

# Transport as an enabler not inhibitor

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07/03/16



# Panuku Objectives

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**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**

# Panuku Vision “*Shaping spaces for Aucklanders to love*”

## Work programme categories



### TRANSFORM

**Creating change through urban regeneration.**  
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. Hobsonville**



### 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**

# Work Programme Key Criteria



## Scale and impact

- Capacity as a result of redevelopment
- Lifting the game from the past
- Material contribution to housing and town centre strategies
- Extent of local board and community planning and readiness for change
- Ability to make quick wins and contribute to long term goals



## Key land holdings

- The number of sites and total hectares of Council family holding
- Proximity to Government and Iwi land holdings



## Partnership opportunities

- Government, Iwi, third sector, private sector
- Working well within AC family

# Panuku Key Criteria



## Proximity to transport options

- Accessibility to public transport – (rapid and frequent networks)



## Leveraging off previous and planned investment

- Transport, stormwater, waste water investment
- Public space, community facilities
- Private investment

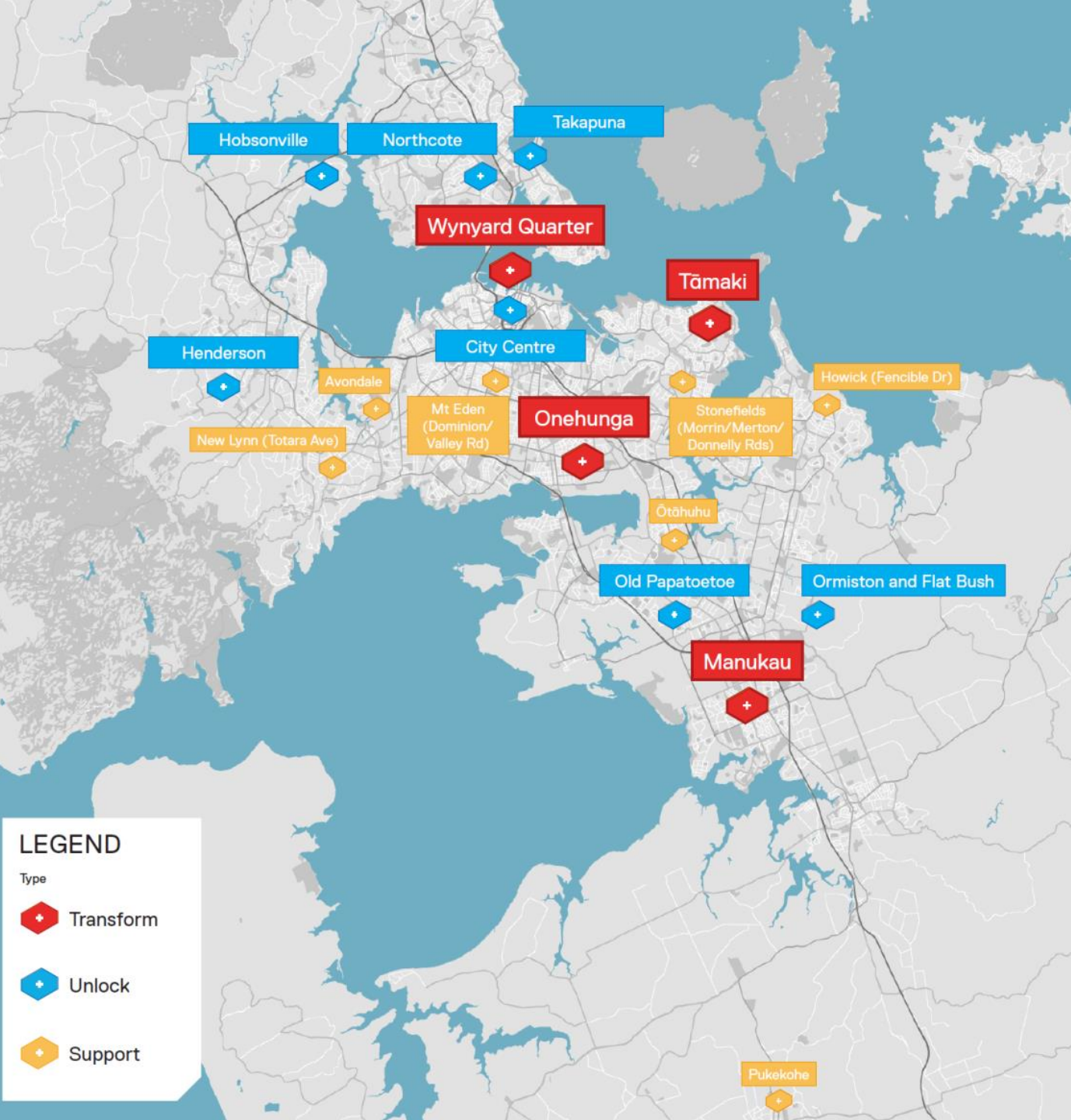


## Commercial viability

- Extent to which we can create an environment for the private sector to invest in confidence
- Analysis of current market willingness to invest
- Attractiveness of the area



# Work Programme: Development Locations



# What we have been doing?



## Discovery: Establishing a Baseline







# Manukau



# Manukau centre & surrounds



Scale and Impact

- Significant opportunity in centre, which is amplified with inclusion of HNZN land
- Some sites ready to go after Panuku master plan
- Zoned Metropolitan centre
- High capacity for growth



Proximity to Rapid Transit Growth

- On RTN with good local PT connections



Partnership Opportunities

- HNZN land holdings close to TC and within a 3-5km radius of centre
- Treasury has an interest in meet housing supply and sustainable employment opportunities



Key Land Holdings

- AC land ownership 22.56 ha over 30 sites
- Panuku already involved in four key sites



Leveraging off Previous Investment

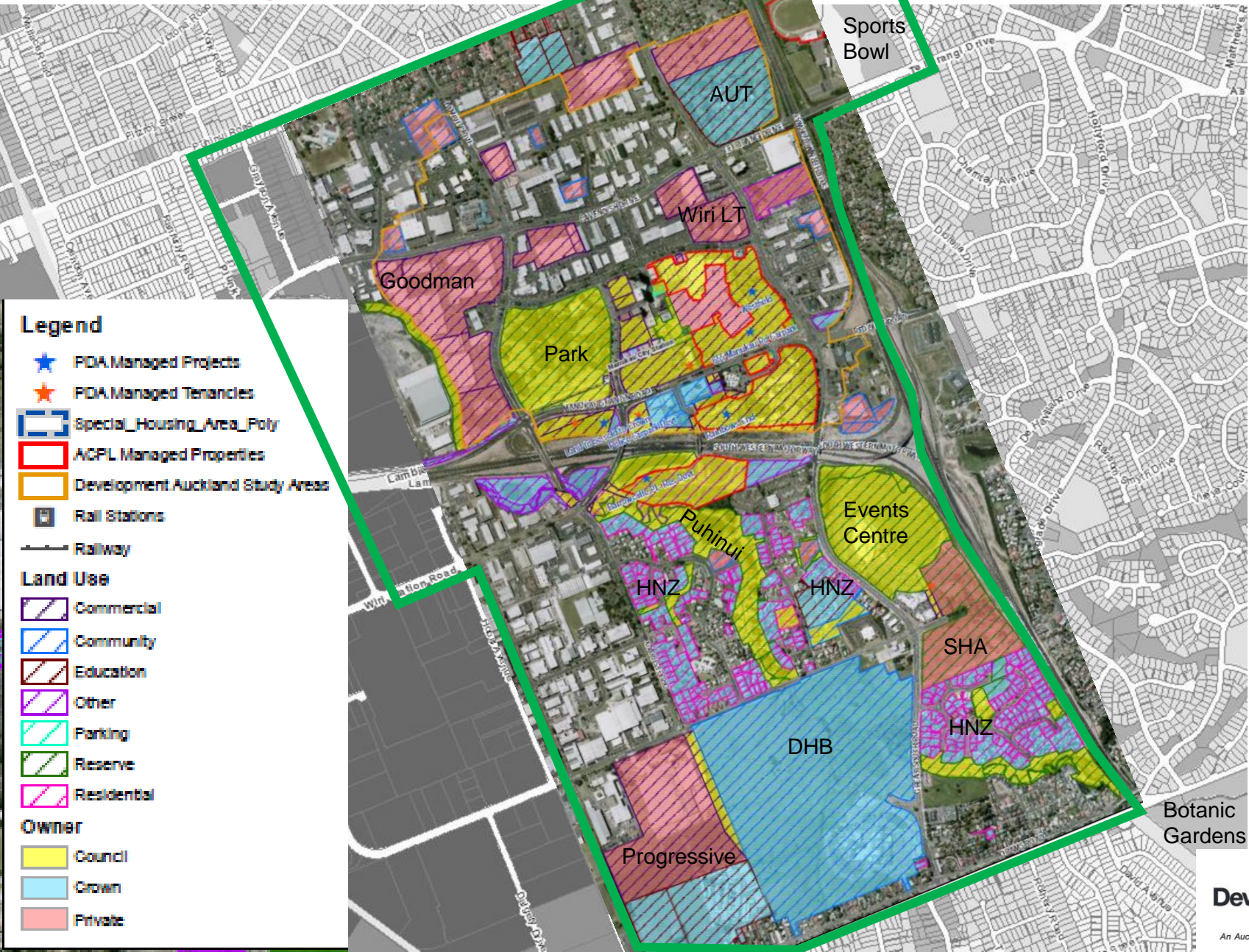
- Government investment in MIT and AUT
- Investment in new Wero project
- High level of transport investment



Commercial Viability

- Hard area to generate market interest
- Some apartment interest has been strong

# 02 Transform MANUKAU – Property and Scope Ownership Strength





# Manukau: Previous work

## Current Projects



Kotuku Refurb

## Previous Planning



Built Form and Spatial Plan for Centre Area+Wiri Structure Plan



## OUTCOME: A HEART FOR MANUKAU

### ŌTARA-PAPATŌETOE LOCAL BOARD PLAN OUTCOMES

- **A heart for Manukau**  
Manukau metropolitan centre becomes the thriving heart of our area; an attractive visitor destination, business centre, and place to shop, live, learn, work and play.
- **Town centre vitality**  
The revitalisation of town centres in Ōtara, Old Papatoetoe and Hunters Corner reinforces their place at the core of our communities.
- **Parks and facilities that meet people's needs**  
Our communities have access to parks and recreational facilities that build a sense of identity and belonging, boost participation in sport and promote healthy, active lifestyles.
- **Healthy harbours and waterways**  
Our harbours, foreshore and waterways are accessible, attractive, and safe places for our community to enjoy for relaxation and recreation.
- **Thriving communities**  
Our communities work together to improve community safety and neighbourhood amenity, promote leisure activities and the arts, and celebrate heritage and cultural diversity.
- **Age-friendly communities**  
Everyone is valued and can participate in work and community activities.
- **Good transport connections**  
Everyone can easily get around Ōtara-Papatoetoe on foot, cycle, car, bus and train.

- Local Board and Area Plan Completed
- Various Studies, surveys, reports



A colourful, vibrant, family  
friendly **heart** that reflects  
and celebrates our diverse  
culture





A strong, permanent  
**residential population**  
breathing life into the  
centre





An architectural rendering of a park area. In the foreground, a paved path runs along a blue stream. A person with a backpack is walking on the path. To the left, there are trees with yellow autumn leaves and a small kiosk with a blue roof. In the middle ground, a large grassy area is filled with many people walking and sitting. A wooden shelter with a brown roof is on the right. In the background, there are more trees and modern buildings under a clear blue sky.

# Hayman Park and the Puhinui stream: attractive, safe and accessible green lungs





A thriving **visitor destination**  
of choice







**The centre is well connected  
to the south:**

**The Events Centre, Wero and  
Wiri, the local neighbourhood**



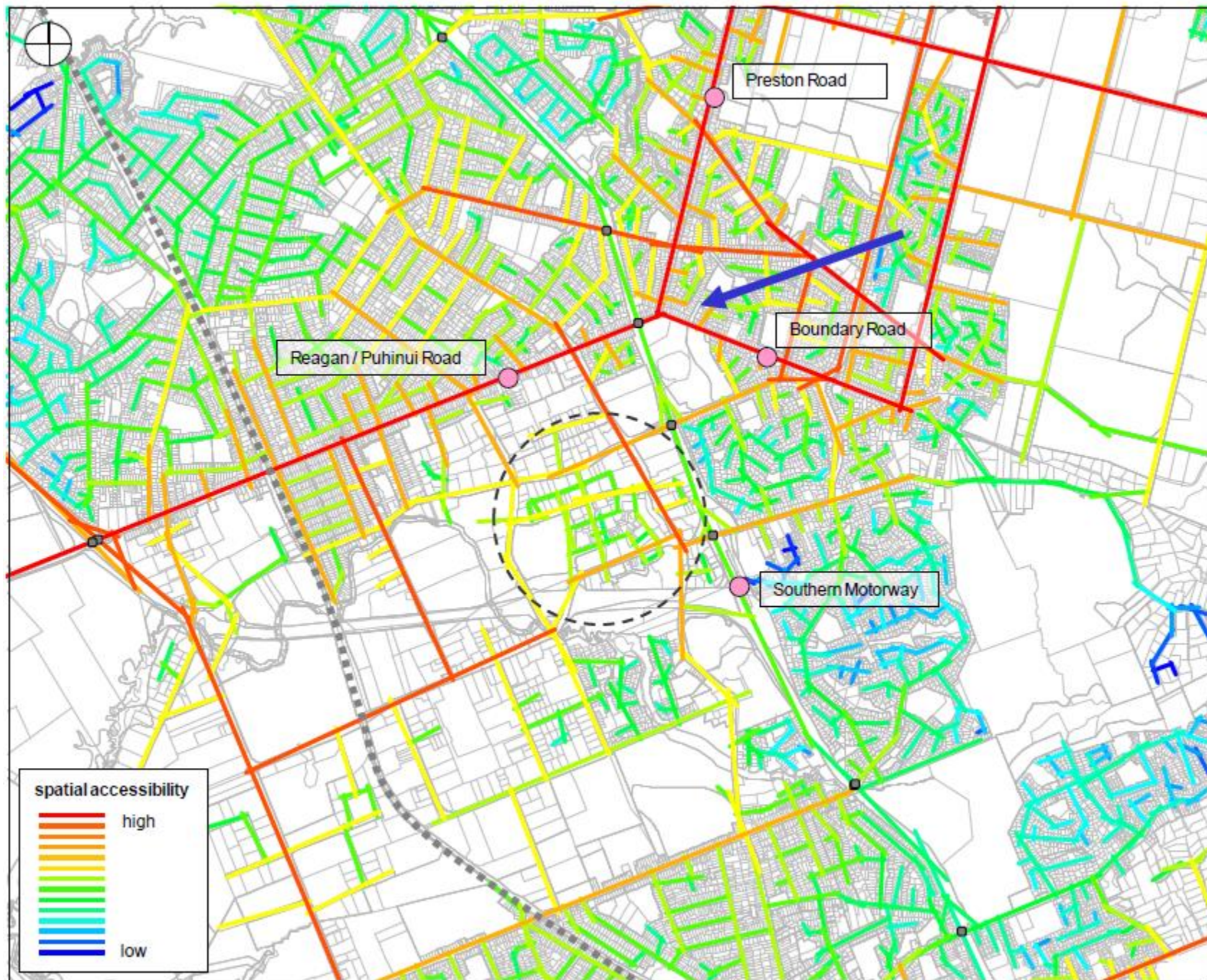




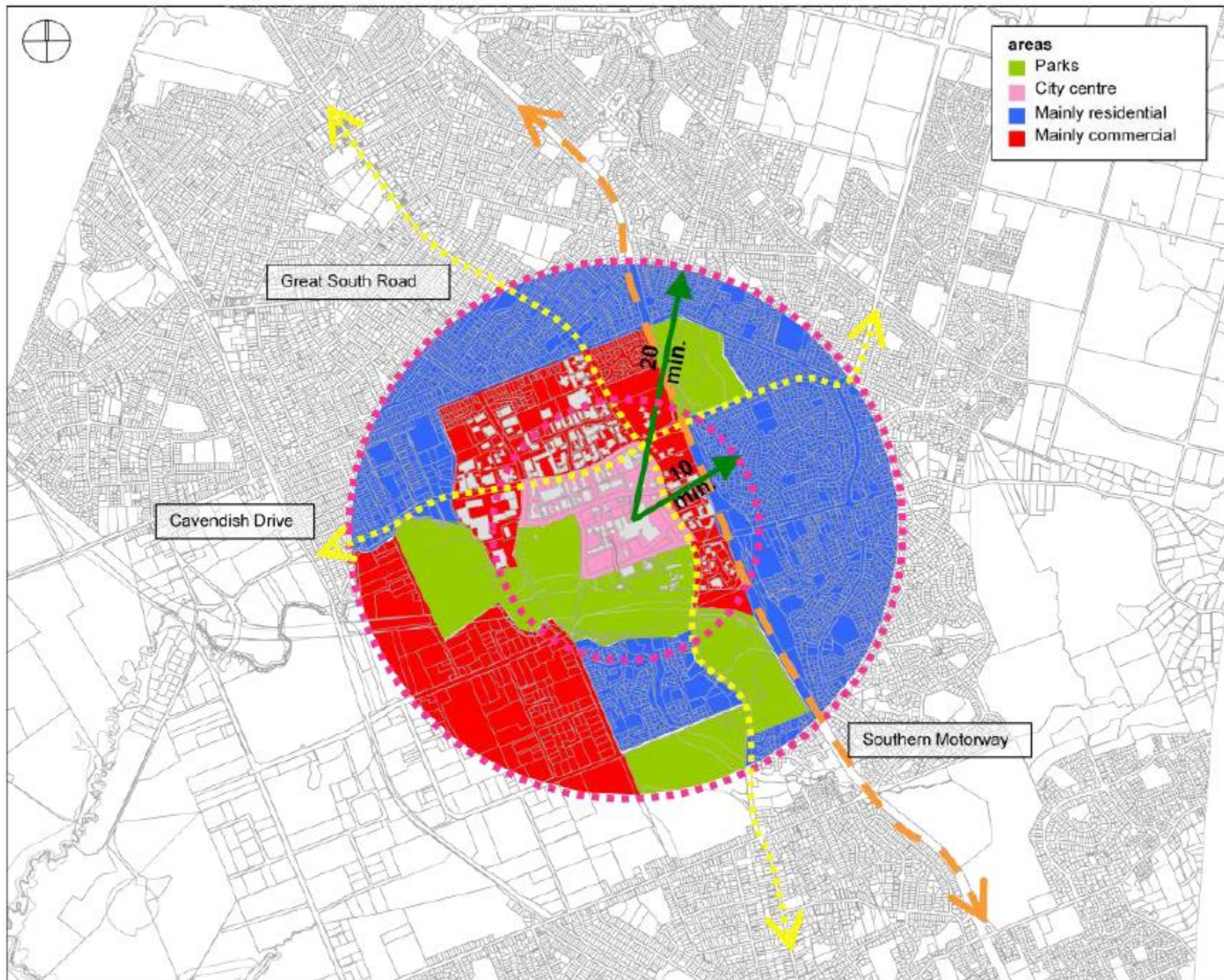
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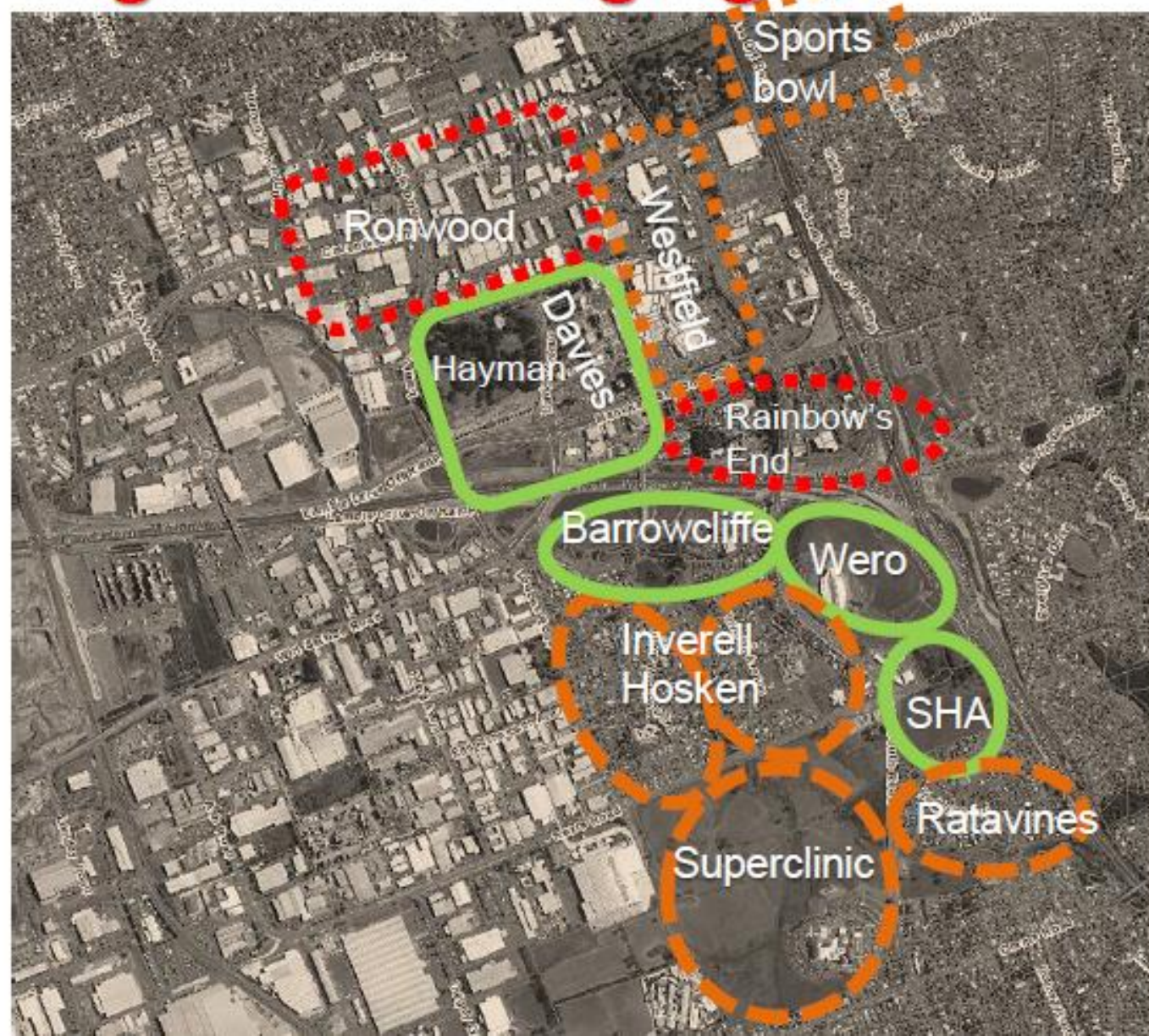







A desirable and innovative  
place to do business that  
promotes and **stimulates**  
**local enterprise** and attracts  
investment

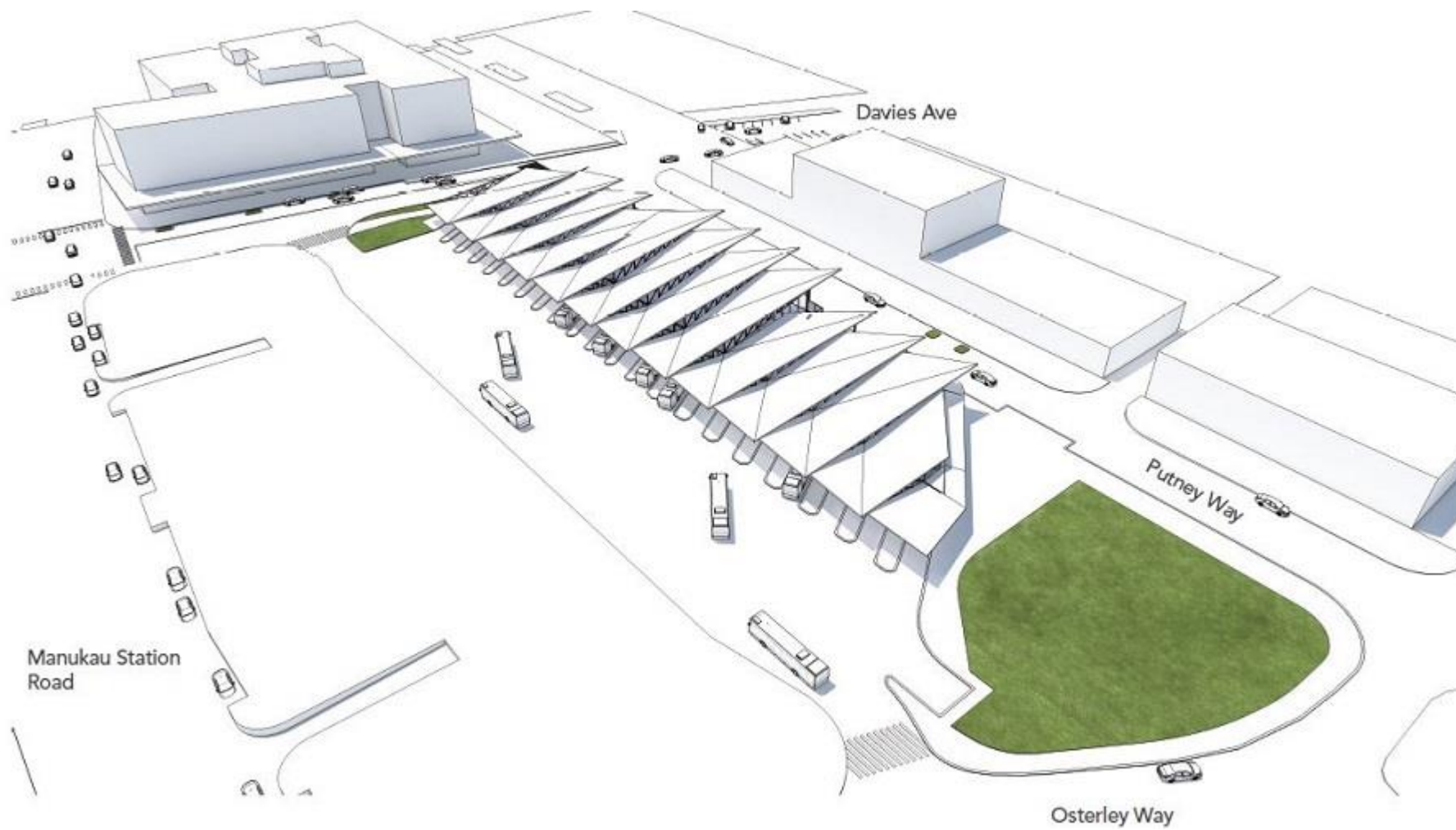


# High Level Staging

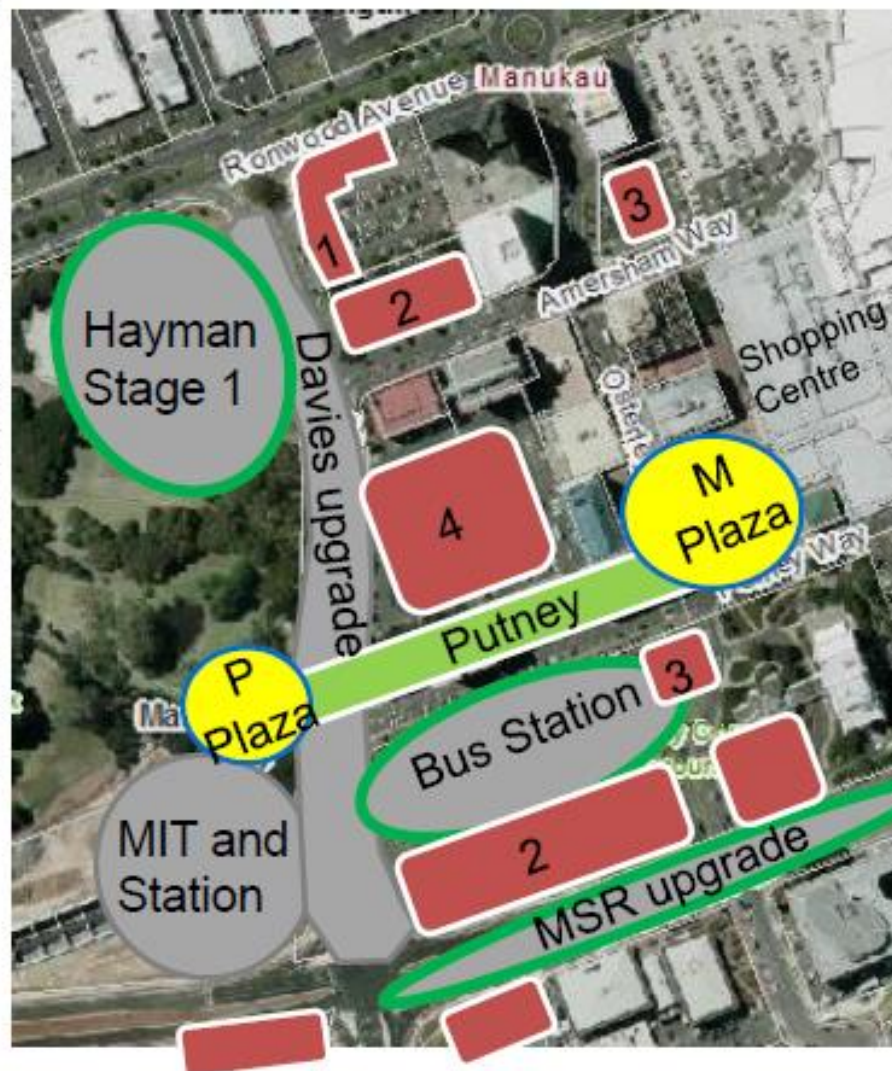


-  Short term (0-5)
-  Medium term (5+)
-  Long term (5-25)






# Short Term Projects (early initiatives)



 Current Projects

 Develop first of Davies Axis sites

1

 Complete Putney Way Park to Plaza!

2

 Activate Plazas

3





# Onehunga Town Centre & Port



Scale and Impact

- Significant opportunity for scale and impact with purchase of the Onehunga Port and ability to connect to the Manukau Harbour and Town Centre



Proximity to Rapid Transit Growth

- On RTN with good local PT connections



Partnership Opportunities

- HNZN land holdings - SHA in Jordan Ave and a Terrace house development at Galway Street



Key Land Holdings

- Several large Council-owned sites including the Park and Ride next to the Onehunga Station.
- Port land to be purchased



Leveraging off Previous Investment

- \$29m investment in the Onehunga foreshore project
- \$1.2m for upgrade to Onehunga Mall.
- Transport investment (PT and road)



Commercial Viability

- Market attractiveness rated as high
- High appeal for residential use

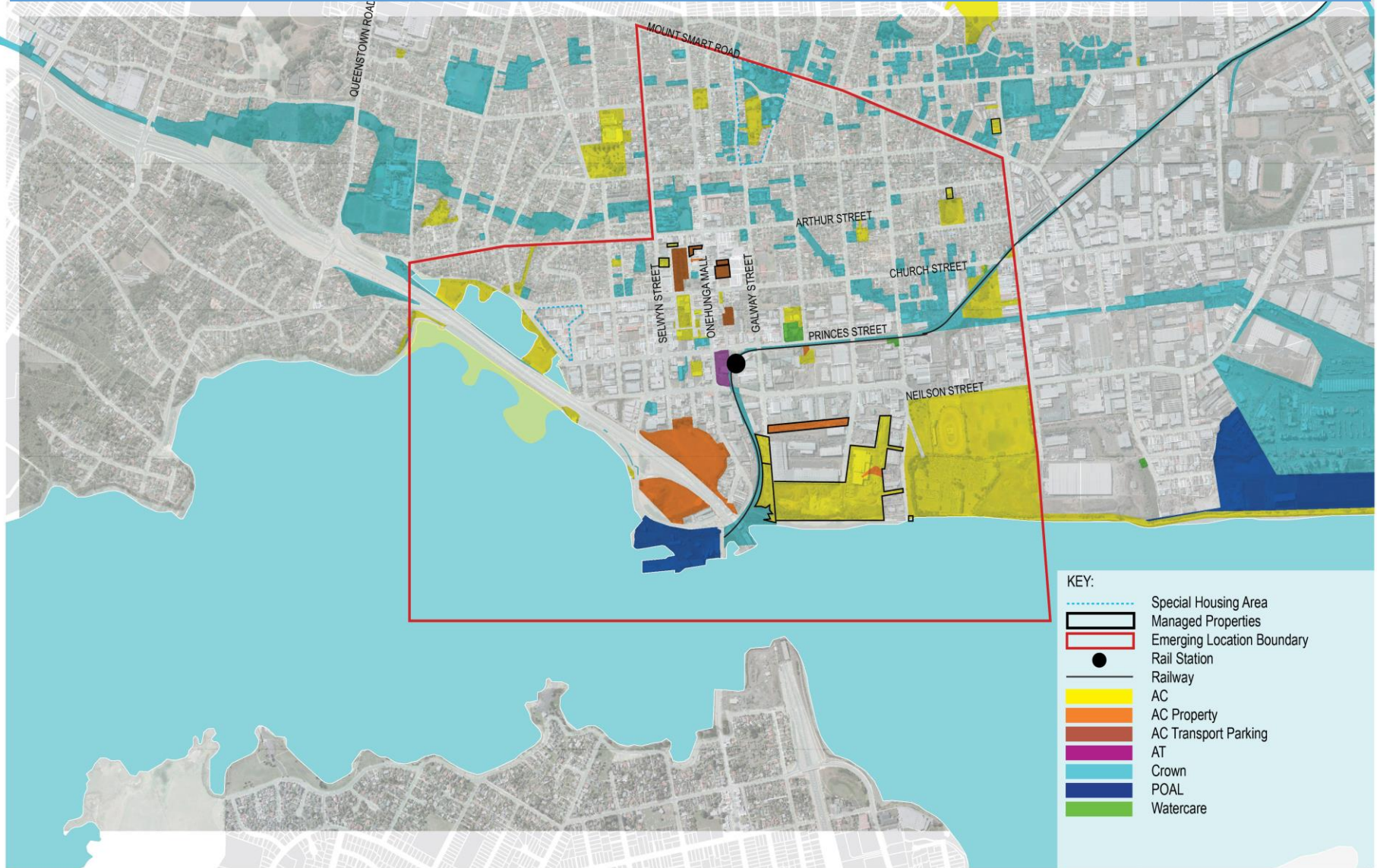


# Considering a Project Area





# Understanding ownership and key projects



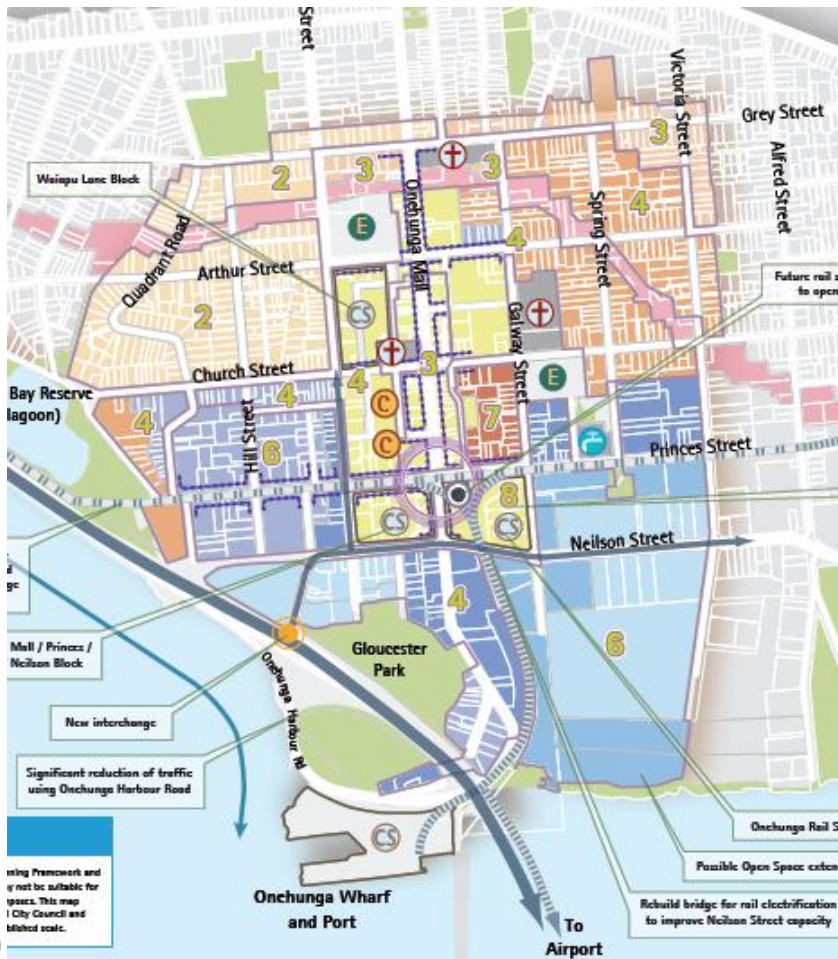




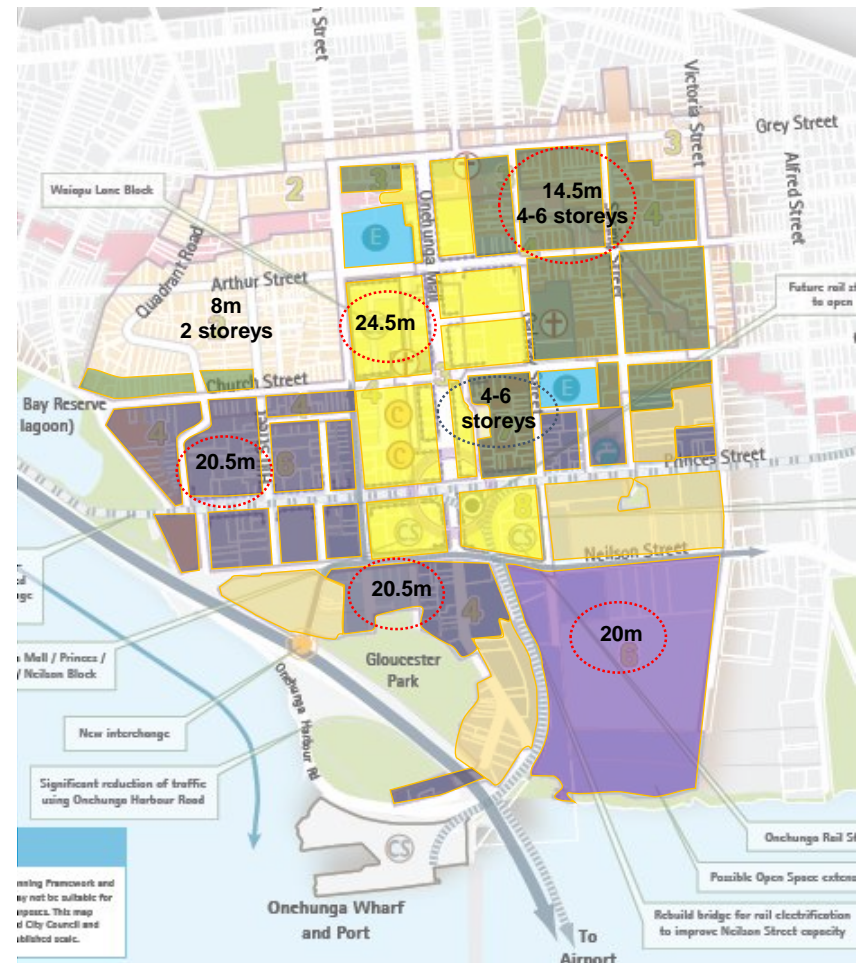
# Understanding Changing Context

## Comparison between Onehunga Precinct Plan and PAUP

ONEHUNGA PRINCIPAL CENTRE PRECINCT PLAN 2050

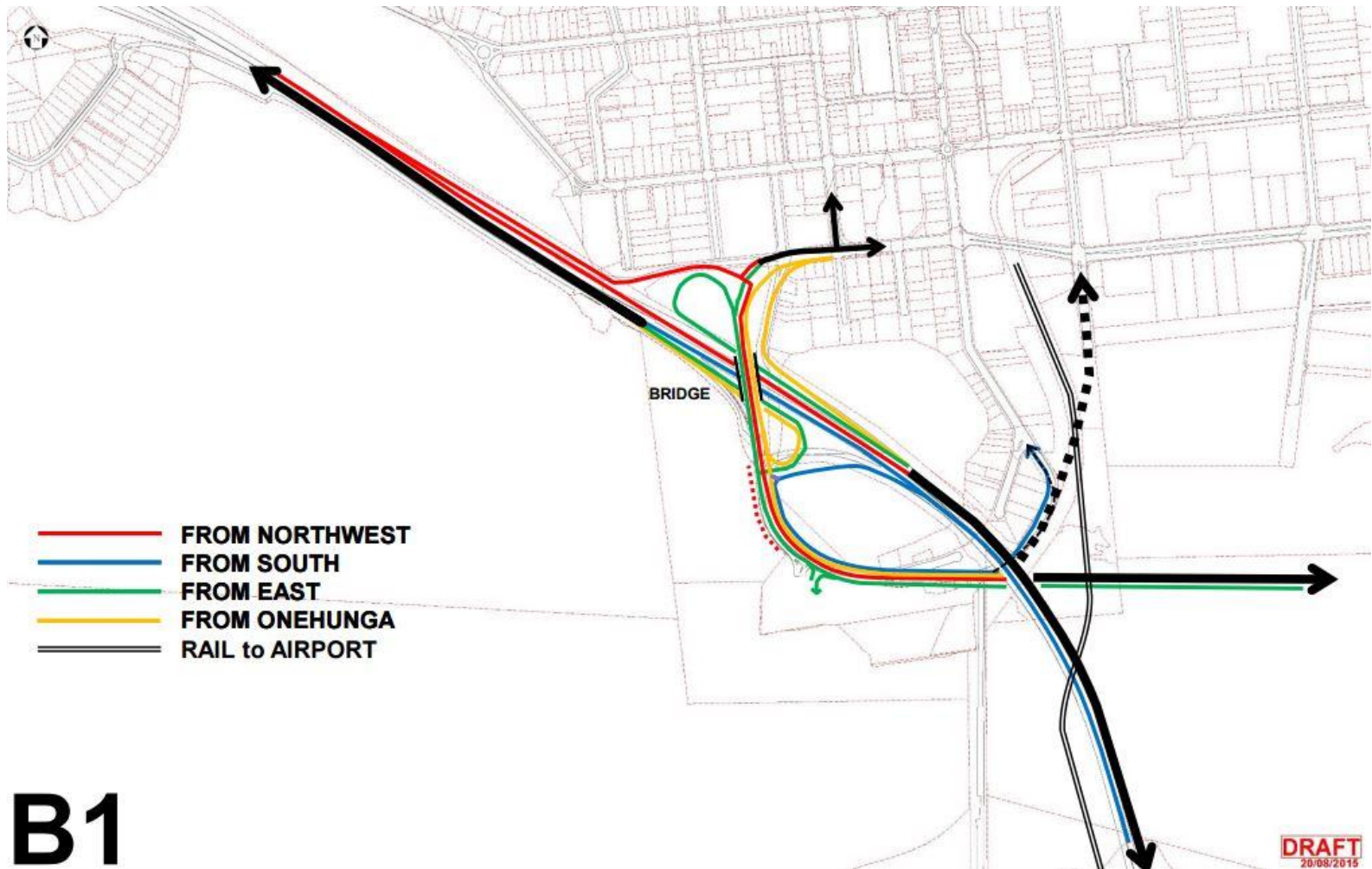


PROPOSED AUCKLAND UNITARY PLAN





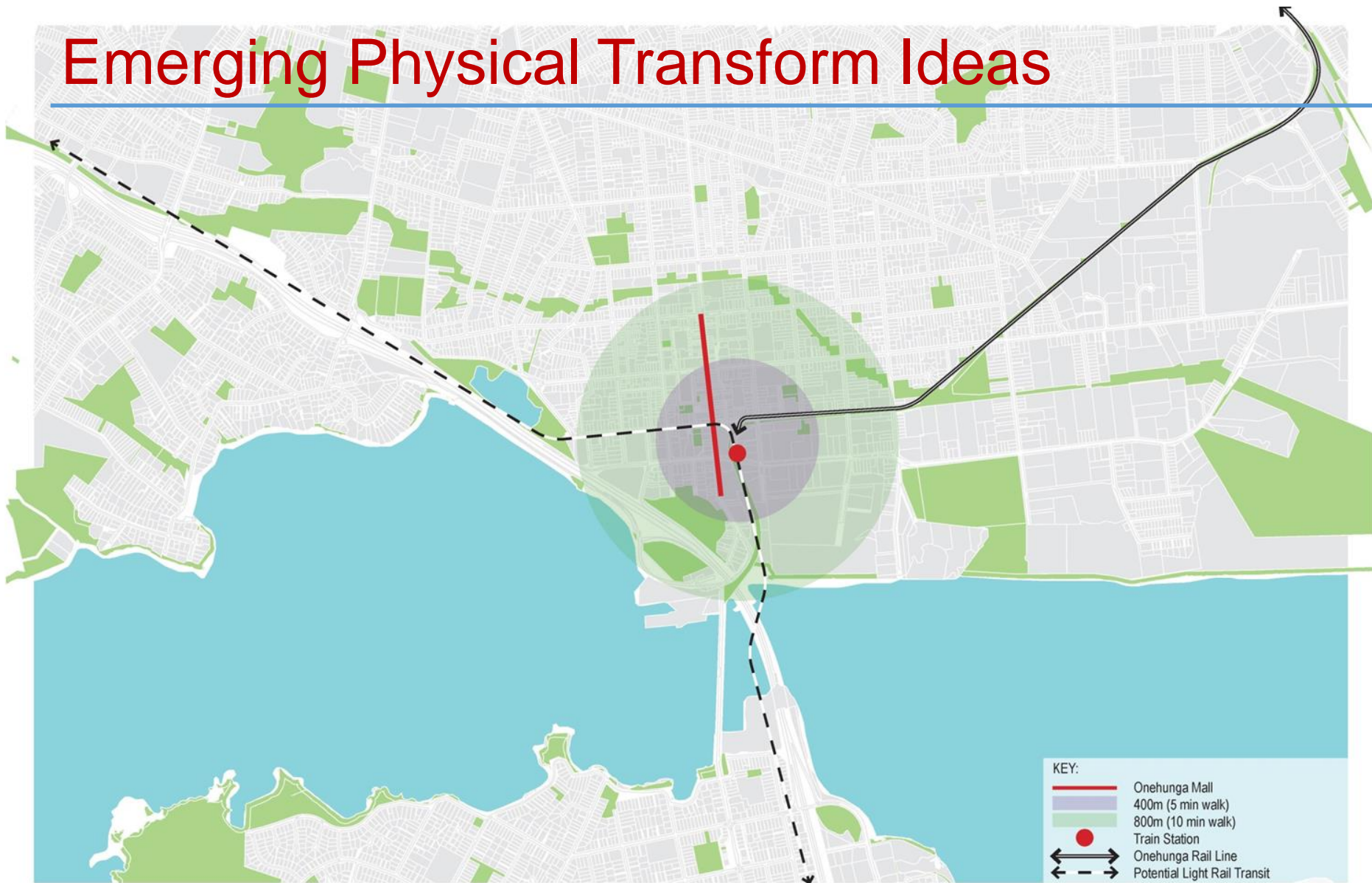
# East-West Connection



**B1**

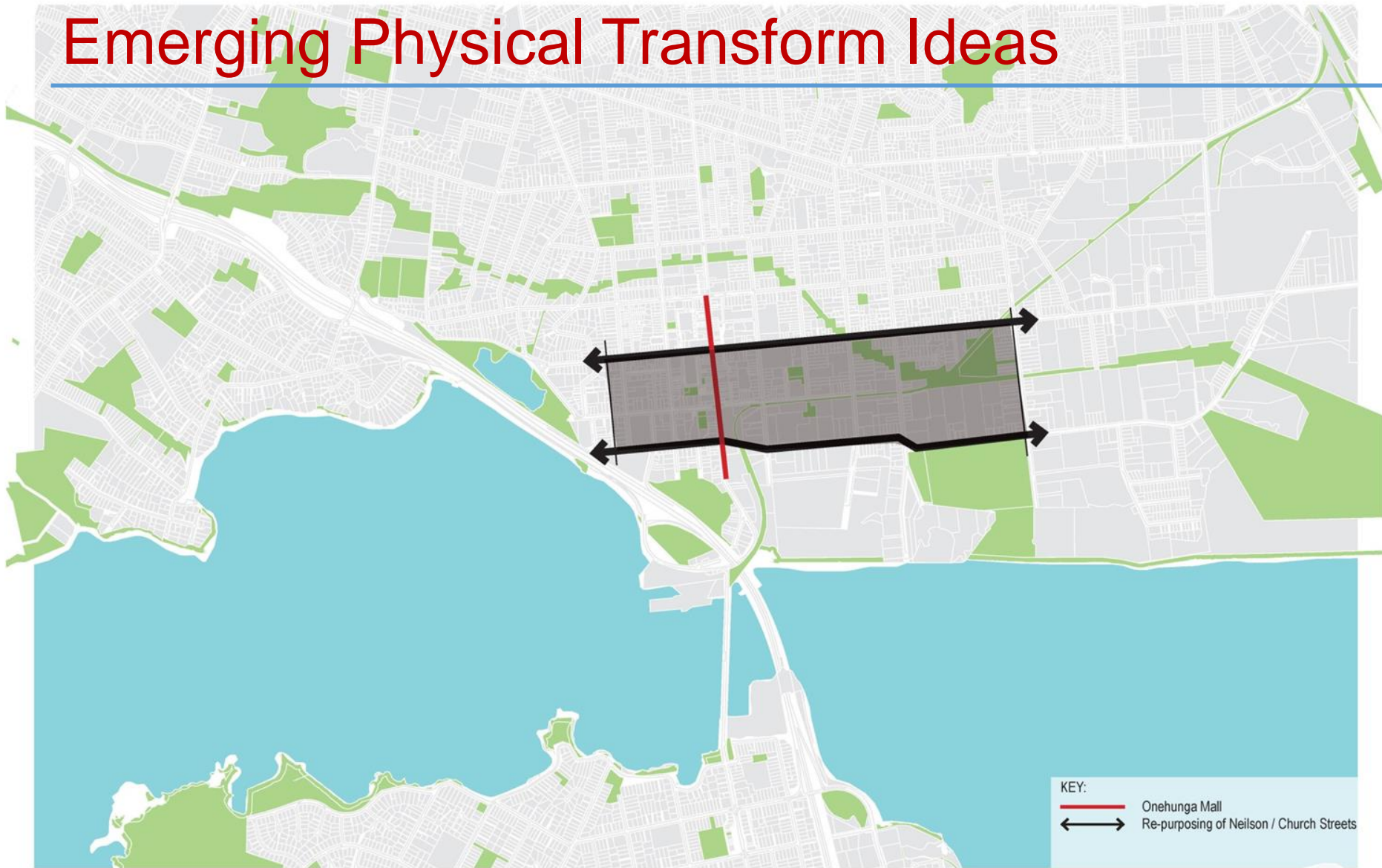
**DRAFT**  
20/08/2015

# Emerging Physical Transform Ideas





# Emerging Physical Transform Ideas



# Emerging Physical Transform Ideas





# **Onehunga Port**

## **Panuku Objectives (draft)**

### **Development**

Onehunga Port will re-establish Onehunga's historic waterfront destination with vibrant and diverse mixed-use development: residential, office, commercial and activities supporting working waterfront uses (Sanfords)

### **Transport**

Onehunga Port will re-establish Onehunga's historic waterfront prioritising local road access points linking the site to Onehunga town centre

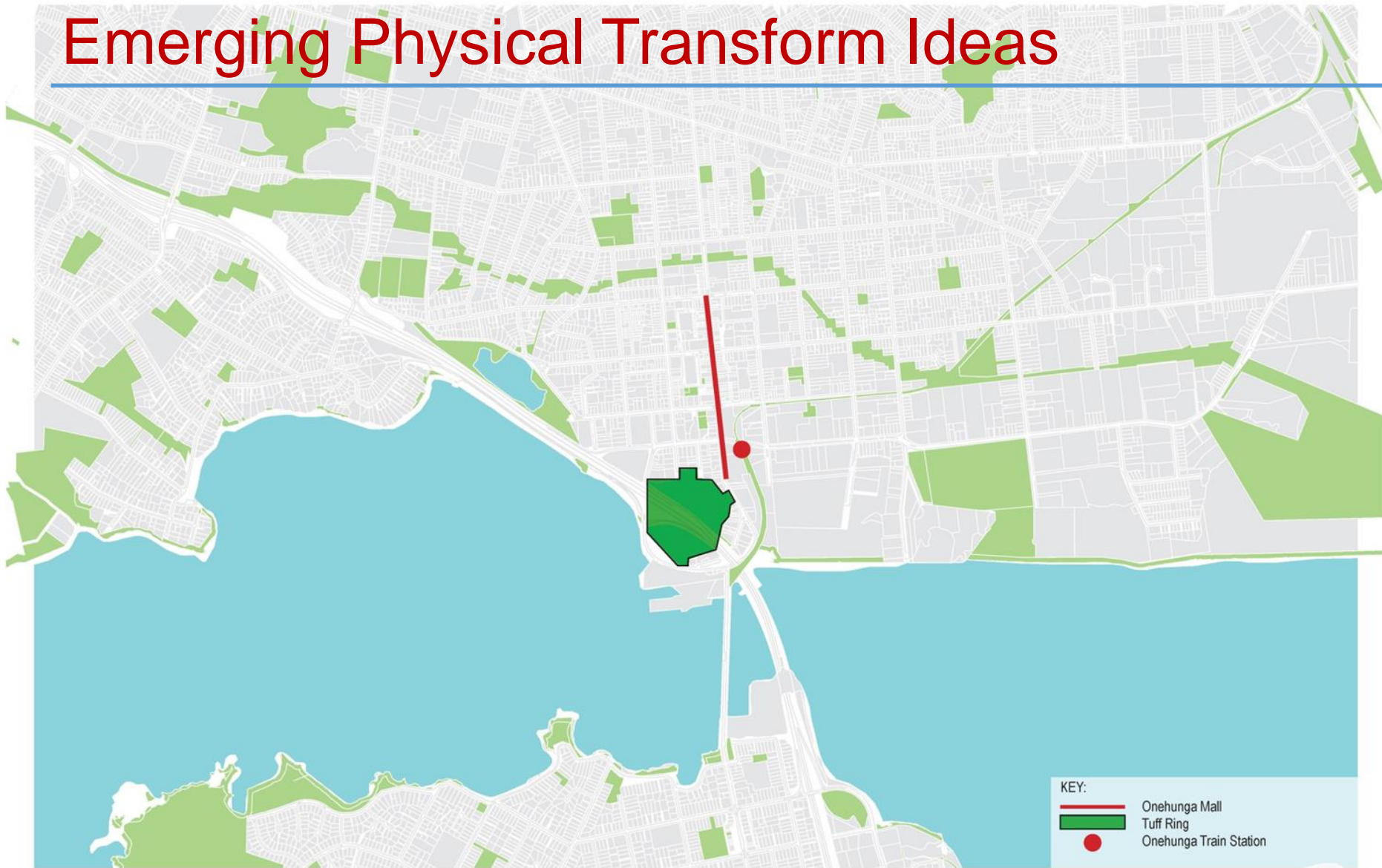
### **Open Space, Pedestrian and Cycling Linkages**

Onehunga Port will re-establish Onehunga's historic waterfront with continuous and generous public access to the site, through the site, and along the waterfront

### **Built Form, Design and Infrastructure**

Onehunga Port will re-establish Onehunga's historic waterfront through retention and celebration of the authentic and unique site history/heritage (silos, sheds, wharf structure, Scout House, basalt seawalls)

# Emerging Physical Transform Ideas





# Emerging Physical Transform Ideas

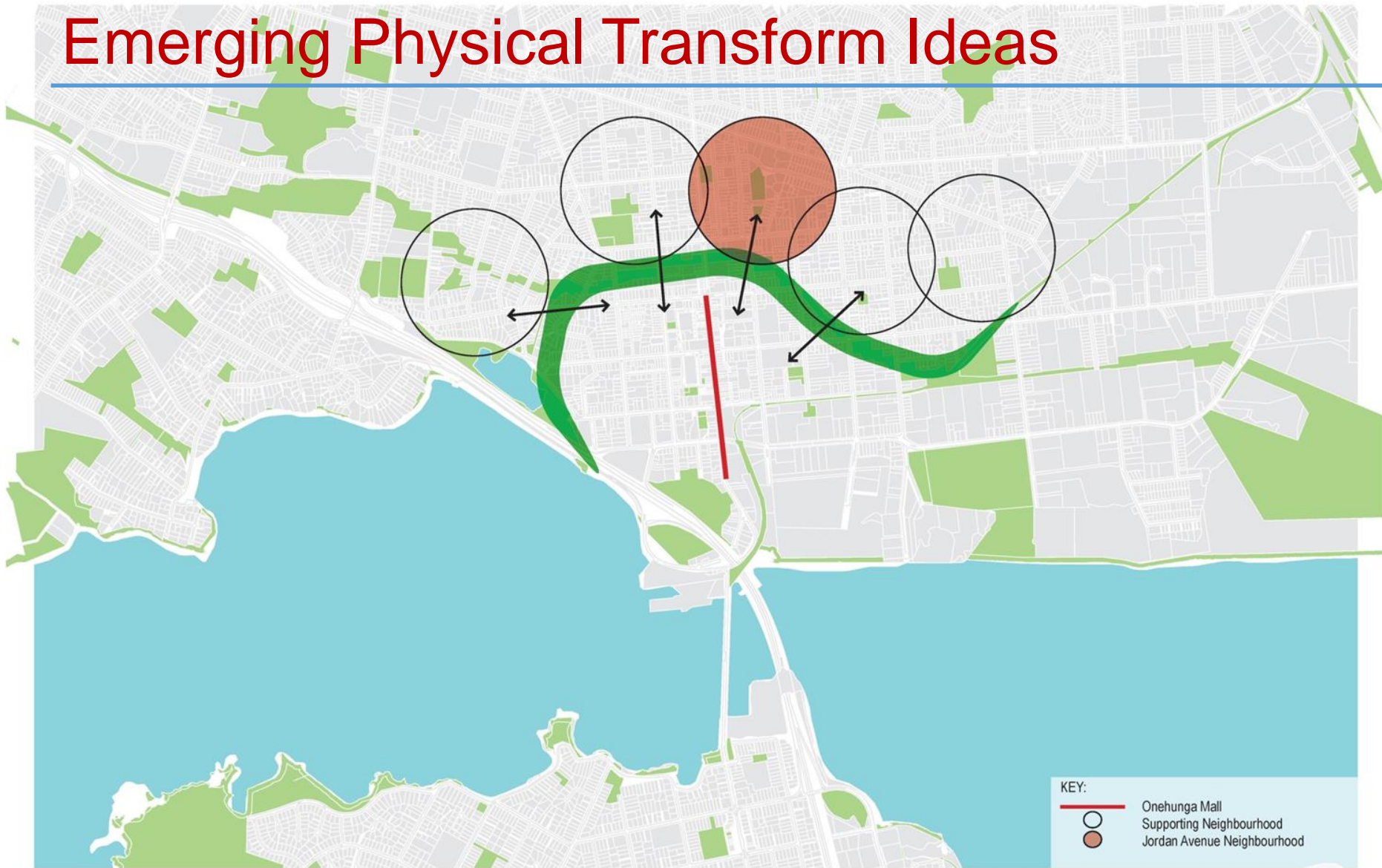


# Emerging Physical Transform Ideas





# Emerging Physical Transform Ideas







- Development opportunity sites
- Council owned sites
- Existing street connections
- New or enhanced street connections
- Possible Light Rapid Rail route



# Thank You