

Role Title	Te Tōangaroa Asset Manager
Reports to	GM Property
Key Working Relationships	<ul style="list-style-type: none"> • Ngāti Whātua Ōrākei hapū • Ground lessees • Commercial tenants • Investment Partners • External stakeholders including, but not limited to, Auckland Council, Auckland Transport, Waitematā Local Board and Ports of Auckland • External providers and consultants including strategic advisors, lawyers, planners, real estate agents and valuers.
Background	
<p>Te Tōangaroa is one of the largest, single ownership, landholdings in Tāmaki Makaurau’s central business district.</p> <p>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>Our core objective for Te Tōangaroa is to create long-term inter-generational 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 a master planning exercise, which is currently being refreshed, Ngāti Whātua Ōrākei require a passionate and diligent property practitioner who can both participate in the development of strategy and execute tactical moves to support our core and key objectives for Te Tōangaroa.</p>	
Purpose	
<p>The core purpose of the role is to create long-term intergenerational wealth for Ngāti Whātua Ōrākei.</p> <p>To achieve these strategies for the short, medium and long term will be set, monitored and adjusted as required. Critical success factors will be identified and implemented.</p>	

The role will maximise financial returns on Te Tōangaroa and attract new investment into the area.
Areas of Accountability
Implementation of tactical projects to support the core objective of creating long-term intergenerational wealth for Ngāti Whātua Ōrākei.
Liaison with internal and external stakeholders to further the interests of Ngāti Whātua Ōrākei.
Analysis of tenure options for the Te Tōangaroa holdings and attracting investment partners where changes to tenure are considered optimal for the precinct.
Being the first point of contact for ground lessees and ensure revenue completeness.
Lead and manage the rent review process for all ground rent reviews.
Management of AECOM House, 6 Quay Street, 42 The Strand and other Te Tōangaroa sites under the control of Whai Rawa.
Collaboratively identify, plan and implement place-making initiatives that positive contribute to the Te Tōangaroa precinct.
Qualifications, Experience & Capabilities
A Property or related degree with 5 years + experience.
Strong financial analysis skills
Experience in urban regeneration or strategic repurposing of significant property holdings.
Hands-on experience in deal structuring and transaction implementation.
Experience in property management and a strong grasp of facilities management and technical issues.
Excellent negotiation skills.
Proven project management skills in the planning and execution of property related projects.
Strong ability to communicate in writing and orally to 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 our day to day activities.

An ability to operate at a strategic, tactical and operational level. Whai Rawa has a flat lean structure and at times 'hands-on' attitude and aptitude is required.

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.