



## Sailing away Page 17

## Auckland seeks \$1b for Wynard development

Chris Hutchings

Waterford Auckland is seeking up to \$1 billion in investment in its Wynard Quarter development.

The council-controlled organisation has appointed Colliers to market the project. No child in Australia and Cameron Partners in Auckland will act as tenant advisors, in jointly held expressions of interest.

They will advise Waterford Auckland over the selection process of private investors and developers to take part in the "opportunity" for \$1 billion in investment - the extended completion date of the general development.

Waterford Auckland is seeking investment partners to develop the first parcel of 3.25 ha of waterfront land including "a hub for innovation and tech start-ups", residential units and a five-star waterfront hotel.

John Giddens, international sales director at Colliers International, says the Wynard Quarter is New Zealand's largest urban regeneration project outside Christchurch.

The process will involve parties taking long-term ground leases from Waterford Auckland, which owns the Wynard income in the area. Waterford Auckland will retain a role as master planner.

Final development is expected to take place over 20 years, possibly supporting 20,000 full-time jobs in Auckland.

The first phase of the urban regeneration of Wynard Quarter was opened to the public in

August 2011, with the public viewing of public spaces and infrastructure.

A new headquarters for ASD is under construction along with development of the North West Hospital precinct. Future has also announced its new headquarters will be constructed at a "third site".

The new development strategy being sought will be directed to the 10th block bounded by Jellicoe, Mackay, Halsey and Duffly Streets, to be known as Wynard Central.

A 500sqm site on the western edge of the Wynard Quarter has been earmarked for a five-star hotel. Expressions of interest for stage one close on May 14, 2013.

Unusually many "green" buildings is included in one of the proposed rules in the Auckland Draft Unitary Plan.

A new building that is 500sqm or greater and is used 80% or more as an office, must be designed and constructed to a minimum 5-star level from the New Zealand Green Building Council Green Star Office Tool (2008).

The rule does not apply to extensions and alterations, or converting an existing building to office use. If the building does not meet these requirements, the plan provides a set of ranked options for alternative assessment.

Colliers researchers suggest this may see an increase in asking rents for tenants, development just below 500sqm threshold and/or decrease of land value growth as the increased costs are possibly factored in by reduced land prices.



## Broadband connection easier

Delivering internet access to apartment dwellers can be crucial to maintaining occupancies.

Wireless Nation is testing a "Honey" wireless communication product that it says can help landlords retain apartment tenants who might otherwise seek for better services in other buildings.

The technology is called a multiplexer which is installed at street level connecting the broadband cable to the building's existing copper telephone lines, and converts signals from digital to analogue. The existing line can handle speeds of 320Mbps. Three Auckland buildings have consented to Honey - 48 Beach Road, 30 Hooper Street in Parnell, and Perspective Apartments in Ponsonby.

"The Beach was an awkward building, the bond [feasibility] difficult to find a good technical solution and residents were actively moving out because of the poor internet service," says Tarry Woodworth of First Street Study Gap Management, which manages the buildings.

Wireless Nation estimates more than 20,000 people live in apartments in Auckland, Wellington and Christchurch. It says connecting new consent broadband cable connections to each apartment will be clearing the building managers.

The link with apartment residents had been overlooked in the urban plans it being in the list of broadband, Wireless Nation says.

## A new twist on climbing....

New Zealand adventure activity company Shear Adventure will be promoting its new "twister" tower at international trade shows this year as it looks to build on its offshore success. The tower is the latest innovation from the Christchurch-based company whose colourful Clip 'N Climb climbing arenas have revolutionised indoor climbing.

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# Broadband connection easier

Delivering internet access to apartment dwellers can be crucial to maintaining occupancies.

Wireless Nation is touting a "Hotwire" wireless communication product that it says can help landlords retain apartment tenants who might otherwise seek better services in other buildings.

The technology is called a multiplexer which is installed at street level connecting the broadband cable to the building's existing copper telephone lines, and converts signals from digital to analogue. The existing lines can maintain speeds of 100Mbps. Three Auckland buildings have converted to Hotwire - 85 Beach Road, 30 Heather Street in Parnell, and Perspective Apartments in Ponsonby.

"The Beach was an awkward building. We found it incredibly difficult to find a good technical solution and residents were actually moving out because of the poor internet service," says Tony Woodworth of First Street Body Corp Management, which manages the buildings.

Wireless Nation estimates more than 20,000 people live in apartments in Auckland, Wellington and Christchurch. It says coordinating new ultrafast broadband cable connections for each apartment will be daunting for building managers.

The link with apartment residents had been overlooked in the enthusiasm to bring in the faster broadband, Wireless Nation says.

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