

LGNZ Housing 2030 Symposium

Thursday 28 June 2018

David Rankin
Chief Operating Officer



Panuku
Development
Auckland?



How we came about

Established in September 2015, Panuku Development Auckland is the result of Waterfront Auckland and Auckland Council Property Limited joining forces to bring together strengths in commercial property, redevelopment and place shaping.



Panuku means to ‘move on, or move forward’.

Our vision:
Shaping spaces
for Aucklanders
to love



Facilitate redevelopment
of urban locations



Accommodate
growth



Facilitate vibrant
development



Waterfront
development



Optimisation of council's
property portfolio



Contribute to the management
of non-service properties

Priority development locations

-  **Transform**
Significant long-term regeneration
-  **Unlock**
Creating development opportunities with others
-  **Support**
Enabling housing development on council-owned land



Our approach



Commercial development strategy

- Selling surplus or underutilised sites to market
- Controlling development outcomes
- Provides revenue
- Housing and other outcomes
- Positive impacts on town centre vitality
- Reliant on market demand and private sector interest
- Core mandate



Public good investment

- Infrastructure and amenity upgrades funded by LTP, e.g. parks, playgrounds, cycling, streets, connections, greening
- Expenditure discretionary and prioritised
- Optimises commercial strategy adding value to sites;
- Unlocks development opportunities
- Increases market confidence and community support
- Maximises regeneration impact



Place making

- Temporary events and activations in typically unloved areas, working with local community
- Expenditure discretionary and prioritised
- Builds community engagement, involvement, support, pride
- Increases market interest and confidence
- Maximises regen impact delivering wider benefits including safety

What housing outcomes are we looking for?

- Intensive medium density and apartment typologies supporting good walkable town centres with passenger transport and services
- Warm dry efficient homes – Homestar 6 minimum
- Good design
- Mix of housing types, sizes, prices, to meet changing demands – market, affordable, social
- KiwiBuild = affordable home ownership
- Optimise outcomes – as intensive as possible that is commercially feasible
- Aiming to facilitate over 10,000 homes on council surplus sites over 10 years



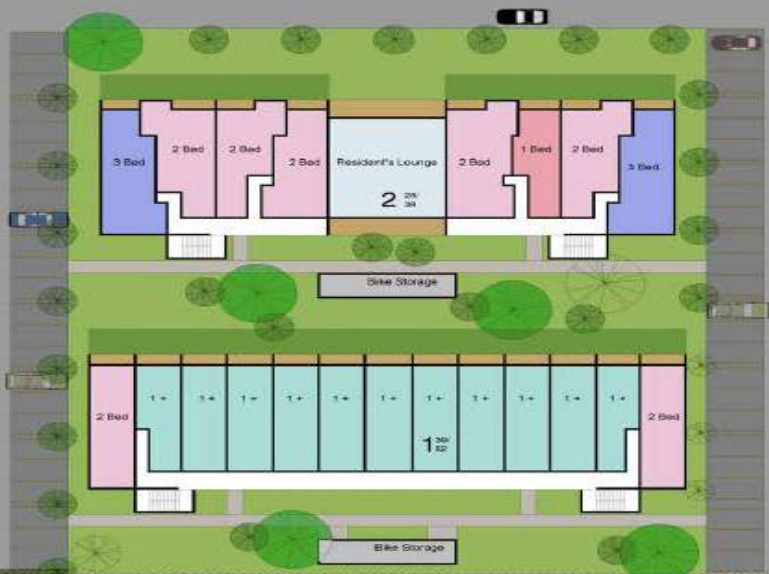
KiwiBuild

- Opportunity to ensure affordable housing is part of the mix in each location where it is feasible
- Established an MBIE KiwiBuild/Panuku Working Group
- Identified a pipeline of development opportunities – short, medium, long term
- Openly sharing information about sites and development opportunities
- Looking to establish a working protocol so that we can go to the market and invite private sector investment having agreed the KiwiBuild potential contribution with MBIE.
- Seeking to streamline approaches.
- Bring to the table development-ready sites, streamlined procurement strategies, detailed knowledge of the city, established relationships with credible development partners, social license to operate in the community.
- Utilise site purchase and housing underwrite options.

Henderson
Haumaru project-
Housing for older
people



Henderson – KiwiBuild proposal



LEGEND

- 1 Bed
- 1+
- 2 Bed
- 3 Bed
- Bike Storage
- Studio
- Resident's Lounge
- Common

TOTAL YIELD





- 3 LEVEL = 154 apartments
- 4 LEVEL = 206 apartments
- Carparks = 170

Tavern Lane,
Papatoetoe



Panmure Town Centre

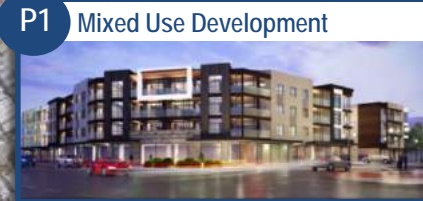
LEGEND

-  Panmure HLPP Project Area
-  Auckland Council Property
-  Crown Property
-  Tāmaki Regeneration Company Property

STAGE 1
2018-2023

STAGE 2
2021-2026

STAGE 3
2022-2028





- Near new Ormiston Town Centre
- Significant greenfield growth area but within urban area
- Largely market-led housing
- Left over sites from large park development
- 2 sites with potential for at least 100 homes
- Opportunity to improve housing mix with KiwiBuild

- Nine potential Council development sites (blue)
- Circa 5.6 Ha vacant development land
- Total potential gross floor area (GFA) of 165,000m².



Opportunities for local government

- Support housing development – affordable home ownership for first home buyers
- Unlock potential of surplus council land to achieve outcomes
- Unlock development that supports tired underperforming town centres, increasing vibrancy and viability of local businesses and services
- Engage with MBIE and Kiwibuild on strategic outcomes – ensure alignment with plans
- Support development sector to have a more certain future pipeline of work and invest in skills
- Help build supply pipeline for more affordable product.

Thank you

Stay connected

W www.panuku.co.nz

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P + 64 9 336 8820