

Panuku

What and where are the total land holdings of Panuku?

Please find attached as Appendix 1, the Panuku managed portfolio broken down by property type. This includes commercial properties, residential properties, Waterfront commercial properties, dingy lockers, third party leases and business interests.

Whilst Panuku owns the CBD waterfront properties, other properties are managed on behalf of Auckland Council and Auckland Transport until required for the future planned public work purpose they were acquired for. Auckland Council request that Panuku transfer these properties back to the council group prior to the commencement of a project. Project timing varies from project to project. Panuku also manages a number of strategic assets on behalf of Auckland Council such as heritage properties and properties on parks.

What land holdings have been determined (earmarked) for housing?

Panuku facilitates development through the controlled sale of land, or by removing constraints and barriers that the private sector struggles to overcome. Additionally, Panuku releases under-utilised land from council's balance sheet directly to the market through the asset sales programme on which housing outcomes are achieved. To quantify and report on Panuku's activity, particularly in relation to housing supply, a dataset has been compiled to capture the current and future development pipeline activity across the region. All reported dwelling figures are "net" i.e. total new dwellings less existing dwellings, irrespective of whether they are removed/demolished. Consequently, the criteria for including a project is as follows:

- Projects within Council's control or influence, either directly or indirectly are included.
- Land sold by Council subject to binding obligations (typically in the form of a development agreement) to construct housing, or consented land owned or sold by Council, are included.
- Residential within a mixed-use project, typically comprising a mix of commercial, retail and residential outcomes are included.
- Non-permanent accommodation, e.g. hotels, is excluded.
- Refurbished stock is excluded unless additional dwellings are created.
- Student accommodation is included if the dwelling unit would otherwise be used as residential accommodation, i.e. there is no restriction on the occupation being education-related. Dwellings that are in effect bedrooms requiring shared communal facilities, such as kitchen, bathroom etc are excluded.
- Housing delivered within a joint venture, whereby Panuku has partnered in an arrangement with a third party(s) is included.
- The Haumaru portfolio is included on the broad assumption that on average across the portfolio new stock created will replace existing on a ratio of 2:1, resulting in one net new unit created for each existing. Over time as conceptual plans progress and development projections are sharpened through more detailed design, the projected dwelling numbers across this project will be refined.
- For the avoidance of doubt, Councils stake in Tamaki Redevelopment Company ("TRC") is excluded. However, projects undertaken in the surrounding area by Panuku such as Panmure are included.

It is anticipated that Panuku will contribute over 12,000 net new dwellings over the next 10 years. Attached as Appendix 2 is a copy of a spreadsheet which sets out projected figures and locations and Panuku's net new dwelling delivery forecast in summary.

In regard to the rest of the land estate, what plans does the Council have for these parcels?

Panuku manages property on behalf of Auckland Council (including land for Auckland Transport purposes) until it is required for a planned and funded public work purpose or is being retained for a strategic reason such as a property on a park or a heritage protected property. Once Panuku are notified that the public work which the property was acquired for is about to commence, the land is transferred to the relevant council business unit or Auckland Transport.

Land which is no longer required for a public work by council or Auckland Transport is then transferred back to Panuku to consult with the council group about if it is required for an alternative public work or suitable for disposal. Land which is identified as suitable for disposal is then explored to ascertain if it is suitable to contribute towards housing or urban renewal purposes.

Council's Community Facilities department manages all current community assets which are delivering services to the community (such as libraries, community centres, parks, etc).

What's been the return of its assets by Panuku to the ratepayers over the last five years?

Panuku generates revenue for Auckland Council in two ways. The first is through the management of property owned by Auckland Council which is not currently required to deliver a planned and funded public work. Attached as Appendix 3 is a spreadsheet detailing the revenue generated from the Panuku managed portfolio business interests and developments.

The second way Panuku generates revenue for Auckland Council is via the sale of surplus property which are no longer required by Auckland Council. The net sales proceeds generated by the sale of surplus council owned property by Panuku over the last five years are as follows:

Year	Total Net Asset Sales (m)
2018/19	\$41.3m YTD
2017/18	\$231m
2016/17	\$76.8m
2015/16	\$55.5m
2014/15	\$48.3m

How many houses has Panuku built in past 9 years?

Please note that Panuku was created in September 2015 when Auckland Council Property Limited (ACPL) and Waterfront Development Auckland (WDA) merged. ACPL had a different role and mandate to the Panuku role and mandate. WDA's residential development only got underway since Panuku was formed. To date, there have been approximately 622 dwellings completed across the programme with an additional 862 underway. A number of these are legacy Auckland Council Property Limited and Waterfront Auckland projects which are underway now following necessary planning, consenting and implementation of required infrastructure.

As stated in question 2 above, Panuku captures its housing supply forecast over a 10 year period across a continuum e.g. completed, underway or forecast future dwellings to be delivered within the Panuku work programme. It is anticipated that Panuku will contribute over 12,000 net new dwellings over the next 10 years. There is often a long lead in time to delivery housing outcomes on a site due to the need to enable such development with appropriate planning, consenting and development and implementation of required infrastructure. The 12,000 net new dwellings is a conservative figure which is reviewed on a quarterly basis as we establish greater certainty about development and housing outcomes. The spreadsheet in Appendix 2 sets out projected figures and locations and Panuku's net new dwelling delivery forecast in summary.

Appendix 1

Commercial Managed *

Local Board	Property Address	
Albert-Eden	113 Valley Rd, Mt Eden (Grd Floor Tenancy)	
	115 Valley Road (Unit 2) - Mt Eden	
	198-202 Dominion Rd. Basemt 198 Dominion	
	198-202 Dominion Rd. Shop 200+Grd 198 Do	
	198-202 Dominion Rd. Shop 202 Dominion	
	198-202 Dominion Rd. Top FL 198 Dominion	
	2 Wiremu Street (Childcare) - Balmoral	
	214A Dominion Road (part first floor) - Mt Eden	
	216 Dominion Road - Mt Eden	
	216 Dominion Road (Unit A) - Mt Eden	
	216B Dominion Road (Unit B) - Mt Eden	
	218 Dominion Road - Mt Eden	
	220 Dominion Road (First Floor) - Mt Eden	
	220A Dominion Road (Ground Floor) - Mt Eden	
	222 Dominion Road - Mt Eden	
	226 Carrington Road - Mount Albert	
	2a Stokes Road - Mount Eden	
	2A Stokes Road, Mt Eden CARPARK	
	33A Brentwood Avenue - Mount Eden	
	487 Dominion BML-V32124 Dominion Rd-4BNL	
	655 Dominion Road - Mt Roskill	
	6-8 Bellwood Avenue - Mount Eden	
	77-81 Great South Road - Remuera	
	956 Great North Road, Western Springs Chamberlain Park	
	Devonport-Takapuna	15 Spring St, Devonport LAND
		22 The Promenade - Takapuna
22A The Promenade (Kiosk) - Takapuna		
27 Lake Road - Devonport		
27 Lake Road - Devonport (Bld beside Clay St)		
27 Lake Road - Devonport (Gasometer site)		

Local Board	Property Address
Franklin	27 Lake Road - Devonport (Unit 1)
	2A Old Lake Road, Narrow Neck - Cafe
	3 Victoria Road, Devonport
	30 Hurstmere Road, Takapuna (Shop 1)
	30 Hurstmere Road, Takapuna (Shop 2)
	34 Hurstmere Road (Ground Level) - Takapuna
	34 Hurstmere Road (Level 1 Front) - Takapuna
	37 Fred Thomas Drive (Golf Range) - Takapuna
	46 Cheltenham Road (Kiosk) - Devonport
	10 King Street - Waiuku
	12 Massey Avenue - Pukekohe
	12 Massey Avenue (Cafe) - Pukekohe
	15 Austen Place, Pukekohe
	172 Manukau Road - Pukekohe
	Franklin
2 Queen Street - Waiuku	
2/21 Massey Avenue - Pukekohe	
201 Moumoukai Hill Road, Clevedon	
21 Massey Avenue (Front Unit) - Pukekohe	
226 Torkar Road - Clarks Beach	
234 Falls Rd - Papakura Regional Park	
327 Anzac Road, Pukekohe	
327 Anzac Road, Securi-Com	
33 Edinburgh Street (Shop 1) - Pukekohe	
33 Edinburgh Street (Shop 2) - Pukekohe	
33 Edinburgh Street (Shop 3) - Pukekohe	
38D Logan Drive (Part Hudsons Beach Esplanade) - Waiuku	
685 Karioitahi Rd Waiuku - Leased Land	
Henderson-Massey	
	Unit 1A, 33 Edinburgh Street - Pukekohe
	Water Catchment Hunua
	1/20 Alderman Drive (Cranwell Park Early Childhood Centre)
	184 Fred Taylor Drive, Massey - Commercial Licence
Henderson-Massey	2-4 Henderson Valley Rd - Central One

Local Board	Property Address	
	2-4 Henderson Valley Road - Central One	
	2-4 Henderson Valley Road (5 Car parks)	
	2-4 Henderson Valley Road (First Floor)	
	2-4 Henderson Valley Road (Unit T001 Central One)	
	2-4 Henderson Valley Road (Unit T003 Central One)	
	2-4 Henderson Valley Road (Unit T004 Central One)	
	2-4 Henderson Valley Road (Unit T005A Central One)	
	2-4 Henderson Valley Road (Unit T005B Central One)	
	2-4 Henderson Valley Road (Unit T006 Central One)	
	2-4 Henderson Valley Road (Unit T103 Central One)	
	2-4 Henderson Valley Road (Unit T201 Central One)	
	2-4 Henderson Valley Road(6 Car parks)	
	3 Ratanui St, Henderson Library - Cafeteria	
	6 Ratanui St, Henderson, Kiosk 1	
	6 Ratanui St, Henderson, Kiosk 2	
	Hibiscus and Bays	1 Brightside Road - Stanmore Bay
		1001-1055 Laurie Southwick Parade (Lot 5)
		1089 Laurie Southwick Parade (Lot 6) - Gulf Harbour
		12 & 14 Moana Avenue (Library Car Park)
		1311 Laurie Southwick Parade -G Harbour
159 Brightside Road (TLC Cafe Ground Floor Lobby)		
179 Kowhai Rd V25535 CAM Campbells Bay		
2000Beach Rd 50895 Long Bay Network Site		
497a Whangaparaoa Road, Stanmore Bay		
50 Centreway Road - North Shore		
575-575A Whangaparaoa Road - Stanmore Bay		
621 Laurie Southwick Parade (Lot 1) - Gulf Harbour		
779 Laurie Southwick Parade (Lot 3) - Gulf Harbour		
901 Laurie Southwick Parade (Lot 2) - Gulf Harbour		
949-981 Laurie Southwick Parade (Lot 4)		
Estuary Art Centre - Cafe		
Howick		Gulf Harbour legal Fee
		1 Ara Tai, Half Moon Bay LAND
	115 Picton Street (Howick Market)	

Local Board	Property Address
	16 Cortina Place - Pakuranga
	166 Harris Road, East Tamaki (Unit C)
	166 Harris Road, East Tamaki (Unit D)
	166 Harris Road, East Tamaki (Unit E)
	16A Cortina Place - Pakuranga
	16B Cortina Place (Unit B) - Pakuranga
	16C Cortina Place (Unit C) - Pakuranga
	183 Harris Road - East Tamaki
	187 Flat Bush School Rd, Flat Bush LAND
	19 William Roberts Road - Pakuranga
	2 William Roberts Road - Pakuranga
	207 Ti Rakau Drive - Pakuranga
	47 Shelly Beach Parade (Windross Restaurant)
	73 Selwyn Road (Shamrock Cottage Grounds And Well)
	Ground Floor 1, 2 Cortina Pl, Pakuranga
	Ground Floor 2, 2 Cortina Pl, Pakuranga
	Office 3, 2 Cortina Place, Pakuranga
	Office 4, 2 Cortina Pl, Pakuranga
	Office 5, 2 Cortina Pl, Pakuranga
	Office 6, 2 Cortina Pl, Pakuranga
	Office 7, 2 Cortina Pl, Pakuranga
	Office 8, 2 Cortina Pl, Pakuranga
	Office 9, 2 Cortina Pl, Pakuranga
	Retail 1, 2 Cortina Place, Pakuranga
	Retail 3A, 2 Cortina Place Pakuranga
	Retail 3B, 2 Cortina Place, Pakuranga
Kaipatiki	1 Pearn Crescent - Northcote
	11 Pearn Place, Northcote
	1-11 Pearn Place (Common Area) place hold for all NC building RM
	1-11 Pearn Place (Common Area) place hold for all NC One-off Paint
	1-11 Pearn Place (Common Area) place hold for all NC r&m
	1-11 Pearn Place (Common Area) place hold for all NC Rates
	11-13 Pearn Crescent - Northcote

Local Board**Property Address****123-127 Lake Road - Northcote****13 Pearn Place - Northcote****15 Pearn Crescent - Northcote****15 Pearn Place - Northcote****16-18 College Road - Northcote****16-26 Kilham Avenue - Northcote****16-30 Pearn Place (Shop 1), Northcote****16-30 Pearn Place (Shop 2), Northcote****16-30 Pearn Place (Shop 3), Northcote****17 Pearn Place - Northcote****1-7 Pearn Place, Northcote****17-21 Pearn Crescent - Northcote****2 Kilham Avenue - Northcote****2 Queen Street - Northcote Point****21 Pearn Place - Northcote****21R Northcote Rd, Wairau Valley LAND****23-25 Pearn Crescent - Northcote****23-25 Pearn Place Northcote****27 Pearn Crescent - Northcote****27-35 Pearn Place Northcote****29 Pearn Crescent - Northcote****30 College Road - Northcote****32-44 Pearn Place (Shop 2), Northcote****32-44 Pearn Place (Shop 5), Northcote****32-44 Pearn Place (Shop 6), Northcote****35 Pearn Crescent - Northcote****3-5 Pearn Crescent, Northcote****37-41 Pearn Place Northcote****39 Birkenhead Avenue - Birkenhead****43-47 Pearn Place, Northcote****47 Pearn Crescent (Shop 1), Northcote****47 Pearn Crescent (Shop 2), Northcote**

Local Board	Property Address
	47 Pearn Crescent (Shop 3), Northcote
	47 Pearn Crescent (Shop 4), Northcote
	47 Pearn Crescent (Shop 5), Northcote
	47 Pearn Crescent (Shop 6), Northcote
	49 Pearn Crescent - Northcote (Ground Floor)
	50-52 Pearn Place Northcote(First Fl)
	50-52 Pearn Place Northcote(Ground Fl)
	51-65 Pearn Crescent (ATM 2), Northcote
	51-65 Pearn Crescent (Shop 2), Northcote
	51-65 Pearn Crescent (Shop 3), Northcote
	51-65 Pearn Crescent (Shop 4), Northcote
	51-65 Pearn Crescent (Shop 5), Northcote
	51-65 Pearn Crescent (Shop 6), Northcote
	51-65 Pearn Crescent (Shop1), Northcote
	51-65 Pearn Crescent (Upstairs 1)
	5A Pearn Place, Northcote
	5B Pearn Place, Northcote
	5C Pearn Place, Northcote
	5D Pearn Place, Northcote
	6-10 Kilham Avenue - Northcote
	77 Bentley Ave (Glenfield Leisure Centre) - Glenfield
	77 Bentley Ave (Music Education Centre) - Glenfield
	7-9 Pearn Crescent - Northcote
	Norman King Square (Laundry) - Northcote
Mangere-Otahuhu	North Cote Property Agency Fee
	104 Great South Road - Otahuhu
	106 Great South Road - Otahuhu Central
	157 Great South Road - Otahuhu
	16 Saleyards Road, Otahuhu
	29 Saleyards Road - Otahuhu
	31 Saleyards Road - Otahuhu
	56 Hokonui Road (prt 104-106 Great South Rd)

Local Board	Property Address
Manurewa	100 Hill 51060 Manurewa Interchange
	100 Hill Rd MWA-VF Botanic Gardens
	100 Hill Road - Manurewa (Cafe Miko)
	100 Hill Road Vector
	21 Redoubt Road, Manukau
	25R Dr Pickering Avenue (Physio Room) - Manurewa
	38 Holmes Rd 51444 CPT TE Manurewa South
	7 Hill Road (Lobby Shop) - Manurewa
	7 Hill Road (seating area) - Manurewa
	7 Hill Road (Shop 1 & 2) - Manurewa
	7 Hill Road (Shop 4 & 6) - Manurewa
	7 Hill Road, Manurewa(East Tamaki Healthcare Family Doctors)
	90R Wairere Road (Beaufords Of Totara Park) - The Gardens
Maungakiekie-Tamaki	1 Levene Place - Mt Wellington
	1 Paynes Lane, Onehunga
	1 Tainui Road - Mount Wellington
	1110 Great South Road, Mt Wellington
	1-21(A-B) Morrin Rd, Mt Wellington LAND
	12A-B Alfred Street (aka 29 Victoria St) - Onehunga
	13 Morrin Road - Mt Wellington
	13-17 Queens Road
	17-19 Galway Street, Onehunga LAND
	2 Galway Street - Onehunga
	2 Levene Place - Mt Wellington
	20 Tainui Road - Mt Wellington (Lot 2 & 3)
	20 Tainui Road - Mt Wellington (Lot 7)
	20 Tainui Road (aka 4-6 Tainui Road) - Mt Wellington
	204 Captain Springs Road - Te Papapa
	206 Captain Springs Road - Te Papapa
	208 Captain Springs Road, Onehunga
	24 Upper Municipal Place - Onehunga
	25 Queens Road, Panmure
	2a Galway Street - Onehunga

Local Board**Property Address****30 Potaka Lane (Bldg A) - Mt Wellington****31 Greenpark Rd, Penrose LAND****315-317 St Johns Road - Meadowbank****32 Potaka Lane (Bldg B) - Mt Wellington****33 Morrin Road - Mt Wellington****34 Potaka Lane (Bldg C) - Mt Wellington****39 Hamlin Road aka 295 Penrose Road - Mt Wellington****39-41 Queens Road - Panmure****39A Tainui Rd, Mt Wellington LAND 3****39A Tainui Road - Mt Wellington****39A Tainui Road - Mt Wellington (Area 2)****39B Tainui Rd, Mt Wellington LAND 3****486 Ellerslie Panmure Highway - Mount Wellington****488 Ellerslie Panmure Highway - Mount Wellington****516 Ellerslie Panmure Highway - Mt Wellington****535 Ellerslie Panmure Highway (Area B,C,D) - Mt Wellington****535 Ellerslie Panmure Highway (Area E) - Mt Wellington****535 Ellerslie Panmure Highway (Area F) - Mt Wellington****535 Ellerslie Panmure Highway (Area G) - Mt Wellington****535 Ellerslie Panmure Highway (Area H) - Mt Wellington****535 Ellerslie Panmure Hwy 50071****55 Onehunga Harbour Rd (Ace Ice), LAND****55 Onehunga Harbour Rd (Holcim Office Bldg)****55 Onehunga Harbour Rd (Shed A Building)****55 Onehunga Harbour Rd (Shed B Building)****55 Onehunga Harbour Rd (Silo Park), LAND****55 Onehunga Harbour Rd (Transport Shed Bldg)****55 Onehunga Harbour Road (Shed C and D Building)****55 Onehunga Harbour Road Carpark 1****55 Onehunga Harbour Road Carpark 10****55 Onehunga Harbour Road Carpark 2****55 Onehunga Harbour Road Carpark 3****55 Onehunga Harbour Road Carpark 4****55 Onehunga Harbour Road Carpark 5****55 Onehunga Harbour Road Carpark 6****55 Onehunga Harbour Road Carpark 7****55 Onehunga Harbour Road Carpark 8****55 Onehunga Harbour Road Carpark 9****55 Onehunga Wharf****565 Great South Road, Penrose Pt Lot 4 DP 85494****61-65 Selwyn St, Onehunga LAND**

Local Board	Property Address
	66 Morrin Road (Unit D) - Mount Wellington
	66 Morrin Road (Unit E) - Mount Wellington
	670 Manukau Road (Sorrento Restaurant) - Epsom
	670 Manukau Road (Sorrento Restaurant) - Epsom (back to maunga authority in two years)
	72 Morrin Road (Unit A) - Mt Wellington
	72 Morrin Road (Unit B) - Mt Wellington
	72 Morrin Road (Unit C) - Mt Wellington
	72 Morrin Road (Unit D) - Mt Wellington
Orakei	105-111 Kepa Rd, Orakei A8MDB Vodafone
	11A Marau 50103-1 Mission Bay Tennis Clb
	120 Abbotts Way, Remuera
	176-182 Shore Road - Remuera
	19-21 Tamaki Drive - Orakei
	22 Tamaki Drive (also known as 23)
	22 Tamaki Drive Subsoil-als known as 23
	231 Orakei Road - Remuera
	234 Orakei Rd, Remuera
	236a Orakei Rd, Remuera
	242 Orakei Rd, Remuera
	242A Orakei Rd, Remuera
	244 Orakei Road - Remuera
	28 Tamaki Drive (Boat ramp/car park) - Orakei
	3-5 Tamaki Drive - Orakei
	400 St Johns Road - Meadowbank
	71 50579 Abbotts Way (Liston Park)
	71-73 Merton Rd, Bldg 750A Level 1
	75 Merton Road, St Johns
	8-12 Tamaki Drive, Orakei, Ferg's Kayak
	(blank)
Otara-Papatoetoe	1 Boundary Rd 50412 Manukau North East
	1 Boundary Road - Auckland (Manukau) Greyhound Racing Club
	1/29 Sutton Crescent - Papatoetoe
	129R Bairds Rd, Otara

Local Board	Property Address
	2 Clist Cres Rainbows End Carpark LAND
	2 Clist Cres Rainbows End Manukau LAND
	2 Ormiston Road - Flat Bush
	2/29 Sutton Crescent - Papatoetoe
	225 Great South Road (aka 227 GSR)
	227 Great South Road - Papatoetoe
	229 Great South Road - Papatoetoe
	245 Great South Road (Shop 1) - Papatoetoe
	245 Great South Road (Shop 2) - Papatoetoe
	283 East Tamaki Road Cnr (Tyre Shop) - Otara
	310 Te Irirangi Dr - Clover Park LAND
	31-33 Manukau Station Road (aka Lot 59)
	47A Tavern Lane, Papatoetoe
	49 Station Road (Papatoetoe Railway Station Park & Ride)
	65&63 St George Street, Papatoetoe (T-01)
	65&63 St George Street, Papatoetoe (T-02)
	65&63 St George Street, Papatoetoe (T-03)
	65&63 St George Street, Papatoetoe (T-04)
	65&63 St George Street, Papatoetoe (T-05)
	65&63 St George Street, Papatoetoe (T-06)
	65&63 St George Street, Papatoetoe (T-07)
	65&63 St George Street, Papatoetoe (T-08)
	65&63 St George Street, Papatoetoe (T-09)
	65&63 St George Street, Papatoetoe (T-10)
	65&63 St George Street, Papatoetoe (T-11)
	7 St George Street Papatoetoe Auckland 2025
	87 Prices Rd, Manukau LAND COMM
	98 St George Street (Angels Fashion) - Papatoetoe
	98 St George Street (INCEDO) - Papatoetoe
	Manukau Station Rd - Carpark
	Manukau Station Rd-Trevor Hosken Carpark
	St George Street 98 (Old PO Building) / 98 St George St - Common Area
Papakura	152 Dominion Road (Redhill Superette shop) - Papakura
	2 Popes Road, Takanini
	209 Great South Rd, Lv 3 Kiosk-Third Prt
	209 Great South Rd, Shop 1- Third Party
Puketapapa	685 Sandringham Road Extn - Mt Roskill

Local Board	Property Address	
Rodney	114 Scandrett Road GM portfolio	
	1336 Sandspit Road - Warkworth	
	1440 Sandspit Rd, Sandspit - Leased Land	
	150 Parkhurst Rd Parakai Recreation Park	
	3 Shelly Beach Road - Shelly Beach	
	3308 South Head Road, South Head	
	35 Mill Road - Helensville	
	447 Motutara Road (Cafe Muriwai)	
	447 Motutara Road (Motorcamp & Office)	
	458 Motutara Rd - Muriwai Surf School	
	80 Great North Road, Warkworth	
	Kiwitahi Road, Paehoka Muriwai Golf Club	
	Muriwai Regional Park / 447 Motutara Rd Motorcamp & Office Muriwai Regional Park / 458 Motutara Road, Residential House Wilson Road - Warkworth	
	Upper Harbour	10 Clearwater Cove-West Harbour (Lot 12)
		11A Breakwater, Clearwater Cove-West Harbour (Lot 18 & 19)
12 Clearwater Cove-West Harbour (Lot 7)		
13 & 13A Clearwater Cove-West Harbour (Lot 2 & 16)		
16 Clearwater Cove-West Harbour (Lot 13)		
17 Clearwater Cove-West Harbour (Lot 6)		
18 Clearwater Cove-West Harbour (Lot 11)		
19 Clearwater Cove-West Harbour (Lot 10)		
20 Clearwater Cove-West Harbour (Lot 20)		
8 Clearwater Cove-West Harbour (Lot 8)		
Launch Road Access Launch Road, Hobsonville (Licence)		
YDL Building, Launch Road, Hobsonville		
92 Trig road , Whenuapai		
Waiheke	10 Ocean View 51191 Matiatia 10OceanView 108-110 Ostend Road - Administration Shed	
	2 Korora Road (Cafe & Restaurant)	
	2 Korora Road, Waiheke WHI-VF 4-6 Belgium Street (Unit 1) - Waiheke Island	
	7 Waitai Road (Building 1) - Waiheke Island	

Local Board	Property Address
Waitakere Ranges	88 Onetangi Rd (Comm Garden Centre Site)
	112 Glendale GLE VF 2 Ceramco Park/ Glen Eden 202 West Coast Road
	204 West Coast Road
	206 West Coast Road
	208 West Coast Road
	21 Seaview Road - Piha
	300 Scenic Dr 50285 Log Rd Te Ahua
	449 Huia Road - Laingholm
	60A Glenmall Place
	60B Glenmall Place
	60C Glenmall Place
	60D Glenmall Place
	Exhibition Drive (Water Tank) - Titirangi
	Exhibition Drive, (Cell Site 3)
	Exhibition Drive, Water Tank (Cell Site 2)
Exhibition Drive, Water Tank (Cell site) - Titirangi	
FF -First Level Offices Tenancy	
Waitemata	Quinns Rd 10140 Quinns Rd Radio Station
	2 Sturdee Street, Auckland Central
	106 Cook Street - Auckland Central
	12-14 Customs Street - Auckland Central
	135 Albert Street - All level 18 & part level 19
	135 Albert Street - ATM machine
	135 Albert Street - Basement Equipment & Roof Antenna
	135 Albert Street - Part level 19
	198-200 Victoria Street West - Auckland Central
	19A Princes Street - Auckland Central
	2 Sturdee St, Shout Advertising Ltd
	20 Hopetoun St under Hopetoun&Howe LAND
	20 Park Road (Auckland Domain Kiosk) - Auckland Central
	203-271 Victoria Street West (Caretakers Cottage)
	21 Newton Road - Newton
21 Princes Street - Auckland Central	
23-25 Princes Street - Auckland Central	
24 Wellesley Street West - Auckland Central	

Local Board	Property Address
	24 Wellesley Street West - Cafe
	254 Ponsonby Road - Ponsonby
	27 Balfour Road (Gladstone Park) - Parnell
	27 Princes Street - Auckland Central
	29 Princes Street (Ground Floor) - Auckland Central
	29 Princes Street (Level 1) - Auckland Central
	3 Ponsonby Road - Ponsonby
	3 Pratt Street - Freemans Bay
	313 Queen Street (First Floor) - Auckland Central
	313 Queen Street (Lower Basement) - Auckland Central
	315 Queen Street - Auckland Central
	315-317 Queen Street (Basement)
	317 Queen Street - Auckland Central
	319 Queen Street - Auckland Central
	321 Queen St, First and Ground Floor
	329 Queen Street - Auckland Central
	33-43 Princes Street Carpark - Albert Park
	4 Poynton Terrace - Auckland Central
	44-48 Lorne Street (Auckland Central Library)
	44-48 Lorne Street (Lower Basement Academy Cinema)
	52 High Street (Victoria Street Carpark) - Auckland Central
	54 High Street - Auckland Central
	545 Parnell Road (Ground Floor) - Parnell
	545 Parnell Road (Part 1st floor & ground floor) - Parnell
	594 Great North Rd, Grey Lynn LAND
	64-66 High Street - Auckland Central
	73-78 Customs Street (Downtown Carpark)
	73-78 Customs Street West - Basement Carpark
	73-81 Customs Street West (Downtown Carpark)
	84 St Marys Road - Ponsonby
	85-87 Gladstone Road
	86-102 Customs Street West (Tepid Baths Physio Room)

Local Board	Property Address
	Carpark 1 & 2 Bowen Lane
	Carpark 3 & 4 Bowen Lane
	Carpark 5 Bowen Lane
	Level 7 Bledisloe
Whau	10 Fremlin Place - Avondale
	109 Archibald 64090190-VF Archibald Park
	109 Archibald Rd 51760 Archibald Park T
	13 Crown Lynn Place - New Lynn
	13 Fruitvale 51768 Kelston Sth Mason Prk
	18 Elm Street, Avondale
	3001a Great North Road (Whau Bridge Reserve) - New Lynn
	38 Willerton Av 64090193 VF Lawson Park
	38 Willerton Ave 51769 Lawson Park T
	713-743 Rosebank Rd, Avondale

Residential Managed

Local Board	Property Address
Albert-Eden	1 Seychelles Street - Mt Albert
	1/486 Dominion Road - Mt Eden
	2/486 Dominion Road - Mt Eden
	250 Mt Eden Road - Mt Eden
	4/486 Dominion Road - Mt Eden
	49 Sutherland Road, Mount Albert
	50 Malvern Road - Mt Albert
Devonport-Takapuna	102 Anzac Street - Takapuna
	52 King Edward Parade - Devonport
	55 King Edward Parade - Devonport
	56 King Edward Parade - Devonport
Franklin	1377 East Coast Road - Kaiua
	1793 East Coast Road - Waharau Regional Park
	2 Omana Beach Road, Meraetai
	234 Falls Road - Papakura
	24 Saleyard Road - Whitford
	28 Lockwood Road Papakura
	30 Saleyard Road - Whitford
	403A Trig Road - Whitford
	403B Trig Road - Whitford
	41 Whitford-Maraetai Road - Whitford
	57 Monument Road - Clevedon
	751 Whitford-Maraetai Road - Whitford
	8 North Road - Clevedon

Local Board	Property Address	
Henderson-Massey	1/370 Triangle Road	
	19 Longbush Road (aka 465 Te Atatu Rd)	
	2/370 Triangle Road	
	298 Lincoln Road	
	298a Lincoln Road	
	306 Lincoln Road, Henderson	
	308 Lincoln Road, Henderson	
	310 Lincoln Road, Henderson	
	322 Lincoln Road	
	366 Triangle Road	
	4/222 Edmonton Road, Te Atatu South	
	40 Trig Road, Whenuapai	
	41 Wilsher Crescent - Henderson	
	62 Edmonton Road - Henderson	
	79 Glen Road - Ranui	
	Hibiscus and Bays	1/490 Whangaparaoa Road - Stanmore Bay
		1/498 Whangaparaoa Road - Stanmore Bay
1/529 Whangaparaoa Road - Stanmore Bay		
1501 Whangaparaoa Road - Army Bay		
2/490 Whangaparaoa Road - Stanmore Bay		
2000 Beach Road - Rangers House		
3/529 Whangaparaoa Road - Stanmore Bay		
4/529 Whangaparaoa Road - Stanmore Bay		
486 Whangaparaoa Road - Stanmore Bay		
488 Whangaparaoa Road - Stanmore Bay		

Local Board	Property Address
Howick	502 Whangaparaoa Road - Stanmore Bay
	563 Whangaparaoa Road - Stanmore Bay
	565 Whangaparaoa Road - Stanmore Bay
	616A Whangaparaoa Road - Stanmore Bay
	1 Fremantle Place (aka 2/201 Ti Rakau Drive)
	1/1 Roseburn Place - Pakuranga
	1/1 Snell Place, Pakuranga
	1/123 Ti Rakau Drive - Pakuranga
	1/15 William Roberts Road - Pakuranga
	1/155 Ti Rakau Drive - Pakuranga
	1/157 Ti Rakau Drive - Pakuranga
	1/161 aka 161A Ti Rakau Drive - Pakuranga
	1/165 Ti Rakau Drive - Pakuranga
	1/167 Ti Rakau Drive - Pakuranga
1/173 Pakuranga Road - Pakuranga	
1/178 Gossamer Drive - Pakuranga Heights	
1/179 Ti Rakau Drive, Pakuranga	
1/181 Ti Rakau Drive - Pakuranga	
1/199 Ti Rakau Drive - Pakuranga	
1/201 Ti Rakau Drive - Pakuranga	
1/25 Ti Rakau Drive, Pakuranga	
1/25 Williams Avenue - Pakuranga	
1/34 Pakuranga Road - Pakuranga	
1/5A William Roberts Road, Pakuranga	
1/7 William Roberts Road - Pakuranga	
1/77 Ti Rakau Drive - Pakuranga	

Local Board	Property Address
	1/8 Seven oaks
	1/85 Ti Rakau Drive, Pakuranga
	10a Seven oaks Pakuranga
	11 William Roberts Road - Pakuranga
	112R Selwyn Road - Cockle Bay
	12 Bolina Crescent - Pakuranga
	12 Seven oaks Pakuranga
	125 Ti Rakau Drive, Pakuranga
	127 Ti Rakau Drive, Pakuranga
	13 William Roberts Road - Pakuranga
	133 Ti Rakau Drive, Pakuranga
	135 Murphys Road - Flat Bush
	135 Ti Rakau Drive, Pakuranga
	14 Litten Road - Cockle Bay
	141 Ti Rakau Drive, Pakuranga
	143 Ti Rakau Drive, Pakuranga
	147 Ti Rakau Drive, Pakuranga
	149 Ti Rakau Drive, Pakuranga
	151 Ti Rakau Drive, Pakuranga
	157 Flat Bush School Road - Flat Bush
	157 Murphys Road, Flat Bush
	159 Ti Rakau Drive - Pakuranga
	163 Ti Rakau Drive, Pakuranga
	167 Edgewater Drive, Pakuranga
	169 Ti Rakau Drive, Pakuranga

Local Board**Property Address****170 Gossamer Drive - Pakuranga Heights****173 Ti Rakau Drive, Pakuranga****174 Gossamer Drive - Pakuranga Heights****179 Pakuranga Road - Pakuranga****18 Kerswill Place, Pakuranga****18 Nagle Place, Howick****181 Pakuranga Road - Pakuranga****185 Pakuranga Road - Pakuranga****187 Pakuranga Road - Pakuranga****187 Ti Rakau Drive - Pakuranga****187A Pakuranga Road - Pakuranga****189 Ti Rakau****193A Ti Rakau Drive, Pakuranga****195 Ti Rakau Drive - Pakuranga****2 Alexia Place, Flat Bush****2 Edgewater Drive, Pakuranga****2/1 Snell Place, Pakuranga****2/15 William Roberts Road - Pakuranga****2/155 Ti Rakau Drive - Pakuranga****2/157 Ti Rakau Drive - Pakuranga****2/161aka 161B Ti Rakau Drive - Pakuranga****2/165 Ti Rakau Drive - Pakuranga****2/167 Ti Rakau Drive - Pakuranga****2/171 Ti Rakau Drive, Pakuranga****2/178 Gossamer Drive, Pakuranga Heights****2/179 Ti Rakau Drive - Pakuranga**

Local Board	Property Address
	2/181 Ti Rakau Drive - Pakuranga
	2/199 Ti Rakau Drive - Pakuranga
	2/25 Ti Rakau Drive, Pakuranga
	2/5 William Roberts Road - Pakuranga
	2/6 Dillimore Avenue, Pakuranga
	2/7 William Roberts Road - Pakuranga
	2/77 Ti Rakau Drive, Pakuranga
	2/81 Ti Rakau Drive, Pakuranga
	2/85 Ti Rakau Drive, Pakuranga
	21 Millen Avenue - Pakuranga
	216 Ti Rakau Drive, Pakuranga
	220 Ti Rakau Drive, Pakuranga
	222 Ti Rakau Drive - Pakuranga
	242 Redoubt Road, Manukau
	27 Ti Rakau Drive, Pakuranga
	27A Ti Rakau Drive - Pakuranga
	2a William Roberts Road - Pakuranga
	3/123 Ti Rakau Drive, Pakuranga
	3/173 Pakuranga Road - Pakuranga
	3/7 William Roberts Road - Pakuranga
	37 Spalding Rise, Howick
	37 Ti Rakau Drive - Pakuranga
	39 Spalding Rise, Howick
	39 Ti Rakau Drive - Pakuranga
	4 Mattson Road, Pakuranga

Local Board**Property Address****4/173 Pakuranga Road - Pakuranga****41 Spalding Rise, Howick****41 Ti Rakau Drive - Pakuranga****43 Ti Rakau Drive, Pakuranga****45 Ti Rakau Drive - Pakuranga****47 Puma Drive, Golflands****47 Ti Rakau Drive, Pakuranga****49 Ti Rakau Drive, Pakuranga****5 Mattson Road, Pakuranga****51 Ti Rakau Drive, Pakuranga****53 Ti Rakau Drive, Pakuranga****53A Ti Rakau Drive, Pakuranga****55 Ti Rakau Drive, Pakuranga****55A Ti Rakau Drive, Pakuranga****57 Ti Rakau Drive, Pakuranga****59 Ti Rakau Drive, Pakuranga****60 Redoubt Road, Manukau****61 Ti Rakau Drive, Pakuranga****63 Ti Rakau; George****63a Ti Rakau Drive Pakuranga****68 Tiger Drive, Golflands****70 Tiger Drive, Golflands****73 Ti Rakau Drive, Pakuranga****73A Ti Rakau Drive, Pakuranga****75 Ti Rakau Drive, Pakuranga****76 Tiger Drive, Golflands**

Local Board	Property Address
	79 Ti Rakau Drive - Pakuranga
	9 Chevis Place, Pakuranga
	9 Marriott Road, Pakuranga
	9 William Roberts Road - Pakuranga
	93A Ti Rakau Drive, Pakuranga
	19 & 19a Dale Crescent
	131 Ti Rakau Drive
Kaipatiki	1/60 Colonial Road - Birkenhead
	2/60 Colonial Road - Birkenhead
	3/60 Colonial Road - Birkenhead
	4/60 Colonial Road - Birkenhead
	40A College Road, Northcote
	5/60 Colonial Road - Birkenhead
	6/60 Colonial Road - Birkenhead
	9/60 Colonial Road - Birkenhead
Mangere-Otahuhu	13A Ashley Avenue - Mangere East (Unit 53)
	3R Taylor Road - Mangere Bridge
	41 Ambury Road - Mangere Bridge
	619 Oruarangi Road - Mangere
	7 Coronation Road, Flat 61 - Mangere Bridge
Manurewa	101 Redoubt Road, Manukau Central
	103A Redoubt Road, Manukau Central
	105A Redoubt Road, Manukau
	105B Redoubt Road, Manukau
	107 Redoubt Road, Manukau Central

Local Board**Property Address****109A Redoubt Road, Manukau Central****109B Redoubt Road, Manukau****111 Redoubt Road, Manukau****113 Redoubt Road, Manukau****119 Redoubt Road, Manukau Central****121 Redoubt Road, Manukau Central****125 Redoubt Road, Manukau****127 Redoubt Road, Manukau****143 Redoubt Road - The Gardens (aka 90R Wairere Road)****159 Redoubt Road - The Gardens (aka 90R Wairere Road)****177 Everglade Drive - Manurewa****177 Redoubt Road, Manukau****181 Redoubt Road, Manukau****1B Everglade Drive, Goodwood Heights****2 Birchlea Rise, Manukau Central****2/97 Mahia Road - Manurewa****317 Redoubt Road, Manukau Central****321 Redoubt Road, Manukau****329 Redoubt Road, Manukau****345 Redoubt Road - Manukau****347 Redoubt Road, Manukau Central****35A Redoubt Road, Manukau Central****35B Redoubt Road, Manukau****41 Gibbons Road - Weymouth****41A Redoubt Road, Manukau****43 Redoubt Road, Manukau**

Local Board	Property Address
	47 Redoubt Road, Goodwood Heights
	5 Everglade Drive, Manukau Central
	57 Redoubt Road, Manukau
	65 Redoubt Road, Manukau Central
	67 Redoubt Road, Manukau Central
	75 Redoubt Road, Manukau
	89 Redoubt Road Manukau
	9 Everglade Drive, Manukau Central
	333 Redoubt Road
Maungakiekie-Tamaki	1/154 Mt Wellington Highway, Mt Wellington
	1/156 Mt Wellington Highway, Mt Wellington
	1/224 Mt Wellington Highway, Mt Wellington
	1/246 Mt Wellington Highway, Mt Wellington
	1/26 Waipuna Rd, Mt Wellington
	114 Mt Wellington Highway, Mt Wellington
	116 Mt Wellington Highway, Mt Wellington
	184 Mt Wellington Highway, Mt Wellington
	2/10 Waipuna Road - Mt Wellington
	2/124 Mt Wellington Highway, Mt Wellington
	2/126 Mt Wellington Highway, Mt Wellington
	2/22 Waipuna Road - Mt Wellington
	2/224 Mt Wellington Highway, Mt Wellington
	2/26 Waipuna Rd, Mt Wellington
	220 Mt Wellington Highway, Mt Wellington
	28A Waipuna Road - Mt Wellington

Local Board	Property Address	
	28B Waipuna Road, Mount Wellington	
	3/126 Mt Wellington Highway, Mt Wellington	
	3/26 Waipuna Rd, Mt Wellington	
	31 Cleary Road - Panmure	
	32 Church Crescent - Panmure	
	33A Cleary Road - Panmure	
	33B Cleary Road - Panmure	
	33C Cleary Road - Panmure	
	4/126 Mt Wellington Highway, Mt Wellington	
	4/26 Waipuna Rd, Mt Wellington	
	48 Lagoon Drive - Panmure	
	6/126 Mt Wellington Highway, Mt Wellington	
	670 Manukau Road - Epsom	
	7/126 Mt Wellington Highway, Mt Wellington	
	Orakei	275 St Johns Road - St Johns (Flat 1)
		275 St Johns Road - St Johns (Flat 2)
Otara-Papatoetoe	10 Lansdown Avenue - Papatoetoe	
	108 Prices Road - Manukau	
	334 East Tamaki Road (Hampton Park)	
	56 Redoubt Road, Manukau Central	
Papakura	1/30 Pricor Street - Papakura (EXT)	
	1344 Alfriston Road, Ardmore	
	152 Dominion Road (Residential) - Papakura	
	179 Park Estate Road, Rosehill	
	28 Pricor Street - Papakura (EXT)	
	377 Great South Road - Papakura (EXT)	

Local Board	Property Address	
Puketapapa	72 Wood Street - Papakura (EXT)	
	1/1095 Dominion Road - Mt Roskill	
	1087 Dominion Road - Mt Roskill	
	1087A Dominion Road - Mt Roskill	
	1089 Dominion Road - Mt Roskill	
	1093 Dominion Road - Mt Roskill	
	1093A Dominion Road - Mt Roskill	
	1097 Dominion Road - Mt Roskill	
	1099 Dominion Road - Mt Roskill	
	2/1089 Dominion Road - Mt Roskill	
	2/1095 Dominion Road - Mt Roskill	
	2/41 Denbigh Avenue - Mt Roskill	
	Rodney	124 Green Road - Dairy Flat
		184 Hungry Creek Road - Warkworth
290 Mahurangi East Road - Snells beach		
2911 South Head Road - South Kaipara		
3202 South Head Road, South Head		
3218 South Head Road, South Head		
3308 South Head Road (RES), South Head		
37 Schischka Road - Wenderholm Regional Park		
414 Run Road - Takahe Cottage		
447 Motutara Rd - Muriwai		
458 Motutara Rd - Muriwau		
73A Muriwai Road - Waimauku		
98 Green Road - Dairy Flat		

Local Board	Property Address
	Takatu Road -Tawharanui Regional Park (Rangers House)
Upper Harbour	131 Clark Rd, Hobsonville RESIDENTIAL
	335 Dairy Flat Highway, Lucas Heights
	56 Churchouse Road - Greenhithe
Waitakere Ranges	1 Waikumete Road - Glen Eden
	10 Pine Avenue - Cornwallis
	10 Western Road - Laingholm
	1320 Huia Road - Huia
	1332 Huia Rd - Huia
	150 Mountain Road- Henderson Valley
	172 Godley Road - Green Bay
	23 Huia Dam Rd - Huia
	29 Whatipu Road - Huia
	5 Quinns Road - Waiatarua
	515 Scenic Drive - Rose Hellaby House
	6 Glenview Road - Glen Eden
	60 Anawhata Rd - Waitakere West
	73A Falls Road - Te Hanga
Waitemata	18 Howe Street - Freemans Bay
	2 Judges Bay Road - Parnell
	24 St Marys Road - Ponsonby
	29A Francis Street, Grey Lynn
	29B Francis Street, Grey Lynn
	3A Larchwood Avenue, Westmere
Whau	11B Taunton Terrace aka 69-79 Endeavour Street
	33-37 Eastdale Road - Avondale

Local Board	Property Address

Waterfront Commercial

Local Board	Property Address
Waitemata	141-151 Westhaven Drive - Buoy Cafe
	Westhaven Marina North / 141-151 Westhaven Drive Leased Land
	141-151 Westhaven Drive - Retail
	157-159 Westhaven Drive
	131-137 Westhaven Drive (Marina Office)
	79-85 Westhaven Drive
	103-113 Westhaven Dr L1 Sails Restaurant
	103-113 Westhaven Dr Ground Floor Unit A
	103-113 Westhaven Dr Ground Floor Unit B
	103-113 Westhaven Dr Ground Floor Unit C
	103-113 Westhaven Dr Grd Floor UnitD&E
	103-113 Westhaven Dr Grd Floor UnitF,G,H
	103-113 Westhaven Dr Ground Floor Unit I
	103-113 Westhaven Dr Ground Flr Pt UnitA
	103-113 Westhaven Dr
	31 Westhaven Dr (Z Pier) Unit 1
	31 Westhaven Dr (Z Pier) Unit 2 Cafe
	31 Westhaven Dr (Z Pier) Unit 4 Restrnt
	31 Westhaven Dr
	126 Halsey Street (Flowers Building)
	101 Pakenham Street (Lysaght Building)
	North Wharf East Pavillion Tenancy 1
	North Wharf East Pavillion Tenancy 2
	North Wharf East Pavillion Tenancy 3
	North Wharf East Pavillion Tenancy 4
	North Wharf Cargo Shed
	North Wharf West Pavillion 2 Tenancy 1
	North Wharf West Pavillion 2 Tenancy 2
	North Wharf West Pavillion 2 Tenancy 3
	North Wharf West Pavillion 1 Tenancy 1
	North Wharf West Pavillion 1 Tenancy 2
	North Wharf - Common Area
	Te Wero Island - Cell Phone Site
	Shed 10 - Cell Phone Site 1
	Shed 10 - Cell Phone Site 2
	65-75 Jellicoe St - Silo 6 Cell Phonr Site
	141-151 Westhaven Drive Leased Land
	165-167 Westhaven Drive Leased Land
	173-175 Westhaven Drive Leased Land
	181-185 Westhaven Drive Leased Land
	Wynyard Wharf - Sealink
	8-34 Brigham Street
	36-54 Brigham Street
	56-90 Brigham St. Carpark (220 spaces)
92-150 Brigham Street	
44-56 Hamer Street	
38-42 Hamer St-VOS Shed Land	
14-22 Hamer Street Land	
24 Hamer Street Land	
14-22 Hamer Street Waterspace 8	
26-36 Hamer Street Land	
26-36 Hamer Street Waterspace 10 (36A)	
110-130 Hamer Street Land	

Local Board	Property Address
	58-108 Hamer Street Leased Land
	22 Jellicoe Street
	32 Jellicoe Street
	138 Halsey St - ASB Theatre Leased Land
	10-26 Jellicoe Street - KIPT Leased Land
	142-148 Beaumont Street
	142-148 Beaumont Street Waterspace 1
	164-188 Beaumont Street-Superyacht Base
	31-79R Daldy Street
	20 Madden Street - Site 5A
	8 Madden Street - Site 5B
	28 Madden Street - East 1
	11 Madden Street
	Cnr Madden an Daldy Street
	37-55 Madden-Jellicoe St Cell Phone Site
	37-55 Madden St - Sustainable Coastlines
	141 Pakenham Street West - East 2
	132 Halsey Street - Site 7
	117 Pakenham Street - Parking 1
	117 Pakenham Street - Parking 5
	117 Pakenham Street - Site 6A
	143 Beaumont St - Hirepool
	143 Beaumont St - Holton Marine
	143 Beaumont Street - Integrated Marine
	159 Beaumont Street - West 1
	North Wharf East Pavillion Tenancy 1 Ext
	North Wharf East Pavillion Tenancy 3 Ext
	North Wharf East Pavillion Tenancy 4 Ext
	North Wharf Cargo Shed Ext
	North Wharf West Pav 1 Tenancy 1 Ext
	North Wharf West Pav 1 Tenancy 2 Ext
	North Wharf West Pav 2 Tenancy 1 Ext
	North Wharf West Pav 2 Tenancy 3 Ext
	Maritime Museum Leased Land
	149-159 Quay Street
	Hobson Wharf Leased Land OutdoorLicense1
	Hobson Wharf Leased Land OutdoorLicense2
	Hobson Wharf Leased Land OutdoorLicense3
	204 Quay Street Leased Land
	57 Market Pl Leased Land OutdoorLicense1
	57 Market Pl Leased Land OutdoorLicense2
	57 Market Pl Leased Land OutdoorLicense3
	57 Market Pl Leased Land OutdoorLicense4
	99 Halsey - Park Hyatt Hotel Leased Land
	Wynyard Central / 31-79 Daldy Street
	North Wharf Outdoor Area Licenc fee
	North Wharf fitout contribution
	North Wharf leasing commission
	ATEED Lysaght fitout 31.07.2018 101 Pakenham Street
	North Wharf Gas
	Wynyard Quarter / 37-55 Madden-Jellicoe St Cell Phone Site
	Wynyard Central / 31-79R Daldy Street
	Wynyard Central / 124 Halsey Street - Site 6B
	164-188 Beaumont Streetnew site 18 Orams (excl ASB 100 carparks)
	Wynyard Quarter / 37-55 Madden St - Jellicoe St Carpark

Local Board**Property Address****Wynyard Quarter / 37-55 Madden St - Jellicoe St Carpark****Z Pier Charter Base 31 Westhaven Drive / 31 Westhaven Dr (Z Pier) Carpark****Wynyard Point / Wynyard Wharf Open Space**

Dinghy Locker
3rd Party Lease
Business Interest

Dinghy Locker

Local Board	Property Address
Misc Local Board-Dinghy Locker	Dinghy Locker

3rd Party Lease

Local Board	Property Address
Albert-Eden	915 New North Rd, Mt Albert-Parking Zone A
	915 New North Rd, Mt Albert-Parking Zone B
	915-927 New North Rd, Mt Albert-Tramco Site
	915-927New North Rd, Mt Albert-Tramco / 927 New North Rd, Mt Albert-Tramco Site
	923 New North Rd, Mt Albert-Tramco Site
	927 New North Rd, Mt Albert-Tramco Site
Upper Harbour	922195 HOBSONVILLE MARINA LTD

Business Interest

Local Board	Property Address
Franklin	Waste disposal svc whtfd
Howick	Greenmount Lanfill
Waikehe	Waitakere Quarry 88 Onetangi Road - Hoporata Quarry
Great Barrier	Gt Barrier Quarry 25 Hector Sanderson Rd

					TOTAL	619	863	10,654	12,136	Jun-18	JUN 19	JUN 20	JUN 21	JUN 23	JUN 28	POST 28	JUN21	
Suburb	#	St Name	T-U-S	T-U-IGNORE	STATUS	COMPLETE	UNDERWAY	PLANNED	DWELLINGS	NOW	1 YR	2 YR	3 YR	5 YR	10 YR	> 10 YR	0	1,296
																	1-3	INC
Avondale		96 St. Georges St , Avondale	Unlock Avondale	UNLOCK	Complete	92			92	92							0	0
Avondale		03-39 Whakawhiti Loop Avondale (NZHF)	Unlock Avondale	UNLOCK	Complete	33			33	33							0	0
Avondale		24-26 Racecourse Parade (Ockhams"Set" Devt)	Unlock Avondale	UNLOCK	Complete	42			42	42							0	0
Avondale		24-26 Racecourse Parade (Ockhams"Set" Devt)	Unlock Avondale	UNLOCK	Underway		30		30		30						0	30
Avondale		18 Elm St	Unlock Avondale	UNLOCK	Forecast			140	140					140			0	0
Avondale		10 Racecourse Parade	Unlock Avondale	UNLOCK	Forecast			200	200					200			0	0
Avondale		22 Elm St (Avondale Jockey Club)	Unlock Avondale	UNLOCK	Forecast			30	30						30		0	0
Avondale		1817 GNR (lot 1 DP514556)	Unlock Avondale	UNLOCK	Forecast			40	40						40		0	0
Avondale		93-99 Rosebank Rd (Community Centre)	Unlock Avondale	UNLOCK	Forecast			40	40						40		0	0
Avondale		Lots 1 & 2 DP 186527 (aka Avondale Central)	Unlock Avondale	UNLOCK	Forecast			90	90						90		0	0
Flat Bush		Lot 3, #187 FBSR	Unlock Ormiston/Flatbush	UNLOCK	Forecast			10	10			10					0	10
Flat Bush		Lot 4, #187 FBSR	Unlock Ormiston/Flatbush	UNLOCK	Forecast			22	22				22				0	22
Flat Bush		Lot 5, #187 FBSR	Unlock Ormiston/Flatbush	UNLOCK	Forecast			71	71					71			0	0
Flat Bush		Lot 1, #187 FBSR	Unlock Ormiston/Flatbush	UNLOCK	Underway		30		30			30					0	30
Hobsonville		The Airfields Megalot 1 (AV Jennings)	Unlock Hobsonville	UNLOCK	Complete	42			42	42							0	0
Hobsonville		The Airfields Megalot 1 (AV Jennings)	Unlock Hobsonville	UNLOCK	Underway		60		60		60						0	60
Hobsonville		The Airfields Megalot 2 (Stage 2)	Unlock Hobsonville	UNLOCK	Forecast			139	139			139					0	139
Hobsonville		The Airfields Megalot 2 (Stage 3)	Unlock Hobsonville	UNLOCK	Forecast			200	200					200			0	0
Hobsonville		The Airfields Megalot 2 (Stage 4)	Unlock Hobsonville	UNLOCK	Forecast			171	171						171		0	0
Hobsonville		The Airfields Megalot 3-6 (balance, consented)	Unlock Hobsonville	UNLOCK	Forecast			278	278					140	138		0	0
St Johns		84 - 100 Morrin Rd (Section 4)	Support Colin Maiden Offsets	SUPPORT	Forecast			12	12					12			0	0
St Johns		84 - 100 Morrin Rd (Section 1)	Support Colin Maiden Offsets	SUPPORT	Forecast			220	220						220		0	0
Flat Bush		66 FBSR (Ormiston SHA) Todd	Unlock Ormiston/Flatbush	UNLOCK	Complete	63			63	63							0	0
Ormiston		191-226 Ormiston Rd S1	Unlock Ormiston/Flatbush	UNLOCK	Forecast			450	450						450		0	0
Flat Bush		66 FBSR (OrmiSt on SHA) Todd	Unlock Ormiston/Flatbush	UNLOCK	Underway		342		342					342			0	0
Avondale	53	Powell St	Unlock Avondale	UNLOCK	Forecast			1	1						1		0	0
Epsom	16A	Belvedere St	Disposal	OTHER	Forecast			1	1						1		0	0
Glen Eden	33b	Brandon Rd	Disposal	OTHER	Forecast			10	10						10		0	0
Glen Eden	2/22	Woodglen Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Glen Eden	1/12	Woodglen Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Glen Eden	14b	Woodglen Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Henderson	125A	Millbrook Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Kaukapakapa	1079a	Kaipara CoaSt Highway	Disposal	OTHER	Forecast			3	3						3		0	0
Kohimarama	19B	Whytehead Cres	Disposal	OTHER	Forecast			1	1						1		0	0
Leigh		Pakiri Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Leigh	23	Seaview Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Mangere	84	Henwood Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Mangere	15R	Kiekie Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Mangere East	68	Henwood Ave	Disposal	OTHER	Forecast			3	3						3		0	0
Mt Albert	46-50	Balmoral Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Mt Eden	514	Dominion Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Mt Wellington	474	Ellerslie-Panmure Highway	Disposal	OTHER	Forecast			1	1						1		0	0
Onehunga	7	Maria St	Disposal	OTHER	Forecast			1	1						1		0	0
Orewa	46-48	Centreway Rd	Disposal	OTHER	Forecast			7	7						7		0	0
Orewa	87	Tauranga Pl	Disposal	OTHER	Forecast			1	1						1		0	0
Orewa	51	WeSt Hoe Rd	Disposal	OTHER	Forecast			4	4						4		0	0
Otara	29	Wymondley Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Pakuranga	29	Edgewater Drive	Disposal	OTHER	Forecast			2	2						2		0	0
Pakuranga	29	Tiraumea Drive	Disposal	OTHER	Forecast			1	1						1		0	0
Pakuranga	14	Undine St	Disposal	OTHER	Forecast			2	2						2		0	0
St Johns		Donnelly St (aka 120 Abbotts Way)	Support Colin Maiden Offsets	SUPPORT	Forecast			100	100						100		0	0
Takanini	39	Taka St	Disposal	OTHER	Forecast			2	2						2		0	0
Te Henga	11	Falls Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Te Henga	13-15	Falls Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Te Henga	74	Te Henga Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Te Henga	76	Te Henga Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Whitford	14	SandSt one Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Woodhill	n/a	McPike Rd	Disposal	OTHER	Forecast			1	1						1		0	0
Avondale	27-43	Powell St	Unlock Avondale	UNLOCK	Complete	35			35	35							0	0
Dairy Flat	7-9	Undine St	Disposal	OTHER	Complete	4			4	4					0		0	0
Mt Roskill	71-75	Denny Ave	Disposal	OTHER	Complete	7			7	7					0		0	0
Manukau		770R Gt South Rd (Ramada Inn)	Disposal	OTHER	Underway		67		67			67					0	67
Wynyard Quarter		WQ - Lot 4 DP 490387 (Willis Bond, "Wynyard Central")	Transform Wynyard Quarter	TRANSFORM	Complete	113			113	113							0	0
Wynyard Quarter		WQ - 164-188 Beaumont St (Site 18,26)	Transform Wynyard Quarter	TRANSFORM	Forecast			125	125					125			0	0
Wynyard Quarter		WQ - 37-55 Madden St (Jellicoe Public Carpark)	Transform Wynyard Quarter	TRANSFORM	Forecast			200	200						200		0	0
Wynyard Quarter		WQ - West 2 (Willis Bond, Residential)	Transform Wynyard Quarter	TRANSFORM	Forecast			120	120					120			0	0
Wynyard Quarter		WQ - East 1 (Willis Bond, Residential)	Transform Wynyard Quarter	TRANSFORM	Forecast			120	120					120			0	0
Wynyard Quarter		WQ - Lot 1 DP 490387 (Willis Bond, 30 Madden) Stage 2A	Transform Wynyard Quarter	TRANSFORM	Underway		90		90				90				0	90
Wynyard Quarter		WQ - Lot 1 DP 490387 (Willis Bond, 30 Madden) Stage 2B	Transform Wynyard Quarter	TRANSFORM	Underway		63		63				63				0	63

Wynyard Quarter	WQ -Lot 7 DP 490387 (Willis Bond, 132 Halsey)	Transform Wynyard Quarter	TRANSFORM	Underway		51		51		51						0	51
Northcote	Block 1 Tahi	Unlock Northcote	UNLOCK	Forecast			64	64				64				0	0
Northcote	Block 2 Rua	Unlock Northcote	UNLOCK	Forecast			65	65				65				0	0
Northcote	Block 3 Toru	Unlock Northcote	UNLOCK	Forecast			86	86				86				0	0
Northcote	Block 5 Rima	Unlock Northcote	UNLOCK	Forecast			70	70					70			0	0
Northcote	Block 6 Ono	Unlock Northcote	UNLOCK	Forecast			151	151				151				0	0
Northcote	Block 7 Whitu	Unlock Northcote	UNLOCK	Forecast			117	117					117			0	0
Northcote	Block 8 Waru	Unlock Northcote	UNLOCK	Forecast			24	24					24			0	0
Northcote	Block 9 Iwa	Unlock Northcote	UNLOCK	Forecast			103	103				103				0	0
Northcote	Block 12 College Rd	Unlock Northcote	UNLOCK	Forecast			100	100					100			0	0
Green Bay	81A Godley Rd (vacant HFOP Site)	Unlock HAUMARU	UNLOCK	Forecast			40	40			40					0	40
Mangere Bridge	7 Coronation Rd (Bridge Court)	Unlock HAUMARU	UNLOCK	Forecast			82	82				32	50			0	0
Narrow Neck	16 Handley Ave (Handley Court)	Unlock HAUMARU	UNLOCK	Forecast			6	6				6				0	0
Northcote	27-31 Greenslade Cres (Greenslade Court)	Unlock HAUMARU	UNLOCK	Forecast			28	28				28				0	0
Papatoetoe	27 St George Street, Papatoetoe (Council Site, Market garden)	Unlock HAUMARU	UNLOCK	Forecast			40	40				40				0	0
Henderson	23 Henderson Valley Rd (Market housing ex Wilsher site)	Unlock HAUMARU	UNLOCK	Forecast			200	200				100	100			0	0
Henderson	31- 33 Henderson Valley Rd (ex Wilsher Village)	Unlock HAUMARU	UNLOCK	Underway		40		40		40						0	40
Region	1,412 new HFOP less above 200 (40 x 5)	Unlock HAUMARU	UNLOCK	Forecast			1,152	1,152					1152			0	0
Panmure	Map Ref 02 - 59 Mountain Rd	Unlock Panmure	UNLOCK	Forecast			56	56			56					0	56
Panmure	Map Ref 16 - 3 Kings Rd	Unlock Panmure	UNLOCK	Forecast			47	47				47				0	0
Panmure	Map Ref 10 - 7 Mountwell Cres, 15 Forge Way	Unlock Panmure	UNLOCK	Forecast			94	94				94				0	0
Panmure	Map Ref 6-7 (1-5,7,9 Jellicoe Rd)	Unlock Panmure	UNLOCK	Forecast			114	114				50	64			0	0
Panmure	Map Ref 08 (7 addresses)	Unlock Panmure	UNLOCK	Forecast			161	161					161			0	0
Panmure	Map Ref 09 - 535 Ellerslie Panmure Highway	Unlock Panmure	UNLOCK	Forecast			73	73					73			0	0
Panmure	Map Ref 15 : 11-13 Lagoon Drive	Unlock Panmure	UNLOCK	Forecast			23	23				23				0	0
Panmure	Map Ref 12 (5 addresses)	Unlock Panmure	UNLOCK	Forecast			103	103				53	50			0	0
Panmure	Map Ref 13 (6 addresses)	Unlock Panmure	UNLOCK	Forecast			185	185				85	100			0	0
Panmure	Map Ref 14 (2 addresses)	Unlock Panmure	UNLOCK	Forecast			19	19		19						0	19
Panmure	Map Ref 17 (28-30 Pilkington Rd)	Unlock Panmure	UNLOCK	Forecast			66	66				66				0	0
Panmure	Map Ref 11 (2 addresses)	Unlock Panmure	UNLOCK	Forecast			186	186					186			0	0
Henderson	2-4 Henderson Valley Rd, Henderson (incl. Central One)	Unlock Henderson	UNLOCK	Forecast			120	120				120				0	0
Henderson	AC Carpark Sites (various sites)	Unlock Henderson	UNLOCK	Forecast			150	150				150				0	0
Henderson	Henderson Film Studios (various sites)	Unlock Henderson	UNLOCK	Forecast			350	350					350			0	0
Pukekohe	TBC, as at Feb 11-2019 (placekeeper)	Unlock Pukekohe	UNLOCK	Forecast			100	100				50	50			0	0
Manukau	8 Davies Ave	Transform Manukau	TRANSFORM	Forecast			150	150				150				0	0
Manukau	14 Davies Ave	Transform Manukau	TRANSFORM	Forecast			250	250					250			0	0
Manukau	20 Barrowcliffe Place Phase 2 onwards	Transform Manukau	TRANSFORM	Forecast			280	280				280				0	0
Manukau	20 Barrowcliffe Place Phase 1	Transform Manukau	TRANSFORM	Underway		50		50		50						0	50
Papatoetoe	81 - 89 Cambridge Terrace, Papatoetoe	Unlock Papatoetoe	UNLOCK	Complete		8		8		8						0	0
Papatoetoe	21 - 31 St . George St (Tavern Lane Site)	Unlock Papatoetoe	UNLOCK	Forecast			71	71				71				0	71
Papatoetoe	91 Cambridge Terrace, Papatoetoe	Unlock Papatoetoe	UNLOCK	Forecast			21	21				21				0	0
Papatoetoe	BOWLING GREEN	Unlock Papatoetoe	UNLOCK	Forecast			18	18				18				0	0
West Harbour	Westpark Marina	Disposal	OTHER	Forecast			175	175					175			0	0
Mt Eden	214-222 Dominion Rd, 113 Valley Rd, Mt Eden	Support Mt Eden	SUPPORT	Forecast			102	102				102				0	0
Onehunga	9- 21 Waller St	Transform Onehunga	TRANSFORM	Forecast			63	63			63					0	63
Onehunga	Gerrard Beeson Place (East Upper) (SITE B)	Transform Onehunga	TRANSFORM	Forecast			82	82				82				0	82
Onehunga	1 Waiapu Lane (West Lower) (SITE C)	Transform Onehunga	TRANSFORM	Forecast			54	54				54				0	0
Onehunga	Waiapu Lane/ Church St (adaj Countdown) (SITE D)	Transform Onehunga	TRANSFORM	Forecast			104	104				104				0	0
Onehunga	81-87 Church St (SITE A), adj Municipal Place	Transform Onehunga	TRANSFORM	Forecast			67	67				67				0	0
Onehunga	3-5 Pearce St (SITE B) & 17 Upper Municipal Place	Transform Onehunga	TRANSFORM	Forecast			121	121				121				0	0
Onehunga	109- 111 Onehunga Mall	Transform Onehunga	TRANSFORM	Forecast			235	235					235			0	0
Onehunga	55 Onehunga Harbour Rd WITH EWL land take	Transform Onehunga	TRANSFORM	Forecast			385	385					385			0	0
Wynyard Quarter	WQ - Future (Headland Development)	Transform Wynyard Quarter	TRANSFORM	Forecast			700	700						700		0	0
Auckland Central	1 Greys Ave (CAB)	Unlock City Centre	UNLOCK	Forecast			250	250			250					0	250
Takapuna	40 Anzac St	Unlock Takapuna	UNLOCK	Forecast			125	125				125				0	0
Takapuna	Gasometer Site, Northcroft/Huron St	Unlock Takapuna	UNLOCK	Forecast			125	125				125				0	0
Meadowbank	29-31 St Johns Rd	Optimisation	OTHER	Forecast			42	42				42				0	0
Meadowbank	22 Te Hapa Cres	Optimisation	OTHER	Forecast			6	6				6				0	0
Remuera	4 Victoria Ave	Optimisation	OTHER	Forecast			25	25				25				0	0
New Lynn	26-41 Totara Ave- Area B, New Lynn TC	Support New Lynn	SUPPORT	Complete		133		133		133						0	0
Whangaparaoa	17 Link Cres	Support Whangaparaoa	SUPPORT	Complete		47		47		47						0	0
New Lynn	10 Ambrico Place	Support New Lynn	SUPPORT	Forecast			10	10				10				0	0
New Lynn	10-22 Totara Ave- Area C, New Lynn TC	Support New Lynn	SUPPORT	Forecast			50	50				50				0	0
New Lynn	26-40 Totara Ave- Area D, New Lynn TC	Support New Lynn	SUPPORT	Forecast			100	100				100				0	0
Green Bay	83A-83B Godley Rd	Disposal	OTHER	Underway		13		13		6	7					0	13
Whangaparaoa	20 Link Cres	Support Whangaparaoa	SUPPORT	Underway		27	33	60		20	15	15	10			0	50

PANUKU NET NEW DWELLING DELIVERY FORECAST (12-FEB 2019, YR 01 = 2018, YR 10 = 2028)

PROJECT TYPE, BY STATUS	COMPLETE	UNDERWAY	PLANNED	TOTAL			
TRANSFORM	113	254	3,056	3,423	28%		
UNLOCK	315	502	6,667	7,484	62%		
SUPPORT	180	27	627	834	7%		
DISPOSALS, OPTIMISATION	11	80	304	395	3%		
NET NEW DWELLINGS	619	863	10,654	12,136	100%		
GROUP %	5%	7%	88%	100%			
CUMULATIVE %	5%	12%	100%				
PROJECT TYPE, BY DATE	COMPLETE	YR 1-3	YR 4-5	YR 6-10	> YR 10	TOTAL	
TRANSFORM	113	399	1,141	870	900	3,423	28%
UNLOCK	315	767	2,349	2,540	1,513	7,484	62%
SUPPORT	180	50	284	320		834	7%
DISPOSE, OPTIMISE	11	80	73	231		395	3%
NET NEW DWELLINGS	619	1,296	3,847	3,961	2,413	12,136	
GROUP %	5%	11%	32%	33%	20%	100%	
TRANSFORM PROJECTS	COMPLETE	YEAR 1-3	YEAR 4-5	YEAR 6-10	> YR 10	TOTAL	
Wynyard Quarter	113	204	365		900	1,582	46%
Onehunga		145	346	620		1,111	32%
Manukau		50	430	250		730	21%
NET NEW DWELLINGS	113	399	1,141	870	900	3,423	
GROUP %	3%	12%	33%	25%	26%	100%	
UNLOCK PROJECTS	COMPLETE	YR 1-3	YR 4-5	YR 6-10	> YR 10	TOTAL	
Haumaru AKLD		80	174	132	1,202	1,588	21%
Panmure		75	258	794		1,127	15%
Ormiston/Flatbush	63	62	413	450		988	13%
Hobsonville	42	199	340	309		890	12%
Northcote		-	215	254	311	780	10%
Avondale	202	30	340	201		773	10%
Henderson		-	270	350		620	8%
City Centre		250				250	3%
Takapuna		-	250			250	3%
Papatoetoe	8	71	39			118	2%
Pukekohe		-	50	50		100	1%
NET NEW DWELLINGS	315	767	2,349	2,540	1,513	7,484	
GROUP %	4%	10%	31%	34%	20%	100%	
SUPPORT PROJECTS	COMPLETE	YR 1-3	YR 4-5	YR 6-10	> YR 10	TOTAL	
Colin Maiden Offsets		-	12	320		332	
New Lynn	133	-	160			293	
Whangaparoa	47	50	10			107	
Mt Eden		-	102			102	
NET NEW DWELLINGS	180	50	284	320	-	834	
GROUP %	22%	6%	34%	38%	0%	100%	

Net New Dwellings : "Difference between dwellings created and dwellings lost to development on Panuku Held-Transacted sites"

Earnings before interest, tax, depreciation and amortisation (EBITDA) (\$000) ¹

	Actual YE 30/06/2014	Actual YE 30/06/2015	Actual YE 30/06/2016	Actual YE 30/06/2017	Actual YE 30/06/2018	Budget YE 30/06/2019
Managed Portfolio - assets owned by Auckland Council and managed by Panuku						
Auckland Transport and Auckland Council non-service properties EBITDA	25,417	29,752	31,998	32,324	31,033	24,497
Business Interests EBITDA	3,250	7,222	5,160	4,451	3,492	3,182
Development EBITDA	799	324	(2,553)	(4,629)	(5,666)	(9,100)
Total	<u>29,466</u>	<u>37,298</u>	<u>34,605</u>	<u>32,146</u>	<u>28,859</u>	<u>18,579</u>
Owned Portfolio - assets owned by Panuku ²						
EBITDA ³	6,799	6,109	10,743	11,784	10,731	14,805
Prepaid rental income - not included in EBITDA above ⁴	450	-	5,759	-	22,202	4,430
Total	<u>7,249</u>	<u>6,109</u>	<u>16,502</u>	<u>11,784</u>	<u>32,933</u>	<u>19,235</u>

Notes

1. Excludes any non-cash revaluations. Revenue and costs are only included if they have been allocated to the asset activities.

2. If grants are received from Auckland Council for these activities, then the grant revenue has been excluded from the figures. These assets include Westhaven, Silo, Viaduct and Hobson West marinas

3. Up until 31 August 2015, the managed portfolio was operated by Auckland Council Property Limited (ACPL). On 1 September 2015, ACPL amalgamated with Waterfront Auckland and the amalgamated company was renamed Panuku.

- ACPL staff costs for management of the Managed Portfolio up to 31 August 2015 have not been included in any of the figures above as we do not have this information readily available.

- Waterfront Auckland staff costs for management of the Owned Portfolio up until 31 August 2015 have included in the Owned Portfolio EBITDA.

- Panuku staff costs for management of the Managed Portfolio and the Owned Portfolio from 1 September 2015 have been included in the Owned Portfolio EBITDA.

4. For new long-term leases we receive the rental for the full lease term up-front (usually 5% deposit when the lease is signed and the balance when the building is finished - typically 2 years). For accounting purposes we spread the income over the term of the lease. The amortised income has been removed from the EBITDA figure and the cash flow impact is shown.