

Alderman carpark

Henderson, West Auckland, New-Zealand

The Alderman car park is an elongated area of around 7,215 sqm that borders the Wai Horotiu / Oratia Stream in Henderson, West Auckland. Falls carpark, a neighbouring site, is also part of the Reinventing Cities call.

The site sits within the 'Unlock Henderson' project area which covers around 145 hectares. The overarching vision for the regeneration of 'Unlock Henderson' is 'an urban eco-centre – enhancing the mauri (life essence) of the twin streams, Wai o Panuku and Wai Horotiu'.

The Alderman car park is one out of nine potentially developable council-controlled properties within Henderson, which when developed could act as a catalyst for reinvigorating the area.

Henderson was once the seat of the now dis-established Waitakere City Council. It boasts amenities such as an indoor wave pool, primary and secondary schools, a tertiary campus and new library, two large shopping centres and a well-located train station.

A key regeneration goal for Henderson is to achieve high-quality medium-density residential and commercial development on Council-controlled land. This will improve

the area's amenity and new residents will add to the vibrancy and safety of the centre. Medium-density housing and mixed-use development could be attractive to a wide range of households including families.

Henderson holds a unique distinction as a place where two waterways flow directly through its centre: the twin streams of Wai o Panuku and Wai Horotiu. Both streams hold significance to mana whenua (local Maori) and are important ecological and amenity corridors. Any development on the site should take this vision, and cultural narrative, into account.

The site also has potential for energy innovation due to the close proximity of the Westwave Pool. This Council-owned facility is a large consumer of natural gas, and its wastewater pipe runs close to the site. Auckland Council, in partnership with Panuku Development Auckland and Watercare, is undertaking feasibility research to investigate the potential to capture and re-use waste heat to meet energy demand in adjacent residential development. It is hoped that this may provide an innovative opportunity for carbon zero development.



Expected program:

Residential / mixed use development as part of the regeneration of Henderson.

Owner:

The site is owned by Auckland Council and is currently operated by Auckland Transport as paid surface carparks

Plot area:

Around 7,215 sq. m.

Type of property transfer intended:

Sale. Panuku Development Auckland is working with Auckland Transport to develop a Comprehensive Parking Management Plan, to secure the site's release for sale.

Presentation of the site and expectations for its redevelopment

Alderman car park is an elongated area of around 7,215 sq m. that borders the Wai Horotiu / Oratia Stream in Henderson, West Auckland. Falls car park, which is a neighbouring site, is also part of the Reinventing Cities call.

It sits within the 'Unlock Henderson' project area which covers around 145 hectares. The overarching vision for the regeneration of 'Unlock Henderson' is *'an urban eco-centre – enhancing the mauri (life essence) of the twin streams, Wai o Panuku and Wai Horotiu'*.

Alderman car park is owned by Auckland Council and has been earmarked for residential / mixed use development as part of the regeneration of Henderson.

It is one out of nine potentially developable Council-controlled properties within Unlock Henderson, which when developed could act as a catalyst for reinvigorating the area.

Regeneration context

An 'Unlock' area is one where the Auckland Council agency Panuku Development Auckland acts as a facilitator, using its relationships to break down barriers and influence others to create development opportunities.

Henderson was once the seat of the now dis-established Waitakere City Council. It boasts amenities such as an indoor wave pool, primary and secondary schools, a tertiary campus and new library, two large shopping centres and a well-located train station.

Despite the wealth of open space, community services and urban amenities, Henderson lacks clear commercial market attractiveness due to a lack of ongoing investment, given that neighbouring centres have matured and emerged as more attractive. Henderson has low-decile schools and a perceived crime and safety challenge, with a community demographic that is less wealthy than other areas of Auckland.

A key goal for Unlock Henderson is to achieve high-quality medium-density residential and commercial development on Council-controlled land. This will improve the area's amenity and new residents will add to the vibrancy and safety of the centre. Medium-density housing and mixed-use development could be attractive to a wide range of households including families. The inclusion of sustainable design features will ensure new development reflects the 'urban eco centre' vision and community aspirations.

The regeneration of Unlock Henderson is guided by five principles:

- attract and retain families when planning developments,
- reinforce the West Auckland and eco-centre identity,
- integrate green building features in developments,
- include partnership with the community, mana whenua, mataawaka and council organisations in development planning,
- ensure a place-led approach, embed Te Aranga design principles and reflect the cultural narrative.

Specific planning rules and regulations regarding the development of the site

Henderson is zoned as a Metropolitan Centre in the Auckland Unitary Plan. Metropolitan Centre zones are second only to the City Centre in scale and intensity, and act as high-frequency public transport hubs for their area.

However, Henderson is an aspirational metropolitan centre where the generous

planning and zoning policies do not align with the market and demographic factors. The location is commercially challenging in the context of maturing and emerging centres, crime and safety perceptions and the limited market appetite for apartments.

As a result, the development strategy is to progress high-quality medium density

residential and commercial development with a point of difference.

The non-statutory High Level Project Plan for Henderson sets out the vision and objectives

for the Unlock project area. The Plan was approved by Auckland Council's Environment and Planning Committee and can be viewed at

<https://www.panuku.co.nz/henderson>

Specific climate or environmental issues regarding the development of the site

The 'Twin Streams'

Henderson holds a unique distinction as a place where two waterways flow directly through its centre: the twin streams of Wai o Panuku and Wai Horotiu. These streams merge within the centre to form Wai o Pereira or Henderson Creek – making the centre feel more lush and green than other areas.

Both streams hold significance to mana whenua (local Maori) and are important ecological and amenity corridors. The 'twin streams' form the basis of the project's cultural narrative and are a key part of the vision. The Alderman site directly borders the Oratia stream, so development of this site will be particularly attuned to its environment. Any development should take this vision, and cultural narrative, into account.

Potential energy innovation

The Alderman site is close to one of Henderson's major leisure facilities, the Westwave Pool. This council-owned facility is a large consumer of natural gas, and its wastewater pipe runs close to the sites. Auckland Council, in partnership with Panuku Development and Watercare, is undertaking feasibility research to investigate the potential to capture and re-use waste heat to meet energy demand in adjacent residential developments. It is hoped that this may provide an innovative opportunity for carbon zero development. Findings and data from this research will be made available to bidding teams as it becomes available.

