

14 July 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 the follow up questions to our release of 21 June. Your questions and our responses are set out below and attached.

- 1. My request was for "[t]he 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)". You have indicated all land at the beginning of each project was owned by Auckland Council. You have not provided information on who owns the land at completion, or at 2 June 2021. Please provide this information that you hold.**

As indicated in our response dated 21 June, council owned land is sold to a development partner to develop. Eke Panuku provided a list of development partners to whom the various development sites in the Unlock locations were sold. Development partners will on-sell the property once a development is complete. For example, a site on Racecourse Parade in Avondale was sold to Ockham which developed 72 apartments on the site. Eke Panuku does not hold the information on who currently owns or occupies those apartments.

- 3. Your answer indicates that Panuku holds information about how it “unlocks” value within town centres, given its staff are able to brief me on this. However, I wish to be transparent and for the information to be provided as requested, through fyi.org.nz. You will be aware that, for the purposes of the OIA and LGOIMA, “information” includes all written documents but has also been defined more broadly by the Court of Appeal and by the Ombudsman (see Ombudsman’s Quarterly Update, Vol 4, Issue 3, Sept 1998) as including not only the written word but any knowledge, however gained or held, by Panuku, and therefore includes knowledge in the minds of Panuku employees, board members and consultants that has not otherwise been recorded in documentary form. Therefore could you please provide me with this information in writing. To reduce the work involved, could you please limit this to Unlock Hobsonville, Unlock Henderson and Unlock Avondale at this stage.**

As indicated in our previous response, Eke Panuku does not hold the information you have requested. Eke Panuku offered you an opportunity to come in to talk to their subject matter experts to understand their work programme better, and how Eke Panuku “unlocks” town centres more generally.

You have indicated that you are not interested in a meeting. To provide you with as much information as we can on the Unlock locations, and how Eke Panuku brings value to these locations, please refer to the below documents:

- High Level Project Plans and Framework Plans for Eke Panuku Unlock locations, where available (Avondale [here](#), Henderson [here](#), Northcote [here](#), Papatoetoe [here](#), Panmure [here](#), Pukekohe [here](#), Takapuna [here](#)).
- Spatial delivery plans for Unlock Locations dated May 2021, - **Attachment 1**

With regards to Unlock Hobsonville:

In July 2016, Eke Panuku and Kainga Ora [then Hobsonville Land Company] entered into a Development Agreement which amalgamated several legacy agreements relating to the Unlock Hobsonville 20-hectare programme [formerly the Marine Industry Precinct], while also incorporating the newly agreed 14/6 masterplan [14ha. residential and 6ha. mixed use].

The 14 ha. residential component has been sold to two parties, being AV Jennings and Avanda for a mix of residential housing typologies in accordance with the agreed masterplan. AV Jennings has completed 101 dwellings and Avanda is currently developing up to 510 homes on its landholding.

The 6 ha. mixed use part of the site is currently in 4 separate land titles comprising Lots 5A, 5B, 6, 7 and 8.

- Lot 5A has recently been sold to the Ministry of Education for use as an Intermediate School and comprises 1.5 ha or 15,000m².
- Lot 5B has an area of 9782m². It will be taken to the market later this year and is expected to be sold and developed for residential use.
- Lot 6 houses the old Wasp Hanger and will be sold for both retail/commercial use [Wasp Hanger] with the balance of the site likely to be used for residential housing
- Lot 7 having an area of 15,988m² and currently housing the Yachting Development Ltd warehouse is expected to be developed for housing alone.
- Lot 8 having an area of 7089m² is likely to accommodate a mixed-use development containing car parking, retail and residential use.

In keeping with the provisions of the Masterplan, Eke Panuku has designed and constructed the infrastructure to the 20-hectare land holding, including sanitary sewer, utilities, stormwater, potable water, street lighting, bus stops, rain gardens, footpaths and landscaping.

Please find attached A Masterplan – **Attachment 2** and A Road Names Plan for Hobsonville - **Attachment 3**.

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
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