \$353,701	Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC subject to completing required legalisation works.
70 Pakuranga Road, Pakuranga	\$490,258 (total site). Approximate apportioned book value of residual land to be transferred: \$198,202	Approximately 473 sqm of land has been legalised as road. Residual land area is approximately 321 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
72 Pakuranga Road, Pakuranga	\$647,882 (total site). Approximate apportioned book value of residual land to be transferred: \$199,888	Approximately 510 sqm of land has been legalised as road. Residual land area is approximately 228 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
74 Pakuranga Road, Pakuranga	\$693,201 (total site). Approximate apportioned book value of residual land to be transferred: \$638,623	Approximately 87 sqm of land has been legalised as road. Residual land area is approximately 1018 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
78 Pakuranga Road, Pakuranga	\$483,776 (total site). Approximate apportioned book value of residual land to be transferred: \$475,656	Approximately 7 sqm of land has been legalised as road. Residual land area is approximately 410 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
80 Pakuranga Road, Pakuranga	\$688,321 (total site). Approximate apportioned book value of residual land to be transferred: \$341,708	Approximately 424 sqm of land has been legalised as road. Residual land area is approximately 418 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
82 Pakuranga Road, Pakuranga	\$915,486 (total site). Approximate apportioned book value of residual land to be transferred: \$486,280	Approximately 376 sqm of land has been legalised as road. Residual land area is approximately 426 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
84 Pakuranga Road, Pakuranga	\$2,163,167 (total site). Approximate apportioned book value of residual land to be transferred: \$1,127,827	Approximately 403 sqm of land has been legalised as road. Residual land area is approximately 439 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.

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Property	Book value as at 14 October 2021	Comments
86 Pakuranga Road, Pakuranga	\$511,161 (total site). Approximate apportioned book value of residual land to be transferred: \$330,251	Approximately 298 sqm of land has been legalised as road. Residual land area is approximately 544 sqm (Attachment 2). Zoned Residential Terrance Housing and Apartment Building land. Management recommends that the residual land at the property is transferred to AC.
88 Pakuranga Road, Pakuranga	\$762,225 (total site). Approximate apportioned book value of residual land to be transferred: \$690,498	Approximately 67 sqm of land has been legalised as road. Residual land area is approximately 645 sqm (Attachment 2). Zoned Business Mixed Use land. Management recommends that the residual land at the property is transferred to AC.
Total	\$10,243,588	<i>Note: apportioned book values of residual land to be transferred is to be determined following legalisation works and is confirmed by AT Fixed Assets upon transfer to AC.</i>

Ngā tūraru matua / Key risks and mitigations

Key risk	Mitigation
Elected member considerations	AT recommends that AC actively consults with elected members, such as local boards, to promote the context and strategic alignment of rationalisations, AT will actively participate in this process to ensure an aligned partnership approach.

Ngā ritenga-ā-pūtea me ngā rauemi / Financial and resource impacts

20. The properties approved for transfer to AC will transfer from the AT Fixed Asset Register to the AC Fixed Asset Register at book value.

Ngā whaiwhakaaro ō te taiao me te panonitanga o te āhuarangi / Environment and climate change considerations

21. There are no perceived environment or climate change considerations associated with the transfer of these properties.

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Ngā whakaaweawe me ngā whakaaro / Impacts and perspectives

Mana whenua

22. There are no perceived mana whenua impacts associated with the transfer of these properties. The AT Māori Engagement team are consulted as part of the Property Optimisation Process.
23. As part of the EB1 Project mitigation, certain properties at Mokoia Pa and the Eastern Landing will be utilised as cultural mitigation and transferred to mana whenua or Auckland Council Community Facilities. None of the properties in this report are required for this purpose.

Ngā mema pōti / Elected members

24. The AT Elected Member Liaison Team are consulted as part of the Property Optimisation Process.

Ngā rōpū kei raro i te Kaunihera / Council Controlled Organisations

25. AT has informed Eke Panuku of this tranche of EB1 residual properties. AC are consulted as part of the Property Optimisation Process.

Ngā kiritaki / Customers

26. There are no perceived customer impacts associated with the transfer of these properties.

Ngā whaiwhakaaro haumaruru me ngā whaiwhakaaro hauora / Health, safety and wellbeing considerations

27. There are no perceived health, safety and wellbeing considerations associated with the transfer of these properties.

Ā muri ake nei / Next steps




28. Subject to Board approval, the 23 Tranche 23 properties listed in this paper will be transferred to AC.

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Ngā whakapiringa / Attachments

Attachment number	Description
1	Unlock Panmure Programme Business Case Overview – July 2021
2	EB1 Project Plan showing Residual Land in Panmure and Pakuranga proposed to be transferred to AC

Te pou whenua tuhinga / Document ownership

Submitted by	Jane Small Group Manager Property and Planning	
Recommended by	Mark Lambert Executive General Manager Integrated Networks	
Approved for submission	Shane Ellison Chief Executive	

Unlock Panmure

Programme Business Case
Overview

July 2021 - Final v1

Create a vibrant centre that is a great place to live, visit and do business. This will be done by building on Panmure's distinct landscape, good infrastructure, transport connectivity, community facilities and local amenities.

Image: Te Kōpua Kai a Hiku (Panmure Basin)

Strategic Context

Location Overview

Panmure town centre is embraced by the majestic Maungarei (Mt Wellington) and Te Kōpua Kai a Hiku (Panmure Basin) which gives the place its unique point of difference in Tāmaki Makaurau.

The programme covers an area of 43ha centred on the mainstreet of Queens Rd. It includes a good concentration of Auckland Council (7.3ha) and Crown (3ha) landholdings presenting an excellent opportunity to revitalise and redefine the town centre as a vibrant, desirable and highly liveable neighbourhood location.

Regeneration Opportunity

A once thriving retail centre, Panmure in the last two decades experienced a marked decline with many anchors such as supermarket, banks, and retailers electing to relocate to new centres in Sylvia Park, Pakuranga, and Lunn Avenue.

Panmure has benefited from significant transport investment in recent times, including the Eastern Busway and the Panmure Train / Bus interchange. The centre is well positioned to become an attractive transit-oriented urban neighbourhood with easy access to the CBD by rail in 18 minutes, proximity to a range of major employment areas, local amenities, and high-quality recreation and community facilities. The many large future development sites within the programme area make comprehensive regeneration an achievable goal. In so doing the economic and public vitality of the town will be restored and the purpose of the centre secured for a new generation.

Panmure has a rich history and culture that distinguishes it from neighbouring suburbs. Its authentic and distinctive character will be celebrated as part of the regeneration process and integrated within the regeneration plans. There is considerable Council and Crown commitment to revitalise the town centre as an attractive destination and a key component of the wider Tāmaki district.

What we've achieved already

- 19 - 23A QUEENS RD & 3 KORMA LN STRATEGIC ACQUISITION**: Image of a modern building facade.
- SILENT DISCO**: Image of people dancing at an outdoor event.
- DESIGN ENGAGEMENT VIA SOCIAL PINPOINT**: Image of colorful social media pins on a map.
- AUCKLAND TRANSPORT / AMETI LAND TRANSFER**: Image of a modern bus stop.
- COUNTDOWN DEVELOPMENT NEGOTIATION**: Image of a large commercial building.
- SHOPFRONT SERIES**: Image of a colorful storefront with heart shapes.
- PLAN CHANGE - 3 KINGS RD & 28 - 30 PILKINGTON RD**: Aerial image of a development site with a red outline.
- COMMUNITY HUB NEEDS ASSESSMENT**: Image of a woman holding a baby in front of a building.
- CO-DESIGN CLIFTON COURT & 1 KINGS RD PROJECTS**: Image of people at a community meeting.
- PARKING DAY**: Image of a parking lot with people and cars.

Strategic Context

Problem Definition

A centre in decline



Struggling main street retail with the loss of several anchor businesses and vacant shops that diminishes its customer appeal.

Competition from fringe 'big-box' retail, fast food and future supermarket detracts from the town centre.

Lack of diversity of offer, spread over a long main street in need of refurbishment and lacking in sense of arrival..

Centre disconnected from surroundings



Underutilised natural amenity features and diminished sense of place due to lack of quality connections to:

- 1 Maungarei (Mt Wellington)
- 2 Te Wai o Tāiki (Tāmaki Estuary)
- 3 Te Kōpua Kai a Hiku (Panmure Basin)

Road and rail corridors as well as large surface carparking create severance issues between the town centre and the rail station, manuga, basin and recreation facilities.

Scattered and illegible civic heart



Community and recreation facilities lack prominence, coherence, legibility and connectivity. Aspects of the facilities are also dated and in need of redesign to maintain their relevance.

Lack of housing supply and choice



Predominately single level detached dwellings, with limited quality affordable housing choice.

Over-supply of formal and informal surface car-parking undermining sustainable transport and urban amenity.



Strategic Context

Regeneration Approach

Strategic Moves

Key Moves

High quality urban neighbourhood



Enhance the vibrancy of the mainstreet via a succession of placemaking activations, enhanced public realm, catalyst projects (including gateway) and increased footfall from new centrally located residential population.

Reconnect the centre to its surroundings



Connect the heart of the main street to the basin and the maunga to enhance the quality of the urban environment through its relationship with the natural environment. Town centre streetscape and public realm upgrades to help strengthen connections between natural assets and the town centre.

Mitigate severance issues via intersection and pedestrian crossing improvements, public realm enhancements, active transport modes infrastructure and redevelopment of surface car parking and car lots.

Build a strong commercial and community anchor with 24/7 activity in the heart of Queens Rd.

Enliven the heart of Panmure



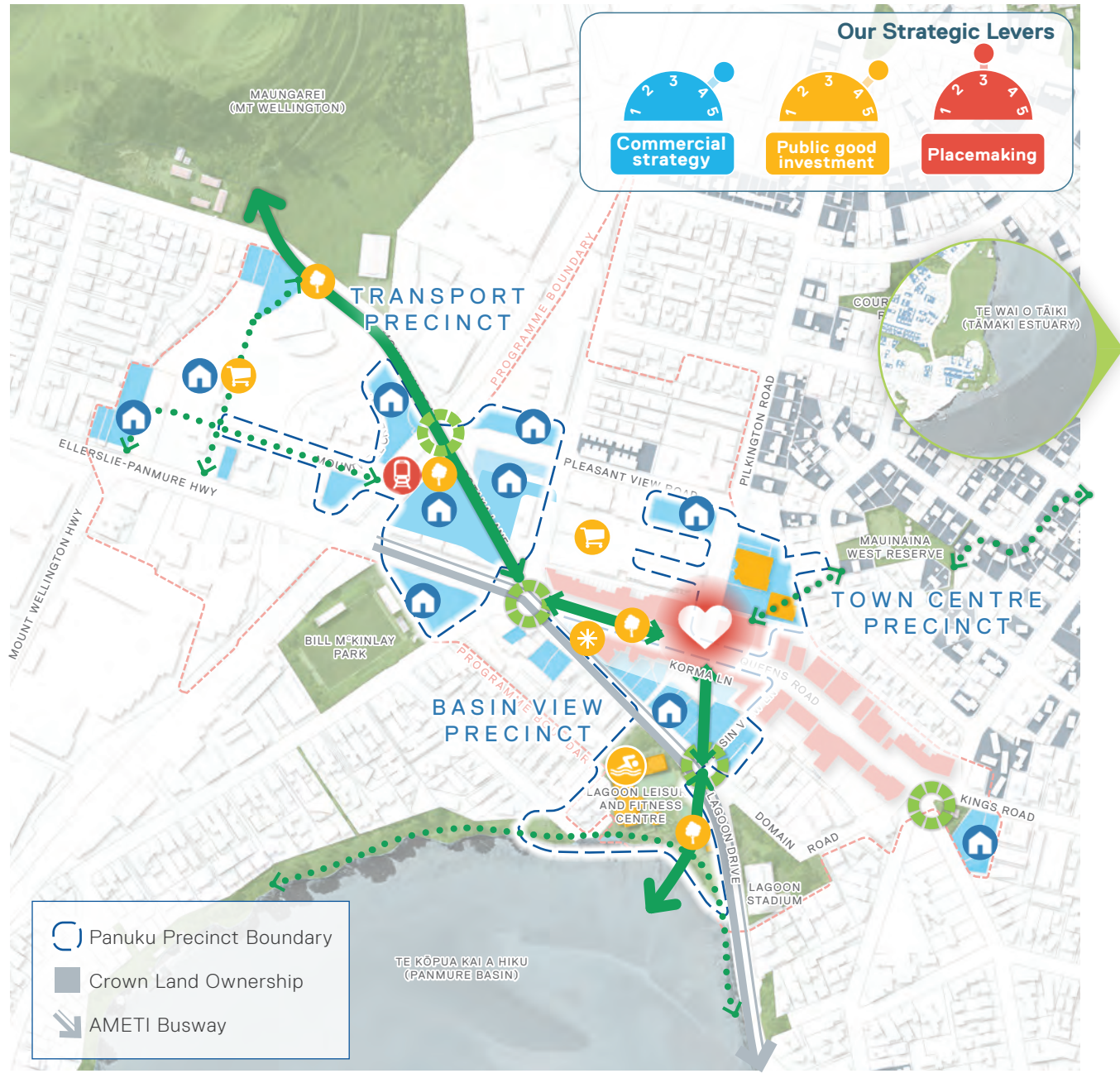
Optimise T.O.D. opportunities through development of the transport precinct as a quality residential and commercial area leveraging its connectivity to the region's rapid transit network.

Together with our partners, enhance the current retail offer through a mix of complementary retail, commercial, and creative sector service offerings.

Improve housing supply and choice

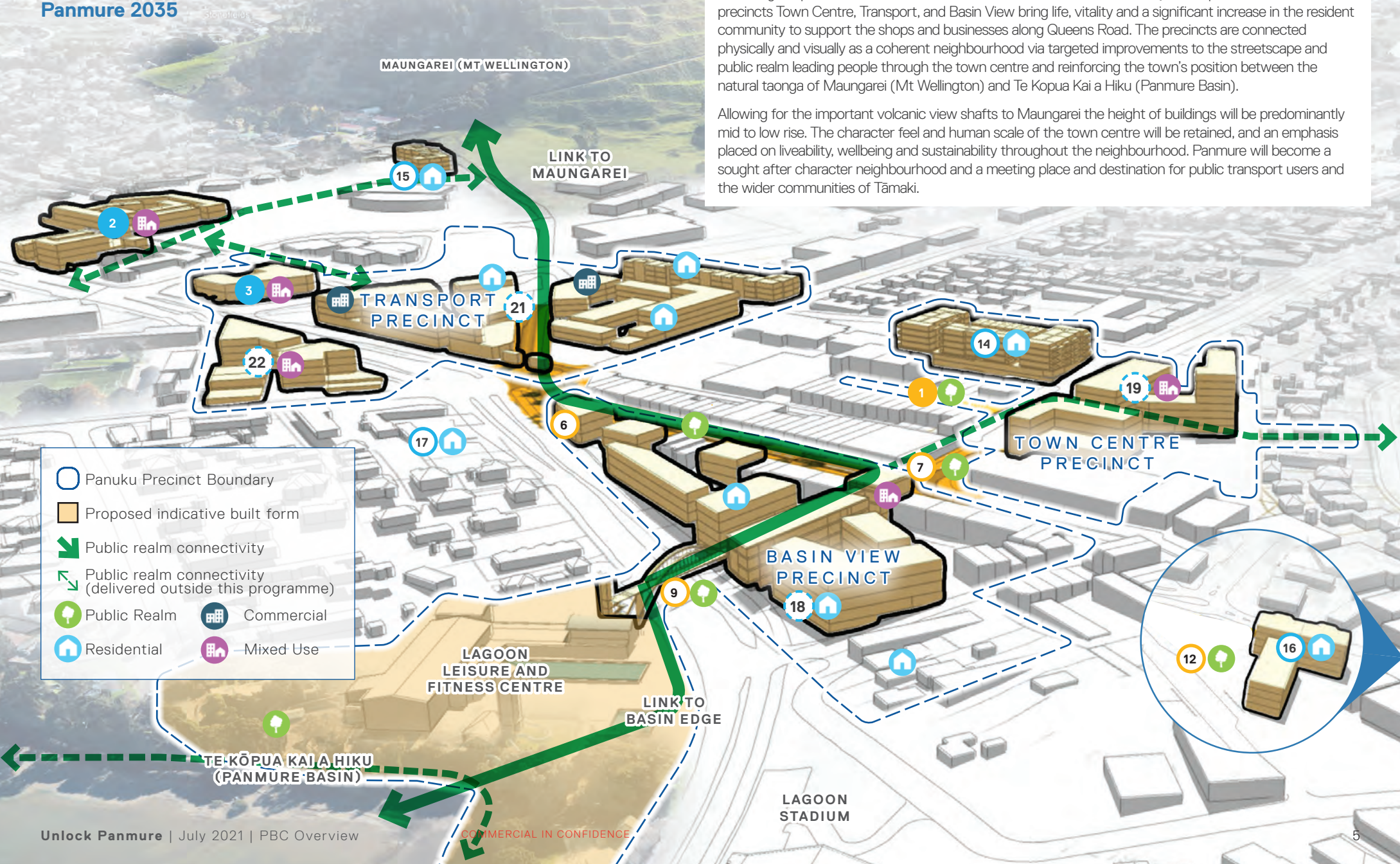


Enable quality affordable and market on sites including surplus surface car parks thereby supporting travel mode shift and increasing the residential population of the town centre.



Masterplan - Overview Diagram

Panmure 2035



Regeneration outcome for preferred option

This image depicts the bulk and location of Unlock Panmure sites once fully developed. The three core precincts Town Centre, Transport, and Basin View bring life, vitality and a significant increase in the resident community to support the shops and businesses along Queens Road. The precincts are connected physically and visually as a coherent neighbourhood via targeted improvements to the streetscape and public realm leading people through the town centre and reinforcing the town's position between the natural taonga of Maungarei (Mt Wellington) and Te Kōpua Kai a Hiku (Panmure Basin).

Allowing for the important volcanic view shafts to Maungarei the height of buildings will be predominantly mid to low rise. The character feel and human scale of the town centre will be retained, and an emphasis placed on liveability, wellbeing and sustainability throughout the neighbourhood. Panmure will become a sought after character neighbourhood and a meeting place and destination for public transport users and the wider communities of Tāmaki.

- Panuku Precinct Boundary
- Proposed indicative built form
- Public realm connectivity
- Public realm connectivity (delivered outside this programme)
- Public Realm
- Residential
- Commercial
- Mixed Use

Masterplan - Spatial Delivery Plan

Projects underway

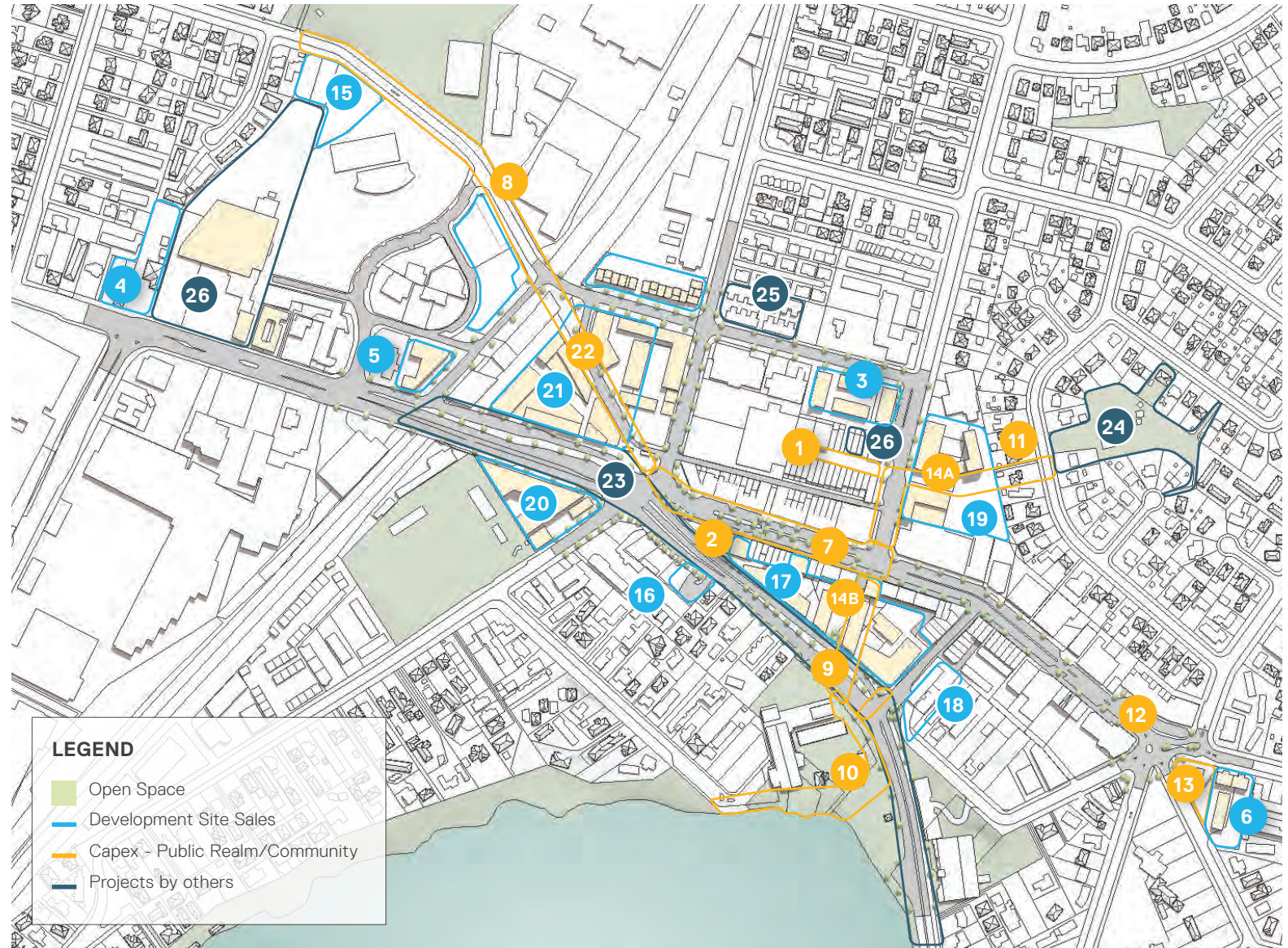
- 1 Clifton Court
- 2 Gateway West (13-27 Queens Road)
- 3 28-30 Pilkington Road
- 4 486-492 Ellerslie Panmure Highway
- 5 3 Mountwell Crescent
- 6 3 Kings Road

Short-term projects (FY22-24)

- 7A Queens Rd Streetscape Refresh
- 8 Maungarei Link Streetscape Upgrade
- 9 Basin View - Ped & Cycling Connection
- 10 Basin Edge & Lagoon Edge
- 11 Maunaina Link
- 12 Key Ped Crossings Project
- 13 1 Kings Road
- 14 Integrated Community Hub (Options A&B)
- 15 59 & 59a Mountain Road, Mount Wellington
- 16 11-13 Lagoon Drive, Panmure

Long-term projects (FY25+)

- 7B Queens Rd Streetscape Upgrade
- 17 Basin View Precinct
- 18 23 Domain Road, Panmure
- 19 7-13 Pilkington Road
- 20 535 Ellerslie - Panmure Highway
- 21 Transport Precinct
- 22 Transport Precinct Public Realm



LEGEND

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

- 23 AMETI - Eastern Busway - AT
- 25 Development - TRC
- 26 Development - Mixed Use
- 24 Maunaina Upgrade - TRC
- 26 Development - Chinese Settler Trust



Delivery Plan



Project Name

	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1 Clifton Court public space		DELIVERY									
6 Gateway West Activation (13-27 Queens Rd)		PLANNING	DELIVERY								
7 Queens Road Streetscape		PLANNING	DELIVERY								
8 Maungarei Connection		PLANNING	DELIVERY								
9 Basin View & Lagoon - Ped & Cycling Connection		PLANNING		DELIVERY							
10 Integrated Community Hub and Town Square		PLANNING			DELIVERY						
13 1 Kings Road		PLANNING	DELIVERY								
											Total:

Capital investment	\$3.1M	\$7.8M	\$12.8M	\$16.2M	\$12.6M	\$0.2M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$52.7M
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2 486-492 Ellerslie Panmure Highway		DEV. AGREEMENT	DEVELOPMENT								
3 3 Mountwell Crescent		DEV. AGREEMENT	DEVELOPMENT								
26 516 Ellerslie Panmure Highway		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
14 28-30 Pilkington		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
15 59 & 59a Mountain Road		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
16 3 Kings Road		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
17 11-13 Lagoon Drive, Panmure		PLAN	AGRE'MT	DEVELOPMENT							
18 23 Domain Road, Panmure			PLANNING	DEV. AGREEMENT	DEVELOPMENT						
19 7-13 Pilkington Road			TBC PENDING COMMUNITY HUB LOCATION								
20 Basin View Precinct		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
21 Transport Precinct and public realm*		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
22 535 Ellerslie Panmure Highway		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
23 Gateway West Devel. (13-27 Queens Rd)		PLANNING	DEV. AGREEMENT	DEVELOPMENT							
											Total:

Net Sales	\$1.0M	\$2.5M	\$1.2M	\$9.6M	\$5.6M	\$23.9M	\$16.9M	\$7.0M	\$0.0M	\$0.0M	\$67.7M
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A Placemaking											
B Programme Costs											
											Total:
Operational Costs	\$1.2M	\$1.1M	\$1.1M	\$1.0M	\$1.0M	\$1.0M	\$0.9M	\$0.4M	\$0.1M	\$0.0M	\$9.1M

* Comprising 7 Mountwell Crescent; 15 Forge Way; 30-34 Potaka Lane; 528-536 Ellerslie Panmure Highway; 7-9 Jellicoe Road

Commercial Context

Development Strategy

1) Stimulate market confidence by building on strengths

Elevate and reconnect local attractions including the Lagoon Pool and Basin to become regional recreational destinations. Establish strong pedestrian and visual connections to the Maunga and Basin. Seek early residential development opportunities and create more opportunities for social interaction through the development new and enhanced spaces and activation.

2) Target early development opportunities and establish value

Capitalise on positive market sentiment to progress smaller standalone development sites initially. Establish a pipeline of property releases by precinct including good quality high owner occupier opportunities to create strong price signal for successive phases of development. Anchor the town centre precinct prior to releases of larger sites in the transport & basin view precincts.

3) Rejuvenate community facilities and build out

Deliver rejuvenated and integrated community facilities to support the liveability and civic heart of the town centre. Continue the release of development opportunities for the larger town centre sites, the basin view precinct, and the commercial development sites along Ellerslie Panmure Highway.

Development Mix

The future success of Panmure is closely linked to the transition of the town centre from a traditional car-oriented retail strip to walkable liveable urban neighbourhood. Consequently the programme is heavily weighted towards residential development with the aim of increasing housing choice. Much of the traditional retail and commercial building stock has issues with seismic integrity and is generally dated in terms of store format and appearance. Elements of character will be retained whilst seeking to refresh and redevelop existing retail and commercial premises. An anchor supermarket development in the town centre is key to the liveable urban neighbourhood objective.

Residential:

In the short and medium term, smaller scale boutique development between 40-50 units will be the dominant trend. Larger scale projects are likely to be broken down into stages or individual blocks to reduce market exposure.

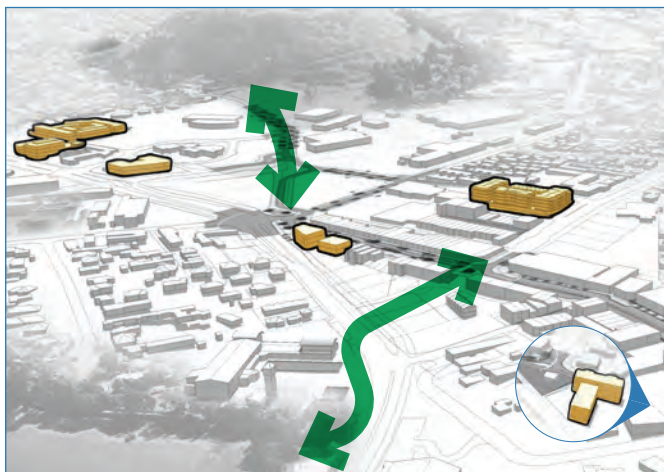
Retail and Commercial:

There is opportunity to build on existing strong performing categories including food and beverage, health and wellness, and services industry to expand the local neighbourhood offering to a growing Tāmaki community. Any additional retail and commercial opportunities must focus on the existing main street to conserve and retain concentrated mainstreet vitality.

Delivery Approach

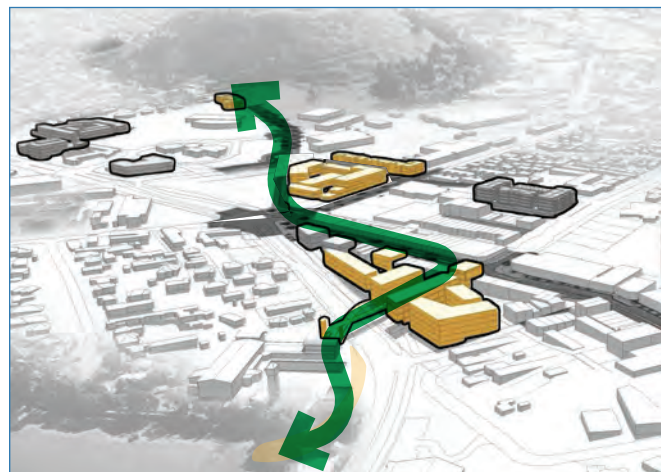
Short term 1-3 years "Initiate"

Launch available sites and catalyst projects to generate population and business growth



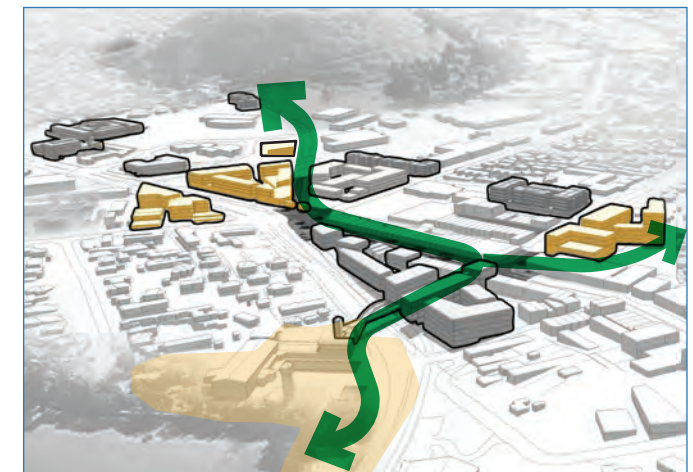
Medium term 3-6 years "Lead"

Bolster town centre by leading with strategic civic projects to create a strong community heart.



Long term 6-10 years "Maximise"

With established population and revitalised town centre activity driving attraction and demand, follow through with intensification of transit oriented development



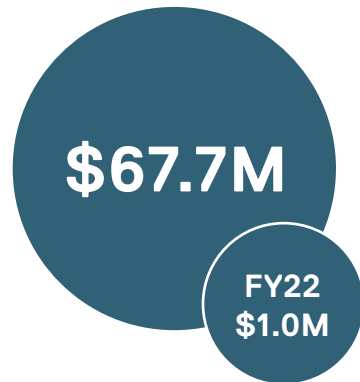
Finances

SDF Acquisitions



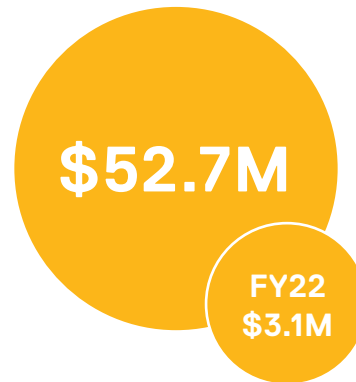
Spend to date \$3.73M due to be repaid in FY24.

Net Site Sales



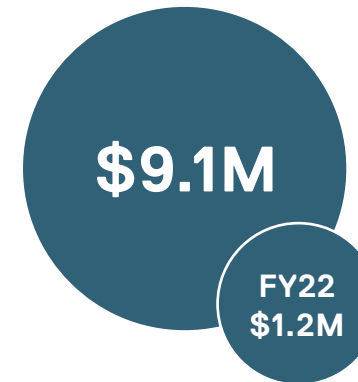
\$67.7M sales revenue excluding site sale costs

LTP Capex



\$52.7M excludes site acquisitions

LTP Opex



\$9.1M across the life of the programme

Programme Benefits

Critical Success Factors

1. Auckland's Spending Objectives

- Contributes towards Auckland becoming a 'World Class City'.
- Substantially improved quality of the urban living environment.

2. Strategic fit and Panuku business needs

- Catalyses redevelopment to increase housing supply and choice.
- Creates strategic and commercial value from landholdings and service assets.
- Demonstrates business leadership.
- Enhancing quality of life for Aucklanders.
- Shaping spaces for Aucklanders to love.

3. Panmure High Level Project Plan

- Attract and retain families.
- Embeds our Te Aranga cultural narrative in public and community projects.
- Achieves high quality medium density development.
- Enhances walking and cycling connectivity to key local amenities.
- Incorporates public and creative arts.
- Broadens the town centre service offering and employment opportunities.

4. Potential value for money

- Optimisation of council owned properties.
- Generates sufficient financial return to reinvest in public realm projects.
- Leverages existing infrastructure and amenity.
- Maximises economic net benefit (TVA).

5. Potential Achievability

- Is aligned with demand for land and housing in the project area.
- Can be delivered with available resources.
- Has the support of key stakeholders.

6. Supply-side capacity and capability

- Can be delivered on schedule and within budget.
- Is within the capability of existing development partners.
- Can help grow the capacity and capability of the local supply chain.

7. Potential affordability

- Funding is available and approved from Council or other sources.
- Public realm proposals are financially feasible and supported by council agencies.

Outcomes & Benefits





References

**This programme overview
draws on the following detailed
supporting information:**

1. Panuku, Unlock Panmure High Level Project Plan, 2018
2. Auckland Council, Auckland Plan 2050
3. Auckland Council, Auckland Unitary Plan Operative in Part, 2020
4. Auckland Council, Auckland Urban Design Manual
5. Auckland Council, Tāmaki Open Space Network Plan (draft), 2018
6. Auckland Council, Magunakiekie-Tāmaki Local Board Plan, 2017
7. Panuku, Panmure Town Centre Retail Strategy prepared by First Retail, 2019
8. Panuku, Property Market Valuation Advice prepared by Colliers, 2021
9. Auckland Transport, Panmure Town Centre Comprehensive Parking Management Plan prepared by MRCagney, 2018
10. Auckland Transport, AMETI – Operational Scheme Plan for Panmure to Pakuranga busway, 2017
11. Auckland Council (RIMU), Consumer Spending in the main retail areas in Tāmaki: Glen Innes, Panmure and the overall Tāmaki Business Improvement District 2017
12. Panuku, Panmure Town Centre - Retail and Commercial Advice prepared by JLL, 2017
13. Tāmaki Regeneration Company, Tāmaki Reference Plan 2016
14. Auckland Transport, Cultural Value Assessment in relation to the Proposed AMETI Project Phase 2A (Panmure to Pakuranga) prepared by Tama Hovell, Atkins Holm Majurey Ltd, 2016
15. Auckland Council, Community Facilities Network and Action Plan, 2015
16. Auckland City Council, Panmure – Sense of Place Scrapbook 2003
17. Auckland City Council, The Panmure Liveable Community Plan – Panmure's Future 2002
18. Panmure Programme Business Case 2021

Attachment 2
EB1 Project Plan showing Residual Land in Panmure and Pakuranga proposed to be transferred to AC

KEY		
Reference Number <i>(number in circle on map)</i>	Property Address	Map Key:
1.	32 Church Crescent, Panmure	<p><i>Approximate Area of Residual Land to be transferred to AC (subject to legalisation):</i></p>  <p><i>Extent of AT designation 1716 for the Eastern Busway 1 Project (EB1):</i></p> 
2.	1-2/42 Church Crescent, Panmure	
3.	1 Kerswill Place, Pakuranga	
4.	1/31 Williams Avenue, Pakuranga	
5.	1/25 Williams Ave, Pakuranga	
6.	20 Williams Avenue, Pakuranga	
7.	54 Pakuranga Road, Pakuranga	
8.	56 Pakuranga Road, Pakuranga	
9.	58 Pakuranga Road, Pakuranga	
10.	60 Pakuranga Road, Pakuranga	
11.	62 Pakuranga Road, Pakuranga	
12.	64 Pakuranga Road, Pakuranga	
13.	66 Pakuranga Road, Pakuranga	
14.	68 Pakuranga Road, Pakuranga	
15.	70 Pakuranga Road, Pakuranga	
16.	72 Pakuranga Road, Pakuranga	
17.	74 Pakuranga Road, Pakuranga	
18.	78 Pakuranga Road, Pakuranga	
19.	80 Pakuranga Road, Pakuranga	
20.	82 Pakuranga Road, Pakuranga	
21.	84 Pakuranga Road, Pakuranga	
22.	86 Pakuranga Road, Pakuranga	
23.	88 Pakuranga Road, Pakuranga	



LEGEND:
— DESIGNATION BOUNDARY

Project Name	Project No.	Project Date	Project Status
Sheet No.	Sheet Date	Sheet Status	Sheet Description
1	11/11/11	FOR CONSTRUCTION	GENERAL LAYOUT

Beca

Author	Drawn	Checked	Reviewed
11/11/11	11/11/11	11/11/11	11/11/11



**EASTERN BUSWAY 1
PANMURE TO PAKURANGA**

**GENERAL LAYOUT
SHEET 5 OF 11**

CIVIL ENGINEERING
3311120-CE-0125

ORIGINAL DRAWING
IN COLOURS
FOR CONSTRUCTION



LEGEND
 ——— DESIGNATION BOUNDARY

ORIGINAL DRAWING
 IN COLOUR
FOR CONSTRUCTION

Beca



**EASTERN BUSWAY 1
 PANMURE TO PAKURANGA**

**GENERAL LAYOUT
 SHEET 7 OF 11**

CIVIL ENGINEERING
 3311120-CE-0127



LEGEND
— DESIGNATION BOUNDARY

Author	Checked	Drawn	Scale	Date



Project				

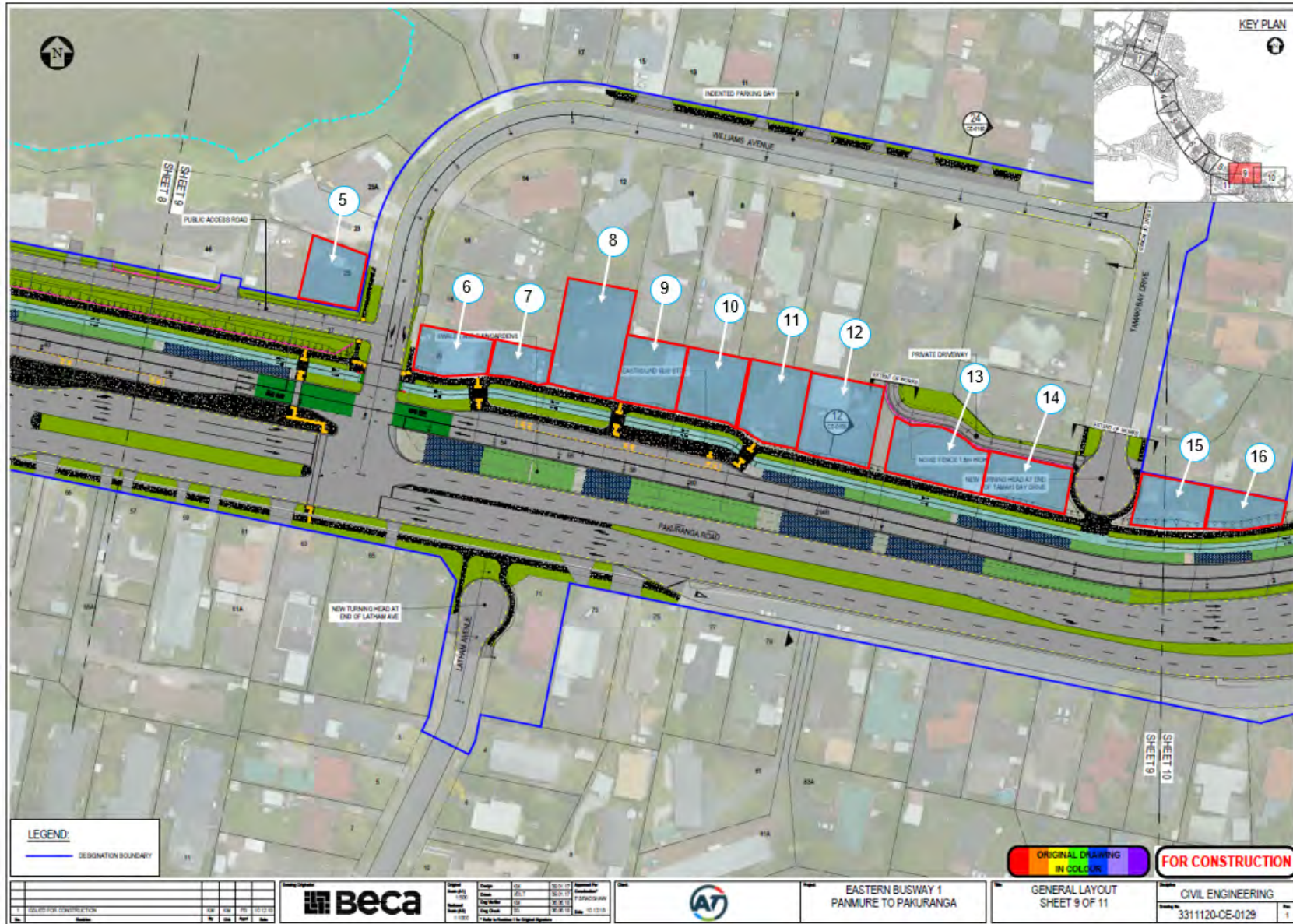


**EASTERN BUSWAY 1
PANMURE TO PAKURANGA**

**GENERAL LAYOUT
SHEET 8 OF 11**

CIVIL ENGINEERING
Drawing No: 3311120-CE-0128

No: 1



LEGEND:
— DESIGNATION BOUNDARY

DATE FOR CONSTRUCTION	DATE FOR CONSTRUCTION	DATE FOR CONSTRUCTION	DATE FOR CONSTRUCTION



Project	3311120	Date	20/11/17
Client	AT	Author	T. PROCTOR
Drawn by	CE	Check by	CE
Scale	1:1000	Issue	10-01-18



EASTERN BUSWAY 1
PANMURE TO PAKURANGA

ORIGINAL DRAWING
IN COLOUR

FOR CONSTRUCTION

GENERAL LAYOUT
SHEET 9 OF 11

CIVIL ENGINEERING
Drawing No. 3311120-CE-0129



1	QUAD FOR CONSTRUCTION	1/10	1/10	1/10	1/10
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Project	3311120	Date	20/12/18
Client	AT	Drawn by	ZELLY
Project Manager	3311120	Checked by	3311120
Project Engineer	3311120	Approved by	3311120
Project Designer	3311120	Issue	10/12/18



**EASTERN BUSWAY 1
PANMURE TO PAKURANGA**

**GENERAL LAYOUT
SHEET 10 OF 11**

CIVIL ENGINEERING
Drawing No: 3311120-CE-0130