

21 June 2021

LGOIMA No. 8140008684
(Please quote this in any correspondence)

Matthew Hooton

Via FYI.org.nz fyi-request-15643-338e3c9c@requests.fyi.org.nz

Tēnā koe Matthew

Local Government Official Information And Meetings Act 1987 (LGOIMA)

Panuku Unlock Locations

Thank you for your information request dated 2 June 2021, for information relating to Eke Panuku Unlock Locations.

The specific details of your request and our response is below:

This LGOIMA request concerns the total economic value that Panuku has unlocked through each of your Unlock Projects since Panuku was established, and how this value has been shared. Therefore, for each of your Unlock Projects, please advise:

- 1) The owner(s) of the land at the beginning of the project and at its completion (or as at today's date for projects that are not completed);**

Eke Panuku works in many locations across Tāmaki Makaurau to deliver urban regeneration. Unlock locations are locations where we facilitate revitalisation through a few key properties within a town centre. Eke Panuku unlocks value within these locations by partnering with the private sector to facilitate housing and commercial development. Council owned land is sold with a development agreement in place to ensure we are meeting the envisioned outcomes within our Unlock locations. The owner of the land at the beginning is Auckland Council, and at completion it depends on who it has been sold to.

- 2) The property development company or companies involved in the projects (such as Avanda, Fletcher, Malaysian Resources Corporation Berhad, McConnell, Ockham, Precinct, RCP, Willis Bond and similar companies), whether or not their involvement was directly facilitated by Panuku, or is just known to Panuku;**

Unlock location	Development	Development partner involved
Unlock Takapuna	No current Development Agreements in place	-
Unlock Northcote	No current Development Agreements in place	-
Unlock City Centre	Aotea Central	Malaysian Resources Corporation Berhad
	Civic Administration Building	Love & Co
Unlock Hobsonville	The Airfields	Avanda

Unlock Henderson	21 Henderson Valley Road	Brilliant Stone Ltd
	Part 2-4 and 6 Henderson Valley Road	Laidlaw College Foundation
Unlock Avondale	Racecourse Parade	Ockham
Unlock Panmure	No current Development Agreements in place	-
Unlock Ormiston	Ormiston Town Centre	Todd Property
Unlock Old Papatoetoe	St Georges Lane	Papatoetoe Whare Tupu Limited Partnership
	Papatoetoe Mall	Grewal Investment Limited
Unlock Pukekohe	No current Development Agreements in place	-

In the above cases, the involvement of the development partners mentioned, is directly facilitated by Eke Panuku. In some cases, Eke Panuku have sold some sites in Unlock locations to the Crown (Kāinga Ora Homes and Communities and the Ministry of Housing and Urban Development). The Crown chooses its own development partners to work with. For example, in Flatbush Eke Panuku has sold a site to the Crown and it is working with Fletchers. In Avondale, with another site, it is working with Ockham.

3) The total economic value unlocked or expected to be unlocked by the project;

This part of your request has been refused under section 17(e) of the LGOIMA as the information requested does not exist.

Eke Panuku can offer you a meeting to talk to their staff to give you a better understanding of the projects and how it “unlocks” value within town centres. If this would interest you, please do not hesitate to get in touch.

4) The percentage of the value from 3 above that has been or is expected to be shared by:

- i. the land owners from 1 above;
- ii. each of the property development companies from 2 above;
- iii. employees of and subcontractors to those property development companies;
- iv. tenants of completed projects;
- v. new homeowners;
- vi. Auckland Council and Panuku (on behalf of ratepayers); and
- vii. the general public, including as consumers of amenity value.

As above, this part of your request has been refused under section 17(e) of the LGOIMA as the information requested does not exist.

However, Eke Panuku value in each case the land value, either at the time of the transaction, or in some cases staged over time.

The decision by Panuku to release the information contained in this response was made by Eke Panuku Development Auckland’s Chief Executive.

We trust this information satisfies your request. Should you believe that we have not dealt with your request appropriately, you have the right in accordance with section 27(3) of the LGOIMA to make a complaint to the [Office of the Ombudsman](#) and seek an investigation.

If you have any further queries please contact me on 09 301 0101, quoting LGOIMA No. 8140008684.

Ngā mihi



Joanne Kearney
Senior Privacy & Official Information Business Partner
Governance Services