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| Role Title | Te Tōangaroa Asset Manager |
| Reports to | GM Property Development |
| Key Working Relationships | <ul style="list-style-type: none">• Ngāti Whātua Ōrākei hapū• Ngāti Whātua Ōrākei Whai Rawa staff• Ground lessees• Commercial tenants• External stakeholders including, but not limited to, Auckland Council, Auckland Transport, Waitemātā Local Board and Ports of Auckland• External providers and consultants including strategic advisors, lawyers, planners, real estate agents and valuers. |
| Background | |
| <p>Ngāti Whātua Ōrākei is the ahi kaa in Tāmaki and the owners of the Te Tōangaroa precinct. Te Tōangaroa is an integral part of the economic prosperity of Ngāti Whātua Ōrākei and the key gateway from the east into the City Centre.</p> <p>Te Tōangaroa is one of the largest, single ownership landholdings in Tāmaki’s central business district. It is also the last remaining piece in the regeneration of the urban waterfront, and the largest commercial asset of Ngāti Whātua Ōrākei.</p> <p>In 2020 Ngāti Whātua Ōrākei Whai Rawa completed the master-planning exercise for Te Tōangaroa. The master-plan focusses on a long-term flexible vision for Te Tōangaroa which is aligned with the unique ability of Ngāti Whātua Ōrākei to consider multi-generational outcomes. The master-plan also envisages strategic engagement with external parties including Auckland Council, Auckland Transport and the Waitemātā Local Board.</p> <p>Our core objective for Te Tōangaroa is to create long-term inter-generational outcomes and value for Ngāti Whātua Ōrākei.</p> <p>This core objective is supported by the following key objectives:</p> <ul style="list-style-type: none">• Guardianship: of the land, heritage and history of this location• Partnership: with key stakeholders (e.g. the port, council and central government)• People: supporting our hapū and the people who will live and work in the precinct• Identify: crafting a master planned precinct with a unique identity• Connectivity: to the harbour, public transport and the core CBD• Quality: of place and the built environment. <p>Having completed the master-plan, Ngāti Whātua Ōrākei Whai Rawa requires a passionate and diligent property practitioner who can both participate in the continued development of strategy and execute tactical moves to support our core and key objectives for Te Tōangaroa.</p> | |



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| Purpose |
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| <p>The core purpose of the role is to effectively execute, influence and manage the Te Tōangaroa master-plan, to create long-term inter-generational wealth for Ngāti Whātua Ōrākei.</p> <p>To achieve this, strategies for the short, medium and long term will be developed, monitored and adjusted as required. Critical success factors will be identified, agreed, and implemented.</p> <p>The role will be responsible for maximising the financial returns on Te Tōangaroa and progressing the overall Ngāti Whātua Ōrākei cultural vision for the precinct.</p> |
| Areas of Accountability |
| <p>Implementation of, and influencing where required, tactical projects to support the core objective of creating long-term intergenerational wealth for Ngāti Whātua Ōrākei.</p> |
| <p>Liaison with internal and external stakeholders to further the interests of Ngāti Whātua Ōrākei.</p> |
| <p>Be the first point of contact for ground lessees and their tenants to ensure revenue objectives are achieved.</p> |
| <p>Lead and manage the rent review process for all ground rent reviews.</p> |
| <p>Management of AECOM House, 6 Quay Street, 42 The Strand and other Te Tōangaroa sites under the control of Whai Rawa.</p> |
| <p>Collaborate with a wide-ranging group of stakeholders to identify, plan and implement place-making initiatives that positively contribute to the Te Tōangaroa precinct.</p> |
| <p>Effective management and oversight of Te Tōangaroa's risk profile and legal / regulatory compliance.</p> |
| Qualifications, Experience & Capabilities |
| <p>A Property or related degree.</p> |
| <p>Experience in urban regeneration or strategic repurposing of significant property holdings.</p> |
| <p>A sound commercial understanding of planning, valuation and property law issues.</p> |
| <p>Experience in property management and a strong grasp of facilities management and technical issues.</p> |



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| Excellent negotiation skills. |
| Proven project management skills in the planning and execution of property related projects, including identifying and managing property related risks and obligations. |
| Excellent written and verbal communications skills with the ability to interact effectively at Board level. |
| Experience in liaising with, and achieving outcomes from, external stakeholders. |
| Personal Attributes |
| A desire to engage in Ngāti Whātua Ōrākei culture and values (Ngā Mātāpono) and to apply these principles in all day to day activities. |
| An ability to operate at a strategic, tactical and operational level. Whai Rawa has a flat, lean, structure which requires a willingness to also be 'hands'-on' as needed. |
| An ability to collaborate and form partnerships to further the objectives of Ngāti Whātua Ōrākei in respect of Te Tōangaroa. |
| A diligent, hard-working attitude with a focus on achieving outcomes for Ngāti Whātua Ōrākei. |