

<b>Role Title</b>	Te Tōangaroa Property Manager (or Senior Property Manager)
<b>Reports to</b>	Te Tōangaroa Portfolio Manager
<b>Key Working Relationships</b>	<ul style="list-style-type: none"> <li>• Commercial tenants.</li> <li>• Internal finance and communications teams.</li> <li>• External providers including, contractors, 3<sup>rd</sup> party property &amp; facilities managers.</li> <li>• External stakeholders including, but not limited to, Precinct Properties (JV partner), Auckland Council, Eke Panuku, Auckland Transport, Waitematā Local Board, Kiwirail, NZTA Waka Kotahi, and Ports of Auckland.</li> <li>• External consultants including strategic advisors, lawyers, planners, real estate agents and valuers.</li> <li>• Ngāti Whātua Ōrākei hapū.</li> </ul>
<b>Background</b>	
<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>In 2020 Ngāti Whātua Ōrākei completed the master-planning exercise for Te Tōangaroa.</p> <p>The master-plan focusses on a long-term flexible vision for Te Tōangaroa. This long-term view is aligned with the unique ability of Ngāti Whātua Ōrākei to consider multi-generational outcomes.</p> <p>The master-plan also enables engagement with external parties including joint venture partners (Precinct Properties), Auckland Council, Eke Panuku, Auckland Transport, and the Waitematā Local Board.</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"> <li>• <b>Guardianship:</b> of the land, heritage and history of this location</li> <li>• <b>Partnership:</b> with key stakeholders (e.g. council, the Port and central government)</li> <li>• <b>People:</b> supporting our hapū and the people who will live and work in the precinct</li> <li>• <b>Identify:</b> crafting a master planned precinct with a unique identity</li> <li>• <b>Connectivity:</b> to the harbour, public transport and the core CBD</li> <li>• <b>Quality:</b> of place and the built environment.</li> </ul> <p><b>Ngāti Whātua Ōrākei require a passionate and diligent property practitioner who can both 1) participate in the development of strategy and 2) execute the tactical moves required for this significant regeneration project in the CBD.</b></p>	

<b>Purpose</b>
<p>The core purpose of the role is to create long-term intergenerational wealth for Ngāti Whātua Ōrākei by maximising the financial returns of the Te Tōangaroa portfolio and execution on the master-plan initiatives.</p> <p>This includes a unique opportunity to be a critical player in the regeneration of a high visibility precinct in the CBD for the benefit of both Ngāti Whātua Ōrākei and the wider public.</p> <p>To achieve these strategies for the short, medium and long term, key performance indicators will be set, monitored and adjusted as required. Critical success factors will be identified and implemented.</p>
<b>Areas of Accountability</b>
<p>Management of AECOM House, 6 Quay Street, 42 The Strand and other Te Tōangaroa sites under the control of Whai Rawa. This will include, but not limited to, management of capex projects, leasing responsibilities, and the oversight of third-party property and facilities managers.</p>
<p>Execution of the master-plan public realm upgrades in collaboration with external parties.</p>
<p>Collaboratively identify, plan and implement place-making and activation initiatives that positively contribute to the Te Tōangaroa precinct.</p>
<p>Assist the Portfolio Manager with the development and execution of strategy pertaining to the ground lease portfolio, and redevelopment opportunities within Te Tōangaroa.</p>
<p>Implementation of 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>
<b>Qualifications, Experience &amp; Capabilities</b>
<p>A Property or related degree.</p>
<p>A minimum of 3 years prior experience in property management, with a strong grasp of facilities management and technical issues.</p>
<p>Proven project management skills in the planning and execution of property related projects.</p>
<p>Demonstrated relationship management abilities.</p>
<p>A sound commercial understanding of valuation and property law issues.</p>

Excellent negotiation skills.
Strong ability to communicate in writing and orally.
Experience in liaising with, and achieving outcomes from, external stakeholders.
<b>Personal Attributes</b>
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.