



Panuku Development Auckland



An Auckland Council Organisation

Our Story

Who we are

Panuku Development Auckland opened its doors on 1 September 2015 as Auckland's new urban regeneration agency, a council controlled organisation of Auckland Council.

Panuku means to 'move on and move forward'.



Our people



Where we came from



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.

Our vision

Shaping spaces for Aucklanders to love



Our objectives



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

What we do

Catalyse urban development through:

- development and regeneration
- placemaking

Strategically create value from assets through:

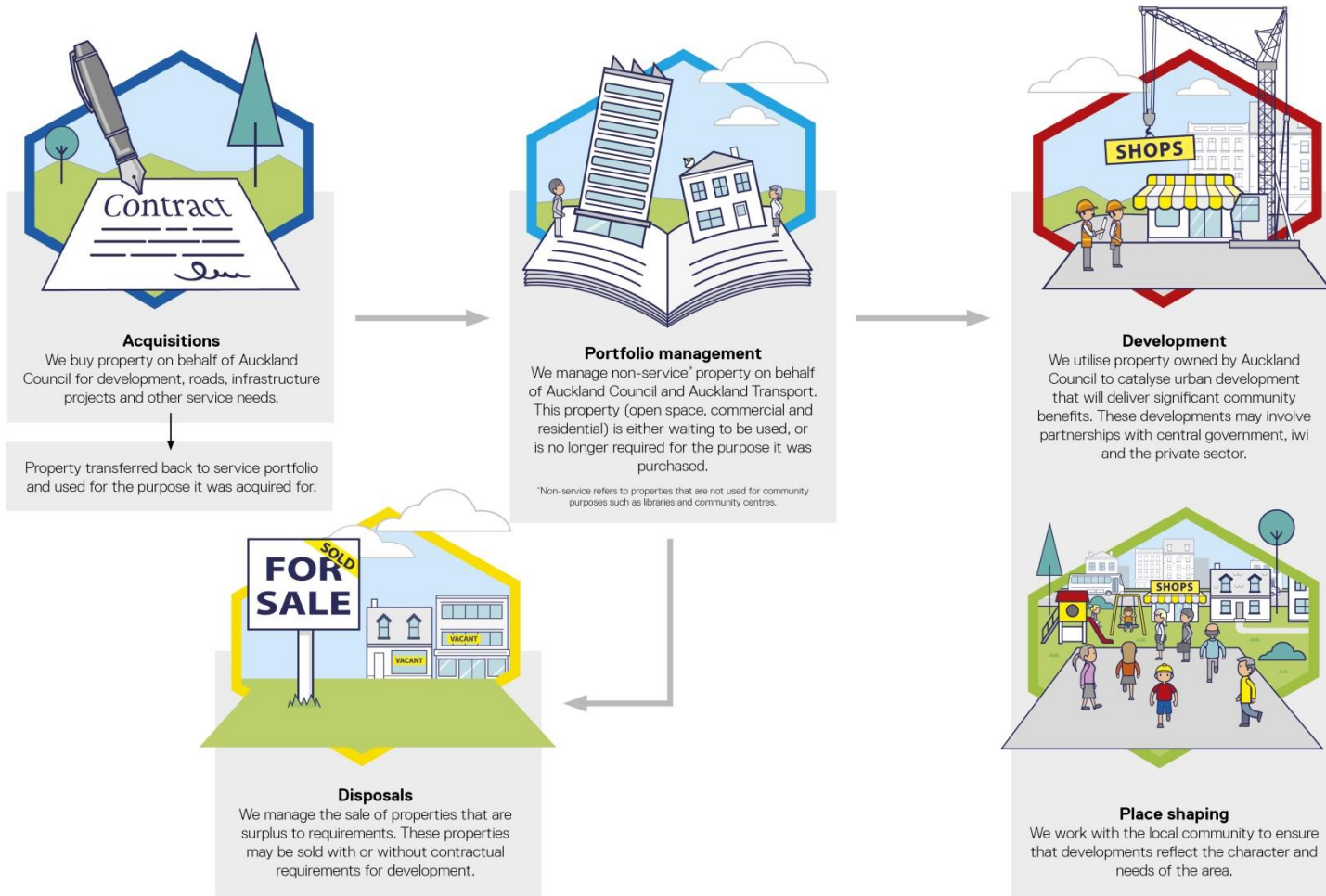
- portfolio management
- disposals
- acquisitions.



Our commitment is to create people-centred spaces for Auckland's diverse fabric of different ethnicities, ideas and ways of living.

We are focused on how we can set a positive, collaborative design led path for the future to ensure Aucklanders share a stake in the development of our land.

The Panuku property cycle



How we do it: shaping spaces for Aucklanders to love



TRANSFORM

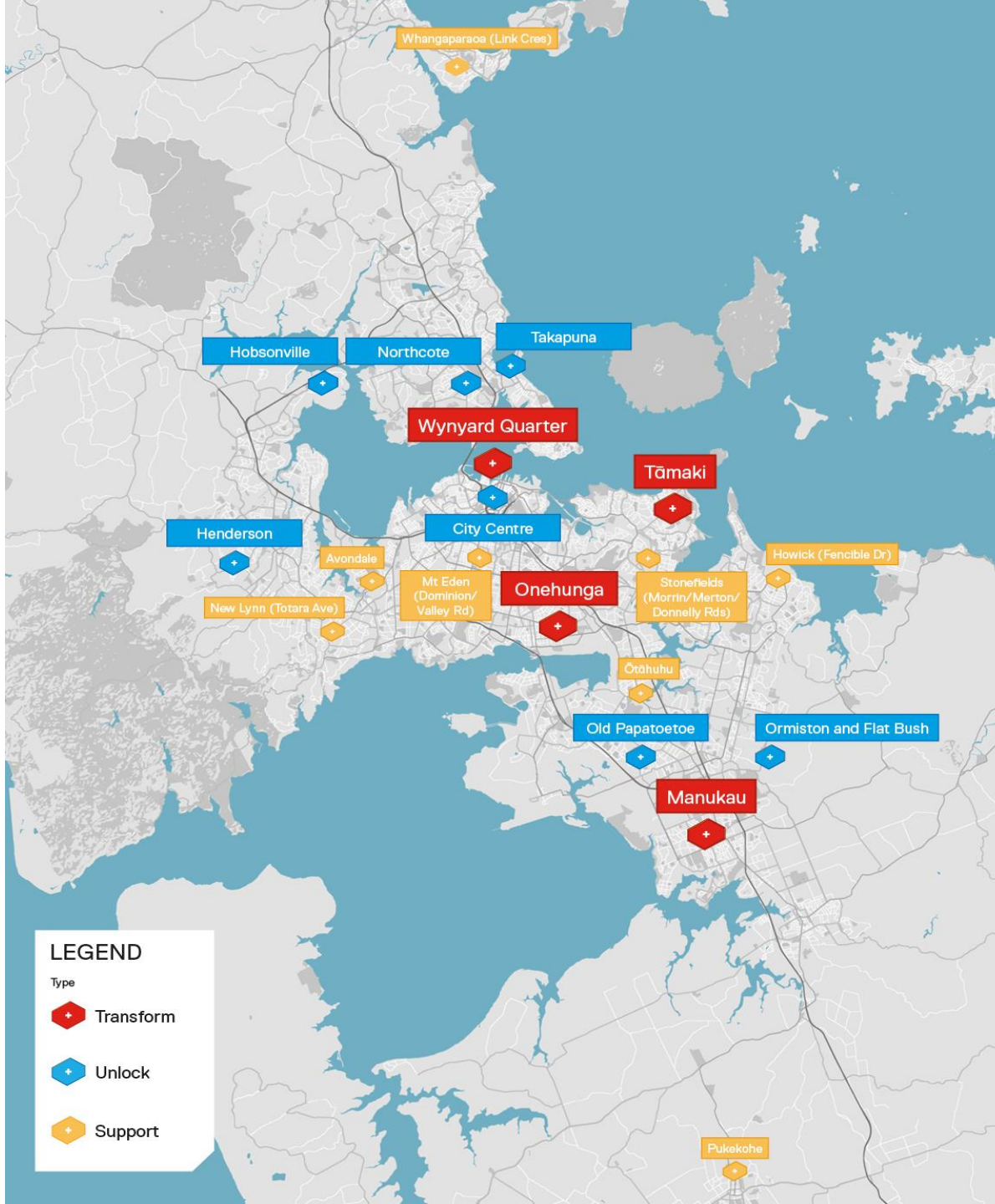


UNLOCK



SUPPORT

Priority development locations



LEGEND

Type

- Transform
- Unlock
- Support

Transform



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.

New locations:

Manukau Town Centre & surrounds
Onehunga Town Centre & Wharf

Existing locations:

Wynyard Quarter
Tamaki Regeneration (in partnership)

Case study: Wynyard Quarter



Case study: Wynyard Quarter (Transform)

Case study: Wynyard Quarter (Transform)



Exemplar projects



Looking ahead – transform location



Manukau City Centre



Characteristics & opportunities



Scale and Impact



Proximity to
Public Transport



Key Land Holdings



Leveraging off
Previous Investment



Partnership
Opportunities



Commercial Viability

A family friendly heart for Manukau



Unlock



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.

New locations:

Northcote town centre & surrounds
Takapuna town centre
Henderson town centre

Existing locations:

Hobsonville
Ormiston town centre & nearby sites in Flat Bush
Papatoetoe town centre
City centre
Housing for Older Persons network of villages

Unlock: Northcote town centre

- Northcote town centre is a vibrant, multi-cultural town centre with a great choice of food outlets and fantastic community facilities.
- Panuku is in the early stages of investigatory work and master planning. It is anticipated we will:
- Upgrade the town centre to improve safety and amenity for the locals
- Work with Housing New Zealand to increase and improve the housing in the area.



Support



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.

New locations:

Avondale
Otahuhu

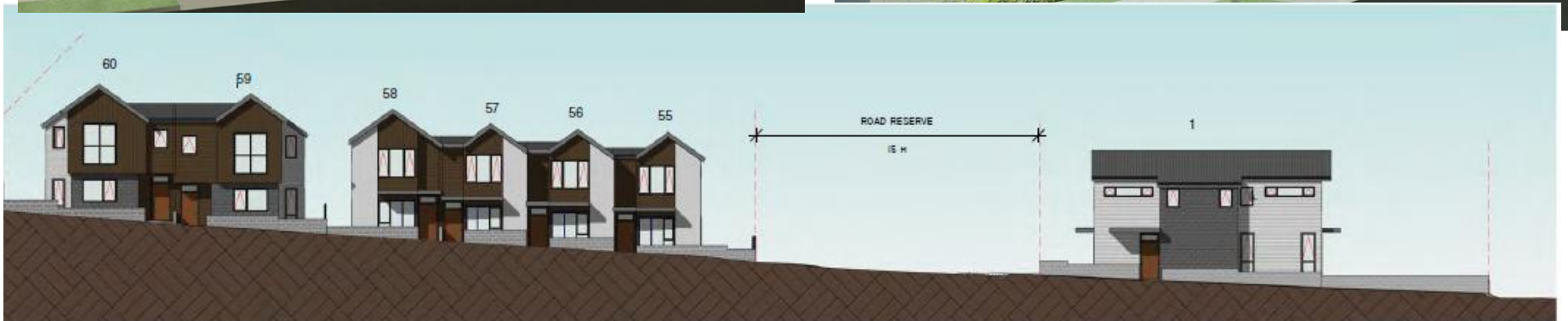
Existing locations:

New Lynn
Pukekohe
Pakuranga
Morrin Rd and related properties
Howick
Mt Eden (Dominion Rd)
Whangaparaoa (Link Crescent)

Case Study: Whangaparaoa

- Panuku has entered into a development agreement with McConnell Property to deliver around 59 new houses, a public reserve incorporating a wetland and play area at 20 Link Crescent, Whangaparaoa.
- The development will bring more housing onto the Auckland market in an area valued for its coastal lifestyle and strong community connections.
- The proposed masterplan proposes a mix of detached and non-detached two to four bedroom townhouses.





Sale Subject to Development Agreement

- Agent appointed to promote the property following Agent Request for Proposal process
- Due Diligence via secure data site
- 38 parties expressed interest with six parties completing formal Sale by EOI process.
- Interviews and Presentations by 6 parties.
- Party selected as the preferred Development Partner. On basis of 10 weighted criteria

PROVISION OF REAL ESTATE SERVICES FOR THE SALE OF:

20 LINK CRESCENT,
STANMORE BAY,
WHANGAPARAOA

REQUEST FOR PROPOSAL

20 LINK CRESCENT

STANMORE BAY, WHANGAPARAOA

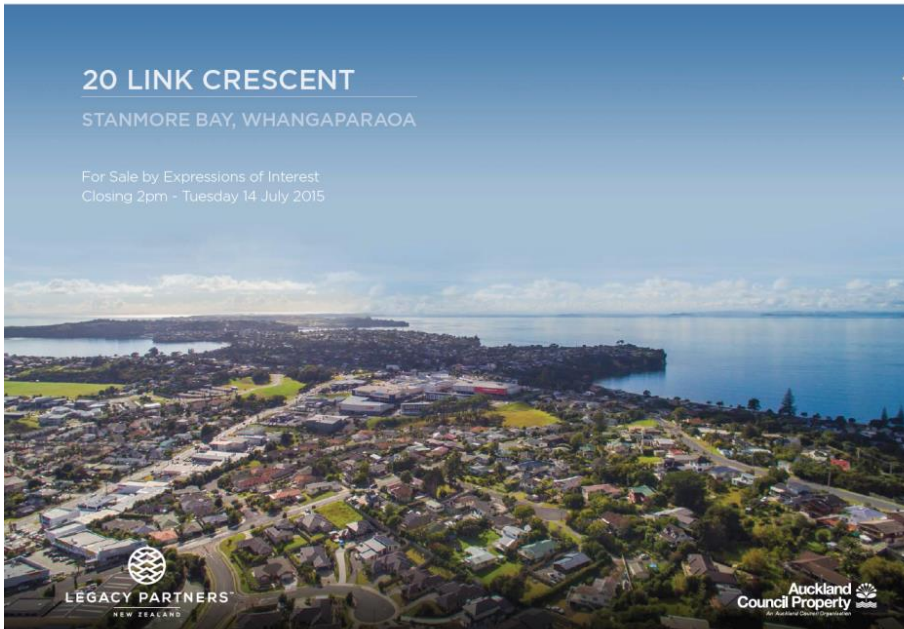
For Sale by Expressions of Interest
Closing 2pm - Tuesday 14 July 2015



ADAM SADGROVE PROPERTY DEVELOPMENT MANAGER

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An Auckland Council Organisation



LEGACY PARTNERS
NEW ZEALAND

Auckland Council Property
An Auckland Council Organisation

Development Partner Assessment

Weighted Decision Matrix for Link Crescent Expression Of Interest

Date last saved: 30 July 2015

		Reviewer One						Reviewer Two					
Decision Factors		A	B	C	D	E	F	A	B	C	D	E	F
Criteria	Wt.	1	2	3	4	5	6	1	2	3	4	5	6
Profile	15%	8	9	8	9	6	6	8	9	8	9	7	5
Purchase Price	30%	5	7	6	9	4	5	5	8	4	9	5	5
Financial Capability	15%	6	6	7	6	3	3	6	7	8	7	4	5
Understanding of the subdivision process from concept to title, including concept plan	15%	9	9	3	6	4	6	6	9	4	6	5	5
Knowledge, understanding and experience in market	10%	8	8	4	7	4	9	9	9	4	7	8	8
Appetite and capacity to resource and complete the project	5%	7	8	1	6	2	5	7	9	4	8	7	7
Performance and experience	5%	8	7	5	7	6	6	8	7	7	9	8	7
Urban design principles and capability	5%	8	8	3	6	4	4	8	9	4	7	6	5
Weighted Scores		69.0	76.5	53.5	75.0	41.5	54.0	65.5	83.0	53.5	79.0	57.5	55.0
Rank		3	1	5	2	6	4	3	1	6	2	4	5

Criteria	Definition
Profile	Company profile, performance, structure and track record
Purchase Price	Sale price and terms for the subject property (plus GST if any)
Financial Capability	Demonstrated they had financial capability, banking support, financial capability to complete.
Understanding of the subdivision process from concept to title, including concept plan	Has the purchaser considered variations to the proposed concept plan and do these have merit? Have they displayed a sound understanding of the subdivision process and a programme of works
Knowledge, understanding and experience in market	What experience does the party have with this style of development
Appetite and capacity to resource and complete the project	How strong is the purchaser in terms of their ability to complete the project
Performance and experience	Examples of recently completed projects. Demonstration of lessons learnt. Risk profile.
Urban design principles and capability	Typologies, density and design

Notes: Scores selected from 0 to 10 for each criteria. The score will be multiplied by the weight to arrive at the total weighted score.

Each column scores the prospective tenderer against the assessment weighting.

Closing remarks

- Expectations
- Challenges
- Partnerships



Thank you



Stay connected
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