

# Board Report

**Date**

Wednesday  
25 June 2025

**Time**

10.00am

**Venue**

Eke Panuku Development Auckland  
Te Wharau o Tāmaki - Auckland House  
Level 29, 135 Albert Street  
Auckland



# Board Agenda

**Where:** L29 Boardroom, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

**When:** Wednesday 25 June 2025 | 10.00am–12.00pm

**Board members:** David Kennedy, Chair; Kenina Court; Brett Ellison; Steve Evans; Aaron Hockly

		Time
	<b>Public meeting open</b>	<b>10.00am</b>
<b>1.</b>	<b>Welcome / Acknowledgements</b> 1.1 Apologies	
<b>2.</b>	<b>Public deputation – Equal Justice Project</b>	
<b>3.</b>	<b>Chief Executive’s report (open items)</b>	
<b>4.</b>	<b>Health and Safety report (open items)</b>	
<b>5.</b>	<b>Decision papers (open items)</b> 5.1 Asset recycling disposal recommendations report 5.2 Old Papatoetoe Programme Business Case Overview – Review 5.3 Avondale Programme Business Case Overview – Review	
<b>6.</b>	<b>Governance matters (open items)</b> 6.1 Director interests 6.2 Director meeting attendance 6.3 Minutes meeting held – 28 May 2025	
	<b>Public meeting close and confidential meeting open</b>	
<b>7.</b>	<b>Chief Executive’s report (confidential items)</b>	
<b>8.</b>	<b>Decision papers (confidential items)</b> 8.1 Avondale Programme Business Case Overview – Review 8.2 Deeds of indemnity and undertaking for board directors 8.3 Transition documents 8.4 Development agreements	
<b>9.</b>	<b>Governance matters (confidential items)</b> 9.1 Minutes meeting held – 28 May 2025 9.2 Director interests’ projects 9.3 Board action list 9.4 Audit & Risk Committee out-of-cycle minutes	
<b>10</b>	<b>General business (confidential items)</b>	
	<b>Meeting close</b>	<b>12.00pm</b>

## Apologies

At the time of publishing, no apologies have been received.

## **Public deputation – Equal Justice Project**

Presentation from the Equal Justice Project advocacy students, Faculty of Law, University of Auckland.

## Chief Executive's Report

Author: David Rankin

June 2025

*This is a public report which incorporates a range of material on current and emerging issues. Some information contained in this report should be treated as confidential. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to the withholding of information as necessary to:*

- *protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information (s7(2)(b)(ii)).*
- *maintain legal professional privilege (s7(2)(g)).*
- *enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (s7(2)(i)).*

## Matapaki | Discussion

### Transition update

#### Integration of staff and functions to Auckland Council

1. The majority of Eke Panuku staff will transition into two new departments in the Resilience and Infrastructure Directorate, which is led by Barry Potter. The Auckland Urban Development Office will focus on integrated delivery of urban development and greenfield activities including with key partners, such as central government. The Property Department will focus on leadership of property and portfolio management and providing commercial advice on property for the group.
2. Culture changes and integration will be important to help deliver on the objectives set by the governing body. Work underway includes:
  - A programme of activities to bring teams together.
  - Following this a 'first 100 days' programme to develop new ways of working for the new departments – for both incoming Eke Panuku and council staff.
  - Building a culture of collaboration, strong community outcomes, partnering and value for money.

#### Transition of the Eke Panuku Board

3. The Performance and Appointment Committee will appoint an Eke Panuku caretaker director/s at their meeting on 24 June. The caretaker director/s, supported by an Eke Panuku staff member from the finance team, will remain in place for the annual report and audit process, with the entity expected to wind up in September / October 2026.

## **Integration of corporate processes**

4. Work is happening across the council / Eke Panuku and Tātaki to transition, de-commission or integrate the corporate components of the merging organisations:
  - Legal and finance – a key focus is the transition of roles, including their financial and non-financial delegations and budgets, for the new structures. This will enable the momentum of work programmes to continue uninterrupted. Communications to suppliers have commenced so that contracts can be novated to council. Virtually all staff transferring have accepted new contracts.
  - Technology – work is planned and underway to transition (or de-commission) each of the systems moving over to council.
  - Policies and processes – a plan has been agreed including the transition to Auckland Council policies where already existing.
  - Corporate support – ensuring all property, facilities and access card requirements are set up for day one.

## **Transfer of Consents to Auckland Council**

5. As part of the disestablishment of the organisation, approximately 420 resource consents, building consents and building warrant of fitness applications that are managed by Eke Panuku are in the process of being transferred to Auckland Council. This will ensure that unimplemented consents can still be delivered, and the monitoring and asset management obligations is appropriately managed through various teams.

## **Commercial Property Advisory Group**

6. As set out in a report to the council's Performance and Appointments Committee 24 June 2025, the Auckland Council Chief Executive intends to establish a Commercial Property Advisory Group (working title) designed to provide advice to the Chief Executive, Director Resilience and Infrastructure and the General Managers of the Auckland Urban Development Office and Property Department post 1 July 2025.
7. The new Auckland Urban Development Office and Property Department will manage optimisation, acquisitions and disposals activity for the council group.
8. The proposed Commercial Property Advisory Group will provide assurance around significant commercial transactions by ensuring good commercial decisions are being made, commercial return is optimised, council is supporting quality development outcomes and associated risks to council group are managed well.
9. The Commercial Property Advisory Group will provide independent advice. It will not have decision-making powers. The advice will support the decision making of staff within their delegations and will be included in integrated advice to Governing Body or local boards, where needed.
10. It will review and "stress test" the commercial strategies and proposals prepared by the Auckland Urban Development Office and Property Department. The group would also be available to review proposals and provide advice to other Auckland Council property, development and projects of a commercial nature, that meet the scope above.
11. The group's scope would cover:
  - Testing commercial property opportunities, outcomes and development viability of sites in priority locations, and other areas, and the master-planning of precincts and town centres.

- Market-based expertise guiding commercial property opportunities, property sales or acquisitions, development partnerships.
  - Independent technical advice into commercial property decisions, including balancing desired commercial returns, strategic and quality development outcomes.
  - Assessing and reviewing major urban development initiatives and policy proposals.
  - Portfolio management best practice and systems leadership.
12. The types of projects council would seek advice would be:
- Material site sales and development projects (>\$10m).
  - Property acquisitions under compulsion (PWA), property disposals with urban renewal obligations.
  - Major leasing transactions.
  - Transformational projects of a significant scale and/or strategic location (e.g. Downtown Carpark Mixed-use precinct, Symphony Centre over Aotea station, Avondale Central, Northcote Central).
  - Material commercial opportunities (such as pre-paid ground leases, write-offs, Joint Venture interests, supplier agreements).
13. In recruiting members, the skills and expertise sought will include property, funding and financing, commercial, development, urban regeneration, business development, legal, tikanga Māori. Some continuity of membership from the Eke Panuku board will be explored.

## **Plan Change 78 Decision - Wynyard Precinct and City Centre update**

14. Since 2019, Eke Panuku has been working on developing a plan change to realign the headland park and development sites to enable the delivery of last block within Wynyard Quarter.
15. In September 2022, Auckland Council initiated Plan Change 78 – Integrated Planning Instrument (IPI) to give effect to the National Policy Statement: Urban Development. While Eke Panuku was working closely with council on the changes, the changes could not be incorporated within the PC78 framework. Eke Panuku was advised by the council to be a submitter to the plan change.
16. At the hearing of PC78 for the City Centre Zone and its precincts in March 2024, Eke Panuku experts presented evidence to the Independent Hearings Panel (IHP). This was in support of our request for additional development capacity on specific sites within the Wynyard Precinct, the rezoning and realignment of development sites and open space (Te Ara Tukutuku) in Wynyard Point and further intensification on Site 19, East 1 and West 2 within Wynyard Central.
17. The IHP took a conservative approach in making recommendations on Eke Panuku’s request. It considered the rezoning to enable a ‘park flip’ and the subsequent realignment of the development sites to be outside the scope of PC78. The IHP stated that the heights sought on the development sites by Eke Panuku were inextricably linked with the “park flip” and would result in a comprehensive reimagining of the precinct masterplan. In its view, this would fundamentally alter the status quo precinct provisions which it did not consider to be the role of PC78. Overall, the IHP concluded that heights sought by Eke Panuku could not be integrated into the operative precinct height map unless the “park flip” was also implemented.
18. The IHP accepted Eke Panuku’s request for additional height on part of Site 19 (Jellicoe Street carpark).

19. VHHL, Orams, Winton and Sanfords were also submitters seeking additional heights on various sites within the precinct. The IHP recommended height increases on the following sites within the precinct. Other height requests outside these sites were rejected.

No.	Owner	Site	Heights (Height from AUP to new heights confirmed by PC78)
1	VHHL	55 Gaunt Street	52m increased to 60m
2	VHHL	23 Westhaven Drive (Swashbucklers)	5m increased to 18m
3	Eke Panuku – Leased to Orams	Site 18	10m/52m/31m increased to 18m/62m/31m
4	Eke Panuku	Site 19	Applies to part of the site – 52m increased to 62m

### City Centre

20. The recommendation for the remainder of the city centre is considered to be highly enabling and will provide for additional capacity by removing Floor to Area ratio controls and applying a general height of 72.5m outside of the core CBD area. The IHP recognised the special character along Karangāhape Road, Victoria Park, 2 and 2A Symonds St, and 99 and 131 Quay Street and recommended the retention of the current lower AUP provisions.
21. The IHP supported the retention of all Qualifying matters (viewshafts, trees, special character buildings and historic heritage, sunlight admission, relationship of the city centre to the Waitemata Harbour etc.). The Panel recognised the importance of Maunga to Maunga viewshafts between Takarunga / Mount Victoria and Maungawhau / Mount Eden. The panel recommended that the council prepare special information requirements that would assist in the assessment of any resource consent that infringes the Auckland War Memorial Viewshaft and must assess effects on views between the two maunga.
22. The council, at the extraordinary Policy and Planning Committee meeting on 22 May 2025, decided to accept all the IHP’s recommendations on the City Centre Zone and precincts.
23. In its report to the Policy and Planning Committee, the council acknowledged the decision will have an impact on the timing on the urban regeneration programme within the Wynyard precinct. It suggested that a standalone plan change for the area be initiated at a later stage.

### Implications for delivery of Te Ara Tukutuku and Development sites programme

24. The council’s decision not to challenge the IHP recommendations for the Wynyard Precinct is considered rational, given the risk that any rejected recommendations could be referred to the Minister for a final decision as has occurred with Christchurch City Council.
25. However, this decision of council has some implications for the two aspects of the Wynyard Point programme – the release of development sites and the headland park.
26. Currently, Wynyard Point has two public open space designations that determine the shape and alignment of the headland park and associated development sites. Eke Panuku had requested that these designations be removed and that the new alignment for the headland park be rezoned with an appropriate open space zone. The rezoning of open space would directly result in the realignment of the development sites. Eke Panuku also sought additional heights for the realigned development sites.

27. Through PC78, Eke Panuku aimed to have the new development sites with appropriate height provisions confirmed in the AUP precinct rules, ensuring they were ready to proceed to market when conditions became favourable.
28. As the council has indicated that a new plan change will be initiated to address this work programme, staff will have to reengage with the policy team to ensure the programme outcomes are not compromised. This could delay the availability of the sites until 2030 given the heavy work programme associated with the withdrawal of PC78 and notification and hearing of the replacement plan change.
29. The delivery of the Te Ara Tukutuku headland park is not significantly affected as the project can be delivered through the resource consent process. The rezoning is not considered essential for the delivery of the project. While change to the underlying zone from Business City Centre to Public Open Space gives certainty of future uses, it does not simplify or streamline the resource consent process. This is largely because the scale of enabling works required to establish the new landform and future park triggers stringent Auckland-wide provisions of the AUP and the National Environmental Standards. Once the park is delivered, the asset can be rezoned to the appropriate open space zone through the annual open space plan change.

### **RMA Reforms**

30. The Resource Management (Consenting and Other System Changes) Amendment Bill (the Bill) was reported back to Parliament on 11 June 2024 by the Environment Committee. It contains significant changes to enable housing growth. Council had presented a submission on the Bill that was considered by the select committee. The bill is expected to pass into law in mid-2025.
31. The Bill now enables Auckland Council to withdraw the remainder of PC78 and requires council notify a new plan change by 10 October 2025. The new plan change must enable housing capacity equal to or greater than that enabled by PC78.
32. In his press release, Minister Bishop has clearly set out his expectation on achieving higher densities around public transport particularly CRL stations. Council has initiated several workstreams to meet the capacity requirement and enable the notification of this plan.
33. [REDACTED]
34. This new plan change will exclude the city centre and its precincts, as intensification in these areas was recently addressed through the PC78 City Centre and Precincts decision, discussed above.

### **56 Brookview Road, Flat Bush**

35. In 2019, council undertook Plan Change 60 which erroneously rezoned 56 Brookview Road from residential to open space zone. The site is subject to a development agreement with Todd Properties Ltd.
36. In 2024, council initiated Plan Change 96 to address the zoning error, receiving approximately 100 submissions from neighbouring residents. As the site was subject to submission under PC78 and PC96, council paused the hearing process until such time the Resource Management (Consenting and Other System Changes) Amendment Bill enabled the withdrawal of PC78. As discussed above the Bill includes the ability to withdraw PC78 in its entirety.

37. Council has indicated that once PC78 has been withdrawn, PC96 will proceed to a hearing. Staff will be working with the reporting planner to ensure that the erroneous rezoning is corrected to enable council to fulfil its contractual obligations and enable development.

### Spatial Delivery Plans FY 2026

38. On an annual basis the spatial delivery plans for each programme are updated and cover key programme, project, financial and target information. At the board meeting in May the board, given the pending change due to the CCO reform, resolved to recommend to council the approval of next year’s budget, programmes and targets. The relevant council committee will consider this in July and the material will be shared with relevant local boards. The attached spatial delivery plans are a spatial and more detailed representation of each programme for next financial year and the medium to longer term. There has been ongoing consultation with relevant stakeholders and partners to inform the preparation of these plans. The information is at **Attachment A** for the board’s information.

### North Wharf Redevelopment

- 39. [Redacted]
- 40. [Redacted]
- 41. [Redacted]
- 42. [Redacted]
- 43. [Redacted]
- 44. [Redacted]
- 45. [Redacted]

- 46. [Redacted]
- 47. [Redacted]

**St Georges Lane development site - Old Papatoetoe**

- 48. [Redacted]
- 49. [Redacted]
- 50. [Redacted]
- 51. [Redacted]
- 52. [Redacted]



**Development Agreements**

[Redacted]

- 53. [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

- 54. [Redacted]
- 55. [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

- 56. [Redacted]
- [Redacted]
- [Redacted]

**Westhaven Marina Reversions**

- 57. [Redacted]
- [Redacted]
- [Redacted]

- 58. [Redacted]
- [Redacted]
- [Redacted]

- 59. [Redacted]
- [Redacted]



69. [Redacted]
- [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]

70. [Redacted]
- [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]
  - [Redacted]

## Ngā tāpirihanga | Attachments

Attachment A – Eke Panuku Programmes summary

[Attachment B](#) – [Redacted]

Attachment C – Board dashboard



# Eke Panuku *Programmes*

## Summary

---

June 2025 | Revision A



eke  
panuku



# Contents

## SPATIAL DELIVERY PLANS

### *South:*

MANUKAU .....	4
PUKEKOHE .....	5
OLD PAPATOETOE .....	6

### *West:*

AVONDALE .....	8
HENDERSON .....	9

### *North:*

TAKAPUNA .....	11
NORTHCOTE .....	12

### *Isthmus:*

PANMURE .....	14
ONEHUNGA .....	15

### *Waterfront:*

WATERFRONT .....	17
------------------	----

### *City Centre:*

CITY CENTRE .....	19
-------------------	----

### *Central:*

MANGAWHAU .....	21
-----------------	----

### *Regional:*

SUPPORTS .....	23
OWN YOUR OWN HOME .....	24
CORPORATE PROPERTY .....	25
SERVICE PROPERTY OPTIMISATION .....	26
HAUMARU .....	27
ORMISTON .....	28
EASTERN BUSWAY .....	29

### *Renewals:*

REGIONAL RENEWALS .....	31
WATERFRONT RENEWALS .....	32

REVISION	DATE
A	2025-06-03

Eke Panuku  
**Programmes Summary**

*South*



panuku



# SPATIAL DELIVERY PLAN

## MANUKAU

### Vision

Thriving heart and soul for the south.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	31.1m	15.5m	32.3m	182.3m
LTP Opex	16.6m	1.6m	3.3m	21.4m
Sales gross	114.8m	3.8m	27.0m	161.7m
New homes	334	-	-	660
Public realm (SqM)	16,119	25,555	18,105	332,279
GFA (SqM)	9,141	-	4,400	86,168

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
15	Hayman Park wetlands - complete construction
14	Puhinui Regeneration – Te Aka Raataa – Stage 1 Raataa Vine - complete construction
17	Osterley Way at Civic Streetscape works - commence construction

<b>GFA</b>	Gross floor area	Programme life and outer year values stated are estimated values.
<b>LTP</b>	Long Term Plan	
<b>SOI</b>	Statement of Intent	
<b>Sqm</b>	Square metres	

### PROJECTS COMPLETED

- 01 WESTFIELD MALL CARPARK SITE SALE
- 02 DUE DROP EVENTS CENTRE CARPARK (PARTIAL SALE)
- 03 52-54 MANUKAU STATION ROAD (MIT) SITE SALE (STAGE 1 & 2)
- 04 20 BARROWCLIFFE PLACE SITE SALE
- 05 BARROWCLIFFE POND SHARED PATH
- 06 BARROWCLIFFE BRIDGE WORKS
- 07 PUHINUI WIRI PLAYGROUND WORKS
- 08 PUTNEY WAY STAGE 1
- 09 WIRI BRIDGE CAPITAL WORKS
- 10 HAYMAN PARK PLAYGROUND WORKS
- 11 MANUKAU SERVICE CENTRE CONTRIBUTION
- 12 MANUREWA NETBALL COMPLEX WORKS

### SHORT TERM: FY 2026

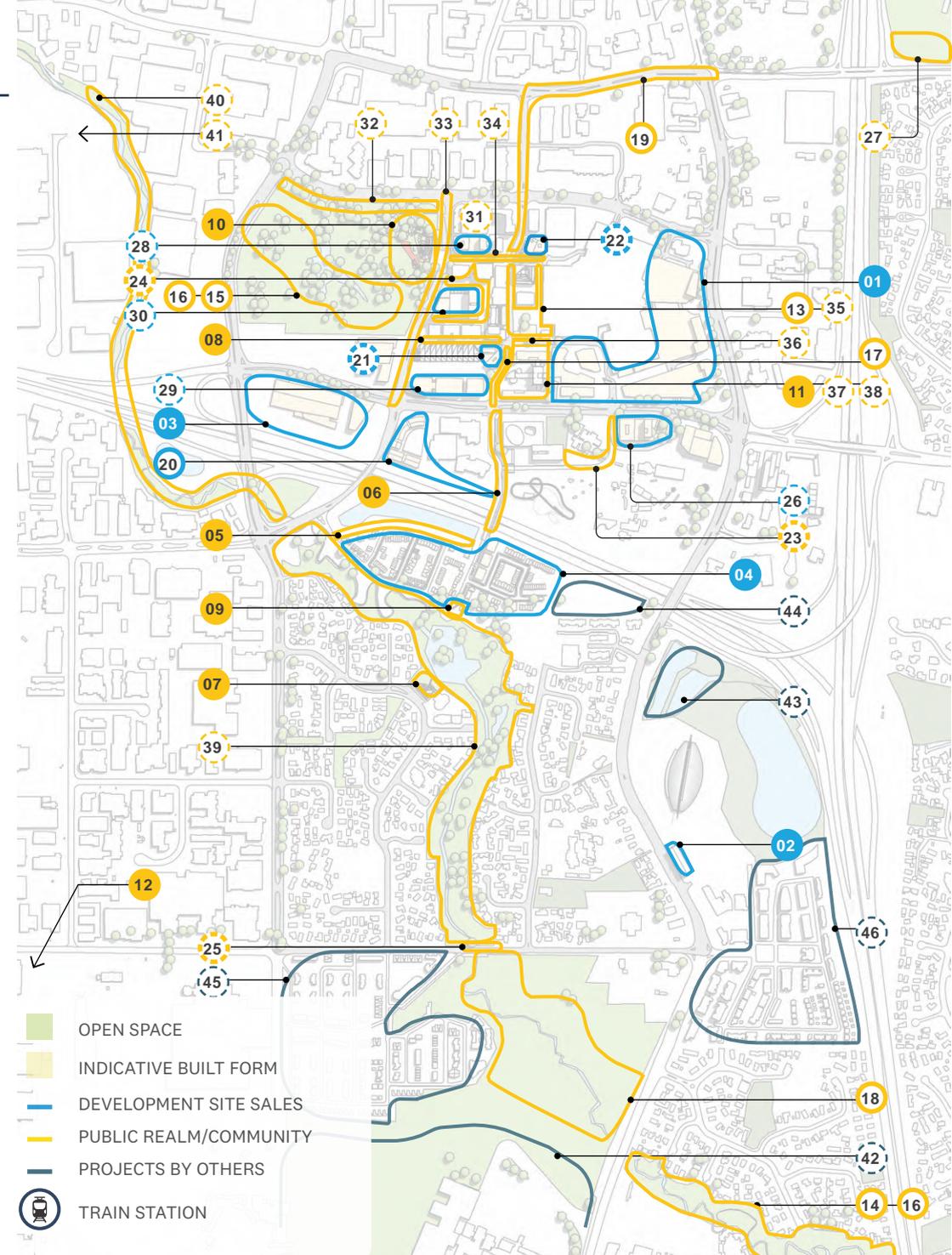
- 13 SMALL T PROJECTS (ACROSS ENTIRE PROGRAMME)
- 14 PUHINUI STAGE 1 - RATAVINE RESERVE WORKS
- 15 HAYMAN PARK WETLAND WORKS CONTRIBUTION
- 16 MANUKAU PUBLIC ART CONTRIBUTION (ACROSS THE PROGRAMME)
- 17 OSTERLEY WAY AT CIVIC - STREETSCAPE
- 18 PUHINUI STAGE 2 - CMDHB WALKWAY WORKS
- 19 CAVENDISH DR & SHARKEY ST AUT LINK STREETSCAPE
- 20 50 MANUKAU STATION ROAD SITE SALE

### MEDIUM TERM: FY 2027

- 21 10 PUTNEY WAY SITE SALE
- 22 9 OSTERLEY WAY SITE SALE
- 23 KARINA WILLIAMS WAY EXTENTION WORKS
- 24 14 DAVIES AVE ACCESS LANE
- 25 KERRS ROAD PEDESTRIAN CONNECTIONS

### LONG TERM: FY 2028+

- 26 12 MANUKAU STATION ROAD CARPARK SITE SALE
- 27 MANUKAU SPORTS BOWL
- 28 8 DAVIES AVENUE SITE SALE
- 29 33 MANUKAU STATION ROAD SITE SALE
- 30 14 DAVIES AVE SITE SALE
- 31 PARKING MANAGEMENT SOLUTIONS (ACROSS THE PROGRAMME)
- 32 RONWOOD AVENUE STREETSCAPE
- 33 A2B STREETSCAPE CONTRIBUTION
- 34 AMERSHAM WAY STREETSCAPE
- 35 MANUKAU SQUARE WORKS
- 36 PUTNEY WAY STAGE 2 STREETSCAPE
- 37 COMMUNITY FACILITY INVESTMENT
- 38 MANUKAU STEPS WORKS
- 39 PUHINUI STAGE 3 - WIRI RESERVE WORKS
- 40 PUHINUI STAGE 4 - MANUKAU INDUSTRIAL AREA WORKS
- 41 PUHINUI STAGE 5 - PUHINUI PARK WORKS (PLUNKET AVE)
- 42 MANUKAU HEALTH PARK DEVELOPMENT
- 43 HEALTHY WATERS UPGRADES
- 44 NGATI TAMAHO DEVELOPMENT
- 45 WIRIHANA RESIDENTIAL DEVELOPMENT
- 46 PACIFIC GARDENS RESIDENTIAL DEVELOPMENT



# SPATIAL DELIVERY PLAN

## PUKEKOHE

### Vision

Our heritage and connections are strong, the land is flourishing, Pukekohe is prosperous, and our families are happy, healthy and thriving.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	9.8m	1.3m	13.7m	30.5m
LTP Opex	5.4m	736k	1.5m	7.6m
Sales gross	8.9m	8.5m	5.0m	28.4m
New homes	-	-	10	10
Public realm (Sqm)	9,417	-	4,000	31,503
GFA (Sqm)	-	1,500	20,000	25,455

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
11	Market precinct: Devon Lane, Roulston St & town square enhancements - Commence procurement process for contract works

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 SMALL T PROJECTS (ACROSS ENTIRE PROGRAMME)
- 02 SITE SALES WITHOUT DEVELOPMENT OUTCOMES
- 03 82 MANUKAU ROAD (CORPORATE PROPERTY PROGRAMME)
- 04 AT UPGRADES
- 05 INTERSECTION CAPITAL WORKS 1 (MASSEY & MANUKAU RD)
- 06 2, 4 SVENDSEN ROAD
- 07 TE PAE MAHARA ROULSTON PARK UPGRADE

### SHORT TERM: FY 2026

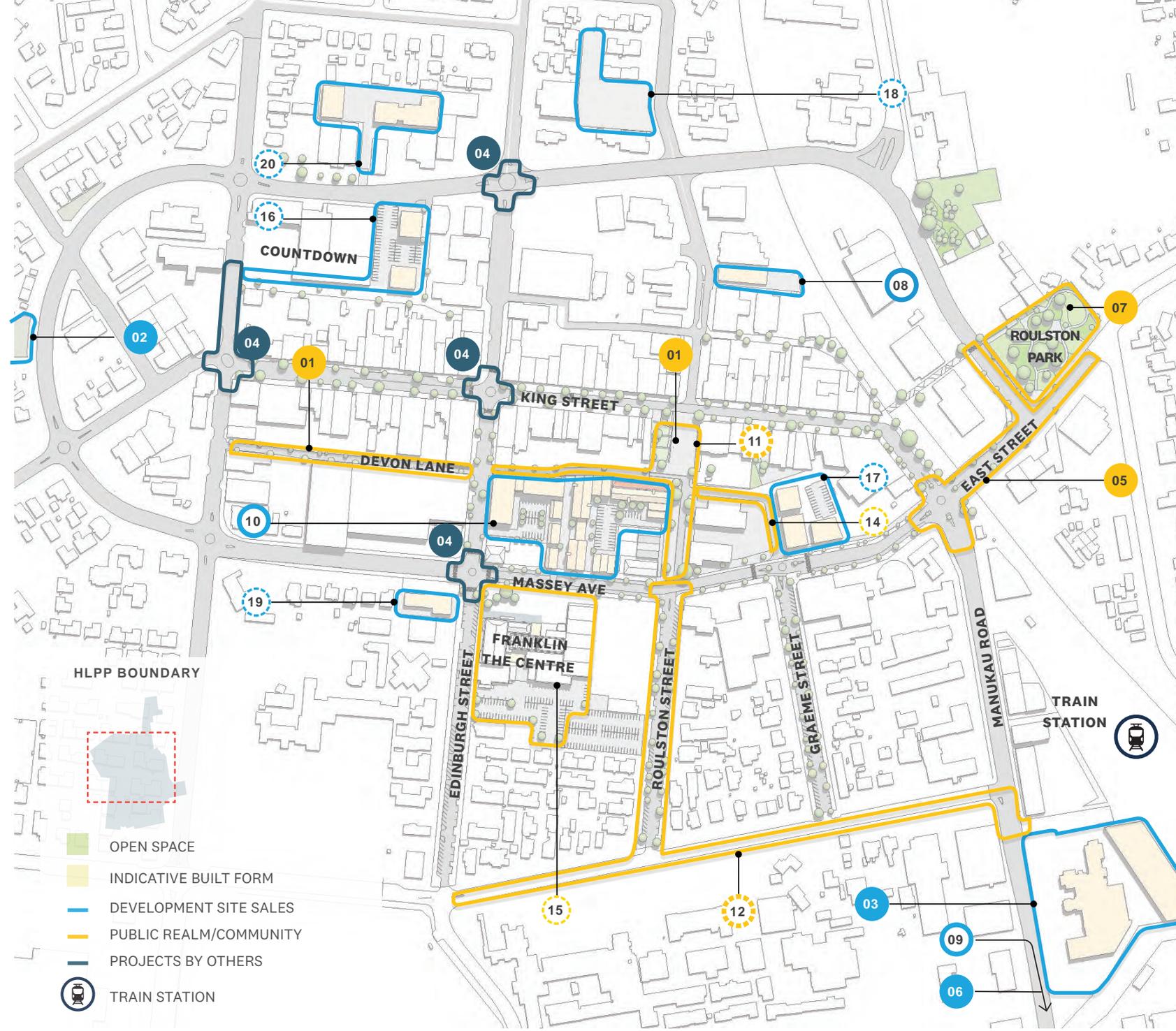
- 08 9 HALL STREET SITE SALE
- 09 174 - 182 MANUKAU ROAD
- 10 EDINBURGH STREET SUPERBLOCK

### MEDIUM TERM: FY 2027

- 11 MARKET PRECINCT: DEVON LANE, ROULSTON STREET, AND TOWN SQUARE ENHANCEMENTS
- 12 TRAIN STATION TO CENTRE CONNECTIONS

### LONG-TERM: FY 2028+

- 13 PARKING MANAGEMENT SOLUTIONS (ACROSS ENTIRE PROGRAMME)
- 14 ROULSTON LANE UPGRADE
- 15 CIVIC HUB ENHANCEMENTS
- 16 4 TOBIN STREET
- 17 7 MASSEY AVENUE
- 18 24 HALL STREET
- 19 22 EDINBURGH STREET
- 20 9 TOBIN STREET



# SPATIAL DELIVERY PLAN

## OLD PAPATOETOE

### Vision

Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	17.4m	6.1m	1.1m	44.6m
LTP Opex	2.9m	718k	1.4m	5.0m
Sales gross	22.3m	0k	5.0m	27.3m
New homes	37	40	60	210
Public realm (Sqm)	9,697	16,040	-	26,387
GFA (Sqm)	-	350	-	350

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
08	Stadium Reserve upgrade - complete construction

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 89 CAMBRIDGE TERRACE
- 02 02 PAPATOETOE MALL
- 03 03 SUPERMARKET AND CARPARK
- 04 91 CAMBRIDGE TERRACE - THE DEPOT
- 05 CHAMBERS LANEWAY UPGRADE

### SHORT TERM: FY 2026

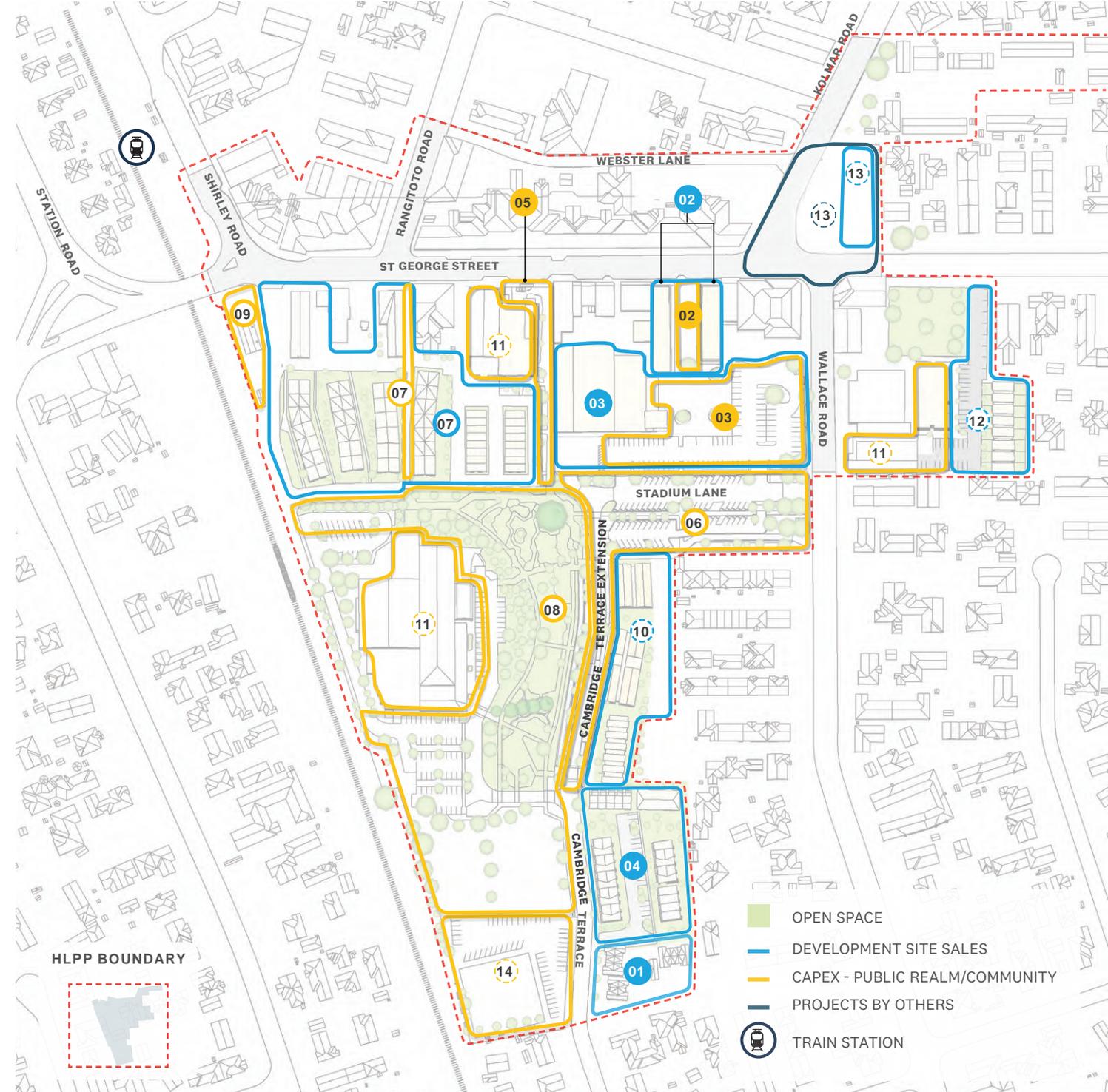
- 06 CAMBRIDGE TERRACE EXTENSION & CARPARK
- 07 07 3 ST GEORGE STREET - ST GEORGE'S LANES
- 08 PAPATOETOE STADIUM RESERVE WORKS
- 09 1 ST GEORGE ST OPTIMISATION

### MEDIUM TERM: FY 2027

- 10 27 ST GEORGE STREET (NETBALL & GARDENS) SITE SALE

### LONG-TERM: FY 2028+

- 11 COMMUNITY HUB & ARTS DEVELOPMENT (LIBRARY, ABLC)
- 12 PAPATOETOE LIBRARY PRECINCT OPTIMISATION
- 13 13 98 ST GEORGE ST & 15 KOLMAR RD & INTERSECTION
- 14 84 CAMBRIDGE TERRACE



Eke Panuku  
Programmes Summary

*West*



# SPATIAL DELIVERY PLAN

## AVONDALE

### Vision

To create a strong vibrant centre in which a growing community want to live, work and play.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	38.0m	3.0m	12.0m	54.7m
LTP Opex	3.7m	643k	1.3m	5.6m
Sales gross	47.8m	-	8.4m	56.2m
New homes	310	-	166	1,109
Public realm (Sqm)	5,672	-	5,520	11,592
GFA (Sqm)	-	-	-	500

### FY26 CAPITAL SOI TARGET

Plan no.	
11	Avondale Civic Precinct - commence construction

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

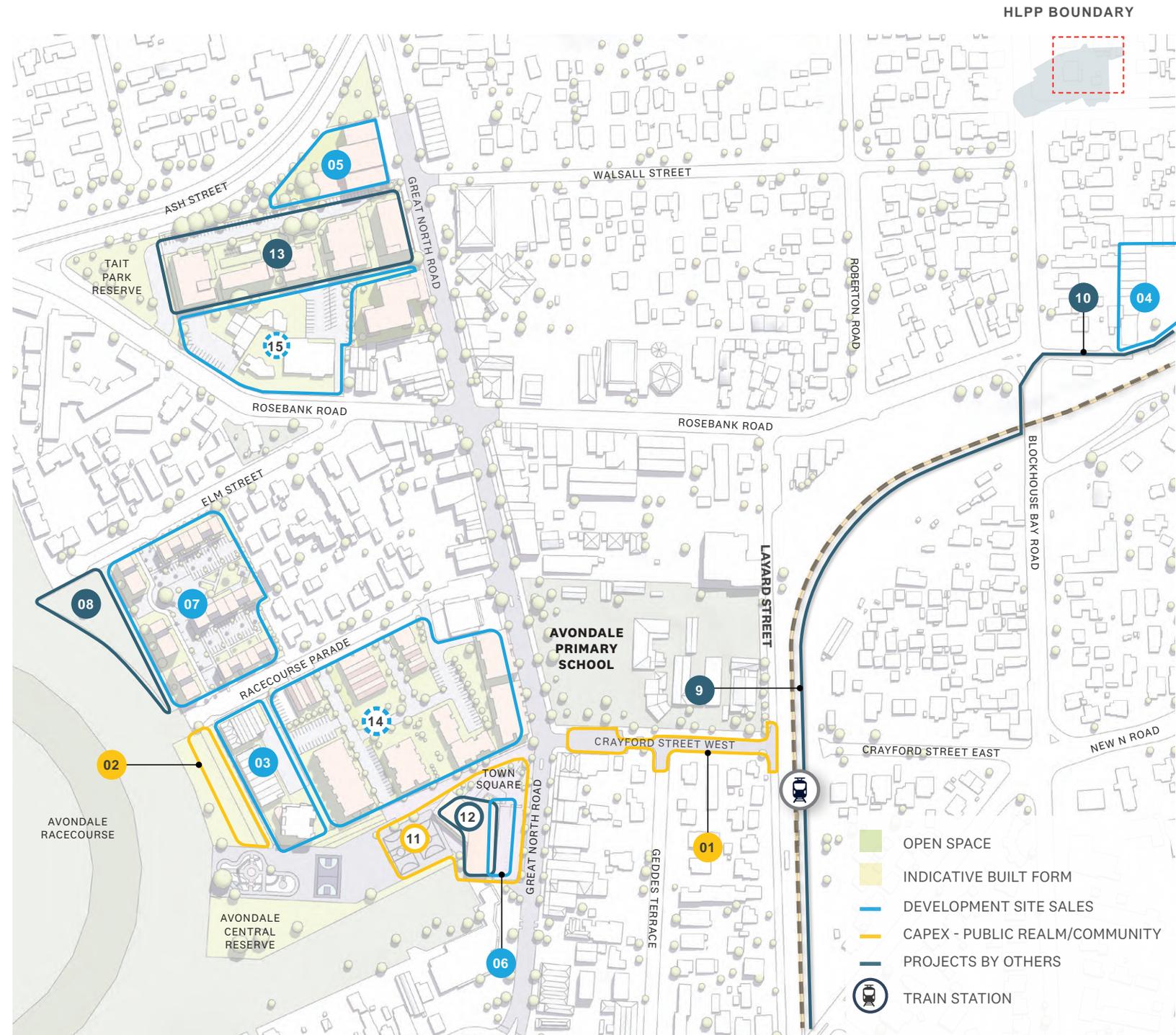
- 01 CRAYFORD STREET WEST
- 02 PUBLIC CAR PARKING FACILITY TO SUPPORT THE AVONDALE LIBRARY & COMMUNITY HUB
- 03 24-26 RACECOURSE PARADE (SET APARTMENTS, OCKHAM RESIDENTIAL)
- 04 TRENT STREET/WHAKAWHITI LOOP (HOUSING FOUNDATION/EKE PANUKU)
- 05 AROHA APARTMENTS (OCKHAM RESIDENTIAL & MARUTŪĀHU IWI)
- 06 1971-1987 GREAT NORTH ROAD - ACQUISITION
- 07 AVONDALE 18 ELM STREET (KĀINGA ORA)
- 08 26 ELM STREET (ANSON HOUSING DEVELOPMENT)
- 09 NEW LYNN TO AVONDALE SHARED PATH (AUCKLAND TRANSPORT)
- 10 WATERVIEW SHARED PATH (AUCKLAND TRANSPORT)
- 13 Highbury Triangle - Housing for Older People (Kāinga Ora)

### SHORT TERM: FY 2026

- 11 TE HONO (AVONDALE TOWN SQUARE AND PLAYGROUND)
- 12 TE HONO LIBRARY & COMMUNITY HUB (AUCKLAND COUNCIL)

### MEDIUM TERM: FY 2027

- 14 AVONDALE CENTRAL, 6 & 10 RACECOURSE PARADE
- 15 93-99 ROSEBANK ROAD SITE SALE (CURRENT LIBRARY & COMMUNITY CENTRE)



HLPP BOUNDARY

# SPATIAL DELIVERY PLAN

## HENDERSON

### Vision

An Urban Eco Centre enhancing the mauri of the twin streams Wai o Panuku and Wai Horotiu.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	16.8m	5.7m	18.0m	68.7m
LTP Opex	6.1m	1.1m	2.1m	9.3m
Sales gross	17.3m	-	-	28.3m
New homes	116	-	-	246
Public realm (Sqm)	270	1,403	15,052	17,295
GFA (Sqm)	-	-	-	10,000

### FY26 CAPITAL SOI TARGET

Plan no.	
07	Catherine Plaza - complete construction

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 TE ARA PŪHEKE - NEW ROAD
- 02 21 HENDERSON VALLEY ROAD (HAUMARU PROGRAMME)
- 03 23-27 HENDERSON VALLEY ROAD
- 04 FALLS CARPARK, 14 EDMONTON ROAD
- 05 2-6 HENDERSON VALLEY ROAD (CORPORATE PROPERTY)
- 06 HENDERSON VALLEY ROAD ENHANCEMENT

### SHORT TERM: FY 2026

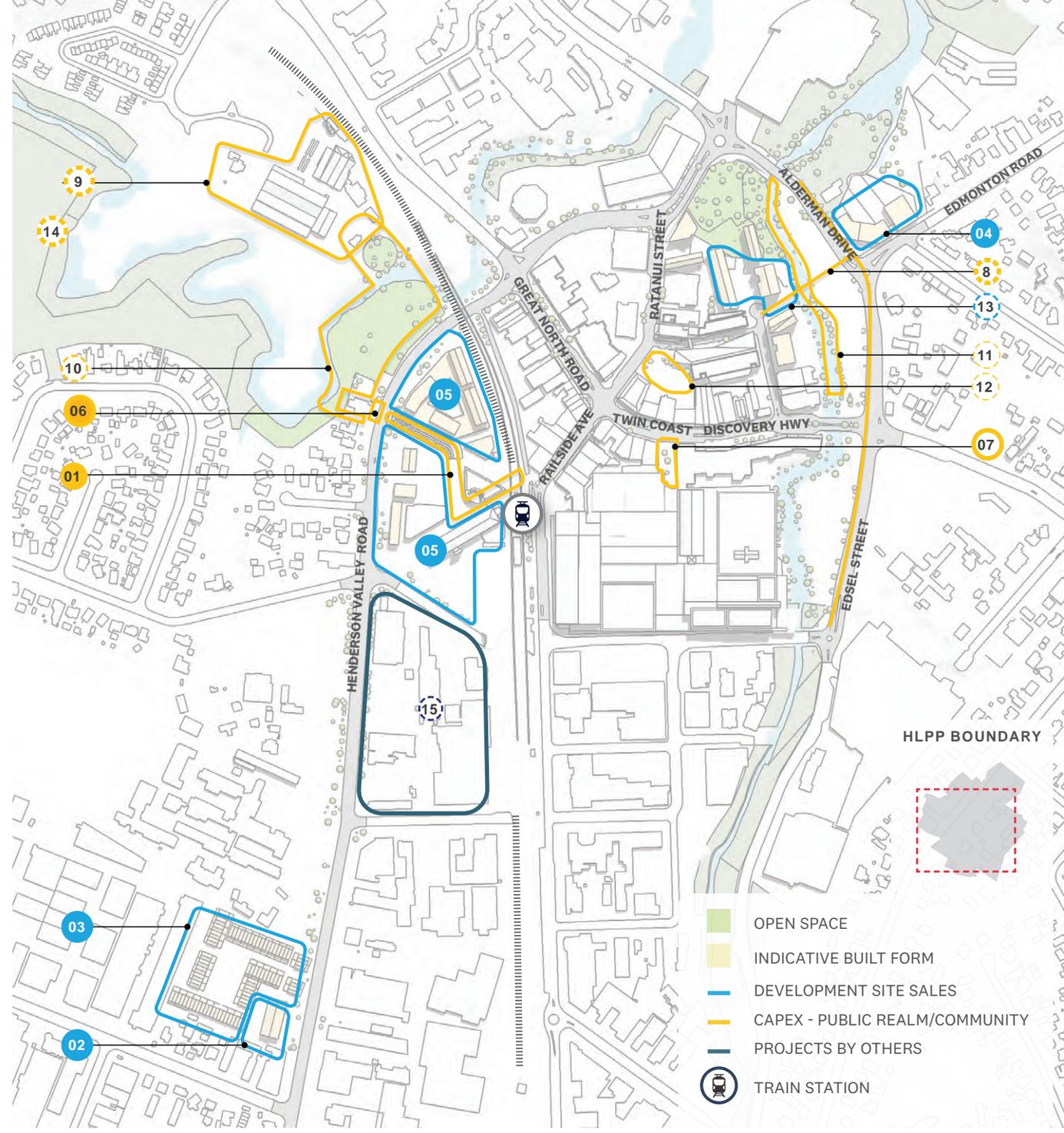
- 07 CATHERINE PLAZA UPGRADE

### MEDIUM TERM: FY 2027

- 08 WAI HOROTIU CYCLEWAY AND BRIDGE CONSTRUCTION
- 09 HENDERSON CORBAN ESTATE ACCESS AND ENHANCEMENT WORKS

### LONG-TERM: FY 2028+

- 10 OPANUKU LINK - BRIDGE
- 11 HENDERSON TWIN STREAMS ENHANCEMENT
- 12 HEART OF HENDERSON - TOWN SQUARE WORKS
- 13 ORATIA PRECINCT REDEVELOPMENT
- 14 HENDERSON ALTERNATIVE PLAY
- 15 TE PUNA CENTRAL (TAU)



Eke Panuku  
**Programmes Summary**

# *North*



# SPATIAL DELIVERY PLAN

## TAKAPUNA

### Vision

To make the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre orientated around pedestrians and cyclists

#### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	55.2m	116k	1.6m	57.0m
LTP Opex	5.1m	125k	251k	5.5m
Sales gross	180k	22.6m	2.6m	35.3m
New homes	-	-	-	535
Public realm (Sqm)	8,703	-	5,000	13,703
GFA (Sqm)	-	-	-	11,700

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

#### PROJECTS COMPLETED

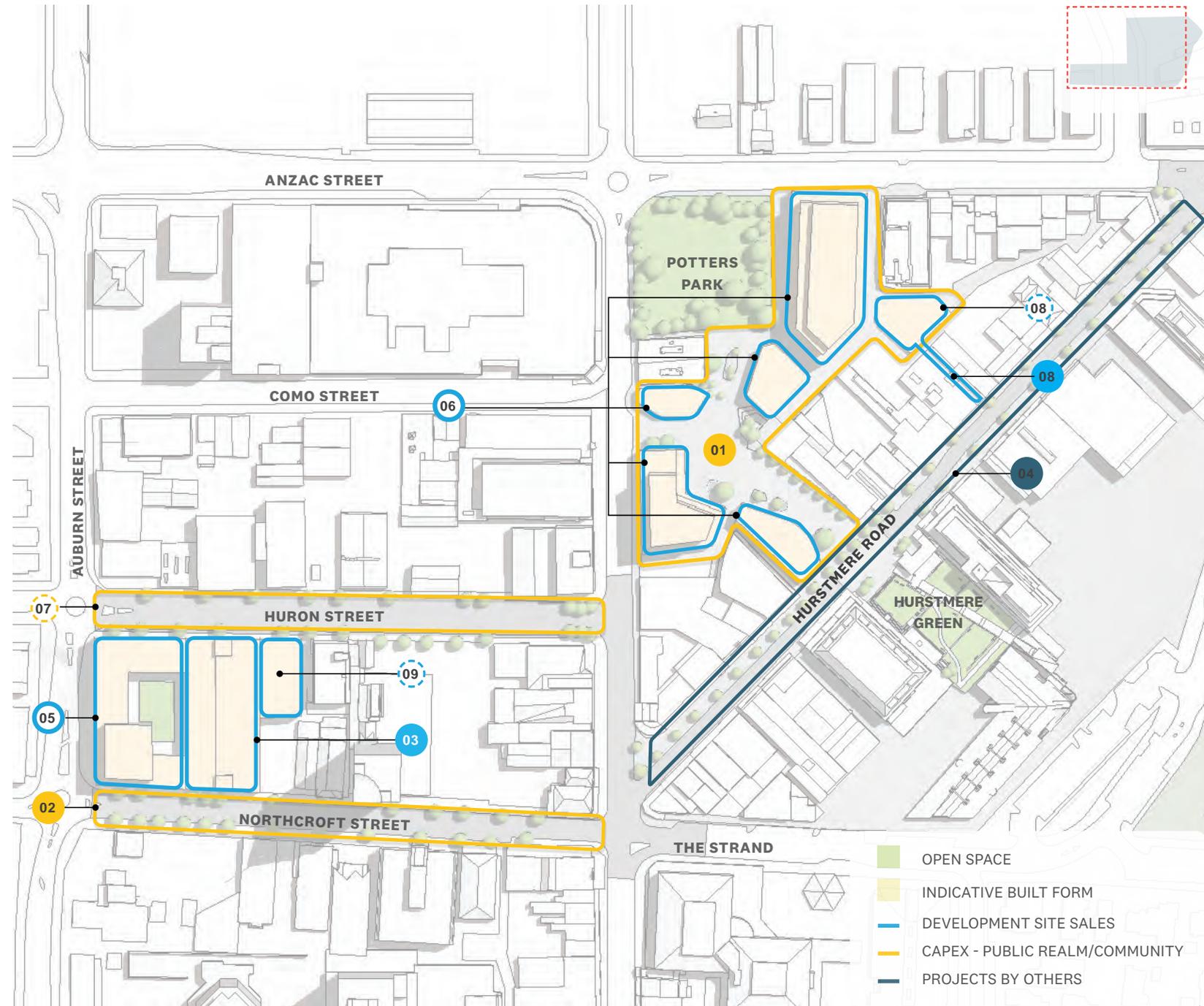
- 01 WAIWHARARIKI ANZAC SQUARE
- 02 NORTHCROFT STREETScape UPGRADE
- 03 TOKA PUIA CAR PARK
- 04 HURSTMERE ROAD UPGRADE (AT)
- 08 72A HURSTMERE ROAD

#### SHORT TERM: FY 2026

- 05 AUBURN STREET DEVELOPMENT
- 06 ANZAC STREET DEVELOPMENT SITE

#### LONG-TERM: FY 2027+

- 07 HURON STREETScape UPGRADE
- 08 R78 HURSTMERE ROAD DEVELOPMENT
- 09 14 HURON STREET DEVELOPMENT



SPATIAL DELIVERY PLAN

NORTHCOTE

Vision

A growing community with a lively and welcoming heart where business thrives, and everyone's needs are met.

PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	54.8m	7.7m	35.7m	103.5m
LTP Opex	3.8m	850k	1.7m	6.3m
Sales gross	-	5.3m	30.0m	39.4m
New homes	-	-	-	631
Public realm (Sqm)	10,140	-	10,969	25,709
GFA (Sqm)	-	-	-	-

FY26 CAPITAL SOI TARGET

Plan no.	SOI target
6	Northcote Community Hub and Puāwai / Cadness Reserve upgrade - commence construction
5	Northcote Town Centre Ernie Mays Street streetscape - commence construction

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

PROJECTS COMPLETED

- 01 TE ARA AWATAHA - SCHOOLS EDGE
- 02 PAPA KI AWATAHA RESERVE UPGRADE
- 03 ACQUISITIONS
- 04 TE KAITAKA GREENSLADE RESERVE (HEALTHY WATERS)

SHORT TERM: FY 2026

- 5 ERNIE MAYS STREET EXTENSION TOWN CENTRE EDGE
- 6 COMMUNITY HUB AND PUĀWAI CADNESS RESERVE UPGRADE

MEDIUM-TERM: FY 2027

- 7 38 - 42 COLLEGE ROAD DEVELOPMENT
- 8 111 LAKE ROAD (SUPERMARKET DEVELOPMENT)

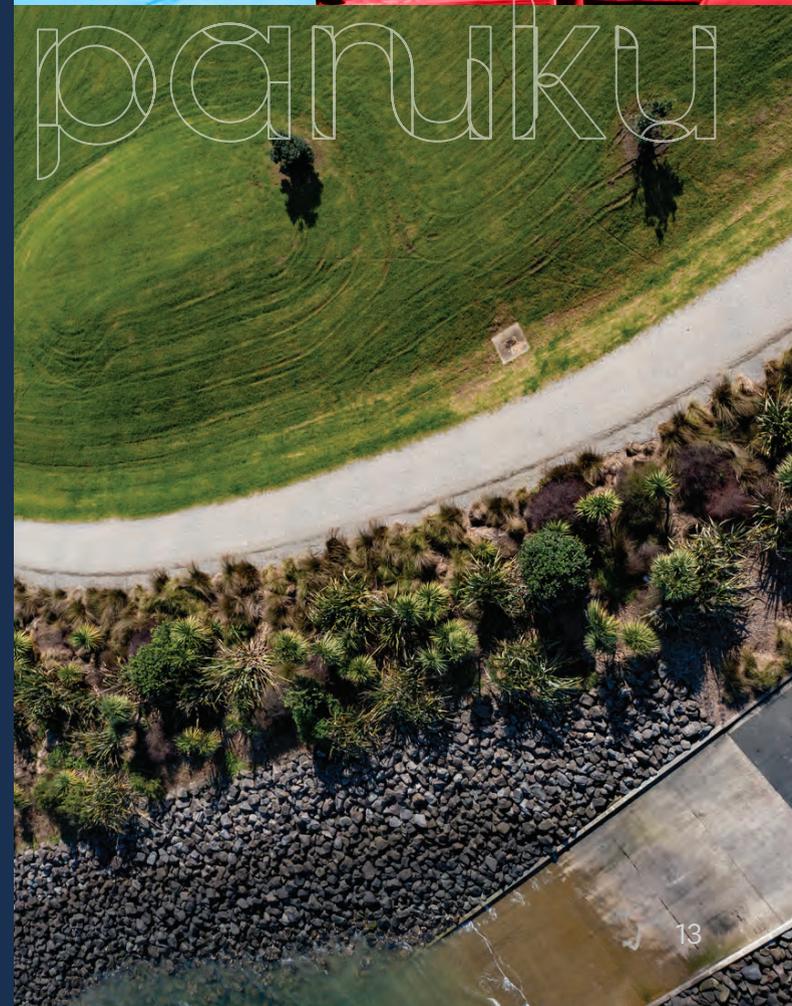
LONG-TERM: FY 2028+

- 9 NORTHCOTE CENTRAL (115 LAKE ROAD)
- 10 123 LAKE ROAD DEVELOPMENT (COUNTDOWN SITE)
- 11 KĀINGA ORA HOUSING DEVELOPMENT
- 12 TOWN SQUARE
- 13 1 ERNIE MAYS STREET



Eke Panuku  
**Programmes Summary**

# *Isthmus*



## SPATIAL DELIVERY PLAN

# PANMURE

### Vision

To create a vibrant centre that is a great place to live, visit, and do business; building on Panmure's distinct landscape, transport connectivity, family friendly community, and lifestyle amenities.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	11.9m	7.9m	10.9m	59.9m
LTP Opex	7.2m	794k	1.6m	10.7m
Sales gross	-	8.1m	17.0m	56.9m
New homes	-	-	18	805
Public realm (SqM)	4,234	5,780	-	22,386

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
09	Lagoon Edge Reserve upgrade - complete construction
10	Basin View Square Stage 1 - commence deconstruction

<b>GFA</b>	Gross floor area	Programme life and outer year values stated are estimated values.
<b>LTP</b>	Long Term Plan	
<b>SOI</b>	Statement of Intent	
<b>Sqm</b>	Square metres	

### PROJECTS COMPLETED

- 01 CLIFTON COURT
- 02 AMETI - EASTERN BUSWAY (AT)
- 03 PANMURE STATION UPGRADE
- 04 STREETSCAPE REFRESH
- 05 19-23A QUEENS ROAD ACQUISITION
- 06 71-79 QUEENS ROAD ACQUISITION
- 07 3 KORMA LANE ACQUISITION
- 08 37 QUEENS ROAD ACQUISITION

### SHORT TERM: FY 2026

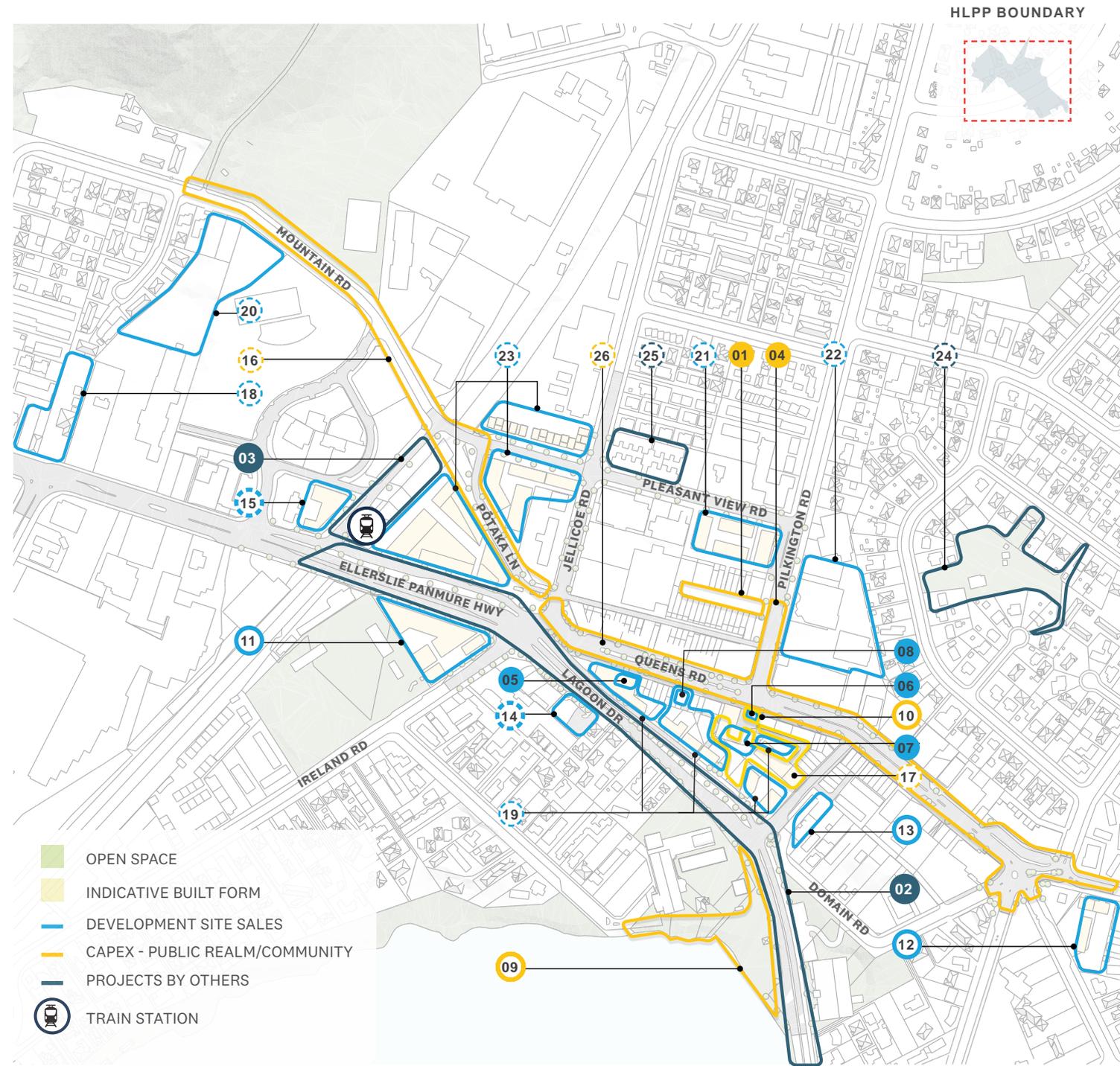
- 09 LAGOON EDGE RESERVE UPGRADE
- 10 BASIN VIEW SQUARE
- 11 535 ELLERSLIE PANMURE HIGHWAY SITE SALE
- 12 3 KINGS ROAD SITE SALE
- 13 10 BASIN VIEW LANE SITE SALE

### MEDIUM TERM: FY 2027

- 14 11 - 13 LAGOON DRIVE SITE SALE
- 15 3 MOUNTWELL CRESCENT SITE SALE

### LONG-TERM: FY 2028+

- 16 MAUNGAREI CONNECTION
- 17 BASIN VIEW PRECINCT PUBLIC REALM
- 18 486 - 492 ELLERSLIE PANMURE HIGHWAY SITE SALE
- 19 BASIN VIEW STAGED SITE SALES
- 20 59 & 59A MOUNTAIN ROAD SITE SALE
- 21 28 - 30 PILKINGTON ROAD SITE SALE
- 22 7 - 13 PILKINGTON ROAD REDEVELOPMENT
- 23 STATION PRECINCT SITE SALES
- 24 MAUINAINA RESERVE UPGRADE (TRC)
- 25 PLEASANT VIEW ROAD DEVELOPMENT (TRC)
- 26 QUEENS ROAD UPGRADE



## SPATIAL DELIVERY PLAN

# ONEHUNGA

### Vision

To create a flourishing Onehunga that is well connected to its past, its communities and the environment, including the Manukau Harbour.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	32.1m	10.1m	33.3m	96.4m
LTP Opex	9.9m	1.0m	2.0m	17.0m
Sales gross	4.7m	2.0m	12.7m	32.0m
New homes	12	-	-	402
Public realm (Sqm)	546	-	20,167	62,335
GFA (Sqm)	-	-	-	27,440

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
08	Onehunga Wharf Public Realm (Stage 1) - commence construction

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 LANEWAY 7
- 02 38 NEILSON STREET ACQUISITION
- 03 ONEHUNGA PORT ACQUISITION
- 04 DRESS SMART PAYNES LANE SITE SALE
- 05 ONEHUNGA MALL CLUB (LAMONT & CO)
- 06 NGĀ HAU MĀNGERE BRIDGE (WAKA KOTAHI NZTA)

### SHORT TERM: FY 2026

- 07 WAIAPU LANE PRECINCT PUBLIC REALM
- 08 ONEHUNGA WHARF PUBLIC REALM STAGE 1
- 09 WAIAPU PRECINCT SUPERMARKET

### MEDIUM TERM: FY 2027

- 10 210 ONEHUNGA MALL ACQUISITION
- 11 123 ARTHUR STREET ACQUISITION
- 12 208 LANEWAY PUBLIC REALM

### LONG-TERM PROJECTS (FY 2028+)

- 13 PAYNES LANE STREETScape UPGRADE
- 14 TOWN CENTRE TO WHARF CONNECTION
- 15 TE PUMANAWA PRECINCT PUBLIC REALM
- 16 ONEHUNGA WHARF TO TAUMANU WALKING & CYCLING
- 17 WHARF DEVELOPMENT
- 18 WAIAPU PRECINCT DEVELOPMENT SITE SALE
- 19 TE PUMANAWA CHURCH STREET UPGRADE
- 20 9-21 WALLER STREET DEVELOPMENT
- 21 38 NEILSON STREET DEVELOPMENT
- 22 TRAIN STATION PRECINCT SITE SALE
- 23 1 PAYNES LANE DEVELOPMENT
- 24 TE PUMANAWA RECREATION & COMMUNITY FACILITY
- 25 EAST WEST LINK (WAKA KOTAHI NZTA)



Eke Panuku  
**Programmes Summary**

# *Waterfront*



# SPATIAL DELIVERY PLAN

## WATERFRONT

### Vision

A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	183.1m	10.9m	23.9m	507m
LTP Opex	16.6m	2.7m	5.4m	64m
Sales gross	100.4m	65.9m	70.6m	386.8m
New homes	314	-	-	764
Public realm (SqM)	65,394	-	-	147,000
GFA (SqM)	37,110	-	-	75,464

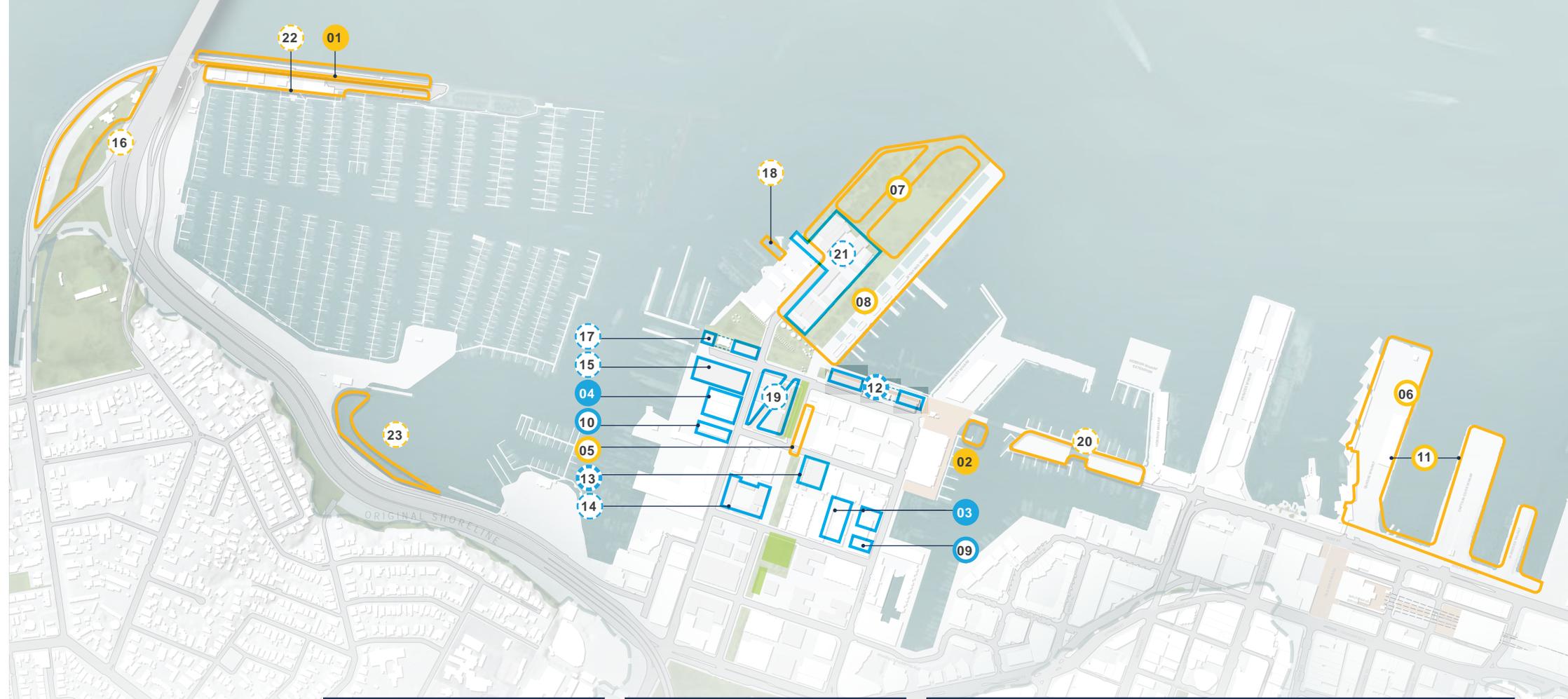
\$6M of OX funding (FY25-FY28) for the development of the Central Wharves Masterplan and the business case has also been approved. This is additional OX excluded from the Waterfront Programme Summary table above.

### FY26 CAPITAL SOI TARGET

Plan no.	Description
07	Te Ara Tukutuku enabling works - complete construction of capping layer

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.



### PROJECTS COMPLETED: FY 2025

- 01 WESTHAVEN SEAWALL UPGRADE (AHB)
- 02 WATER EDGE RESPONSE WORKS (QUEENS WHARF WESTERN EDGE, TIDAL STEPS JUMP PLATFORM, SWIMMING POOL)
- 03 WYNYARD CENTRAL COMMERCIAL OFFICE (PRECINCT)
- 04 ORAMS STAGE 1 MARINE (SITE 18) (CONSTRUCTION COMPLETED)

### SHORT TERM: FY 2026

- 05 WYNYARD CENTRAL PUBLIC ART - WAKA MOANA
- 06 WATER EDGE RESPONSE WORKS CONTINUES (QUEENS WHARF HERITAGE PLATFORM UPGRADE)
- 07 TE ARA TUKUTUKU (ENABLING WORKS)
- 08 TE ARA TUKUTUKU (STAGED DESIGN, CONSENT PREPARATION AND CONSTRUCTION)
- 09 101 PAKENHAM STREET WEST (LYSAGHT BUILDING)
- 10 ORAMS STAGE 2 MARINE (CONSTRUCTION CONTINUES)
- 11 CENTRAL WHARVES MASTERPLAN

### MEDIUM TERM: FY 2027

- 08 TE ARA TUKUTUKU CONTINUED
- 11 CENTRAL WHARVES MASTERPLAN CONT'D BUSINESS CASE AND PIPELINE
- 12 NORTH WHARF DEVELOPMENT - SITE 14
- 13 RESIDENTIAL 'EAST 1' - (WILLIS BOND)

### LONG TERM: FY 2028+

- 08 TE ARA TUKUTUKU CONTINUED
- 11 CENTRAL WHARVES MASTERPLAN BUSINESS CASE AND PIPELINE
- 14 RESIDENTIAL 'WEST 2' - (WILLIS BOND)
- 15 ORAMS STAGE 3 RESIDENTIAL - SITE 18
- 16 HARBOUR BRIDGE PARK
- 17 SILO DEVELOPMENT SITE - SITE 12
- 18 VOS SHED SLIPWAY
- 19 JELlicoe STREET MIXED USE - SITE 19
- 20 EAST WEST CONNECTION / PUBLIC SPACE UPGRADE
- 21 WYNYARD POINT - REDEVELOPMENT STAGE 1 AND 2
- 22 NORTHERN RECLAMATION
- 23 ST MARY'S BAY REVITALISATION

- OPEN SPACE
- DEVELOPMENT SITE SALES
- CAPEX - PUBLIC REALM/COMMUNITY



Eke Panuku  
Programmes Summary

# *City Centre*



# SPATIAL DELIVERY PLAN

## CITY CENTRE

### Vision

Ensure the heart of the city remains a vibrant, bountiful place for everyone.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	-	-	-	-
LTP Opex	2.2m	920k	1.8m	4.9m

The additional OPEX cost approved by Auckland Council to cover the 7.5 City Centre FTEs is excluded from the summary table above.

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 CIVIC ADMINISTRATION BUILDING (SUPPORTS PROGRAMME)
- 02 BLEDISLOE HOUSE REDEVELOPMENT (SUPPORTS PROGRAMME)
- 03 CRL OSD: SYMPHONY CENTRE (CORPORATE PROPERTY PROGRAMME)
- 04 DOWNTOWN CARPARK REDEVELOPMENT (SUPPORTS PROGRAMME)
- 05 MYERS PARK UNDERPASS
- 06 LOWER QUEEN ST UPGRADE
- 07 TYLER STREET UPGRADE
- 08 BERESFORD SQUARE REINSTATEMENT
- 09 HOBSON STREET NZIC
- 21 TE WAIHOROTIU CRL STATION
- 22 WELLESLEY STREET BUS IMPROVEMENT STAGE 1
- 23 WATERCARE QUEEN ST DIVERSION
- 24 WATERCARE MAYORAL DRIVE DIVERSION
- 25 DOWNTOWN BUS IMPROVEMENTS (FANSHAWE ST, CUSTOM ST & BEACH RD)
- 26 NELSON STREET SLIP LANE UPGRADE
- 27 THE STRAND OPTIMISATION T2 FREIGHT LANE
- 28 JEAN BATTEN PLACE PUBLIC ART
- 29 EMILY PLACE UPGRADE
- 30 CROSS STREET UPGRADE
- 31 VINCENT STREET UPGRADE
- 32 MAHUHU LANE UPGRADE

### SHORT TERM: FY 2026

- 10 TE HA NOA STAGE 1 VICTORIA STREET LINEAR PARK
- 11 UPPER MERCURY LANE UPGRADE
- 12 PITT STREET UPGRADE
- 13 CANADA STREET UPGRADE
- 14 EAST STREET UPGRADE
- 15 KARANGA-A-HAPE CRL STATION
- 16 TE WAITEMATA STATION PLAZA
- 17 MILLS LANE & SWANSON STREET UPGRADES
- 18 EXCHANGE LANE UPGRADE
- 19 ALBERT STREET UPGRADE
- 20 CAB PAD SITES

### MEDIUM TERM: FY 2027+

- 02 BLEDISLOE HOUSE (SUPPORTS PROGRAMME)- DEVELOPMENT COMPLETED
- 03 CRL OSD: SYMPHONY CENTRE (CORPORATE PROPERTY PROGRAMME) DEVELOPMENT COMPLETED
- 04 DOWNTOWN CARPARK REDEVELOPMENT (SUPPORTS PROGRAMME) - DEVELOPMENT COMPLETED
- 33 HIGH STREET UPGRADE CONSTRUCTION COMMENCES
- 34 TE HĀ NOA STAGE 2
- 35 BLEDISLOE LANE UPGRADE
- 36 DOWNTOWN WEST STREETScape UPGRADE
- 37 WELLESLEY STREET BUS IMPROVEMENTS STAGE2
- 38 WELLESLEY STREET BUS IMPROVEMENTS STAGE3
- 39 FEDERAL & KINGSTON ST UPGRADE
- 40 FEDERAL ST NORTHERN PRECINCT
- 41 TE HĀ NOA STAGE 3
- 42 CITY CENTRE WAYFINDING PROGRAMME (CITY WIDE)



Eke Panuku  
Programmes Summary

# Central



# SPATIAL DELIVERY PLAN

## MAUNGAWHAU

### Vision

For each precinct to become one of the best-quality, high density urban villages in the country, which is highly accessible to all parts of the Auckland region. It will be highly sought after, contemporary, sustainable, resident-led, mixed-use urban village.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	228k	500k	750k	2.7m
LTP Opex	1.1m	192k	383k	1.7m
Sales gross	-	-	-	133.0m
New homes	-	-	-	720
Public realm (Sqm)	-	-	-	-
GFA (Sqm)	-	-	-	33,400

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

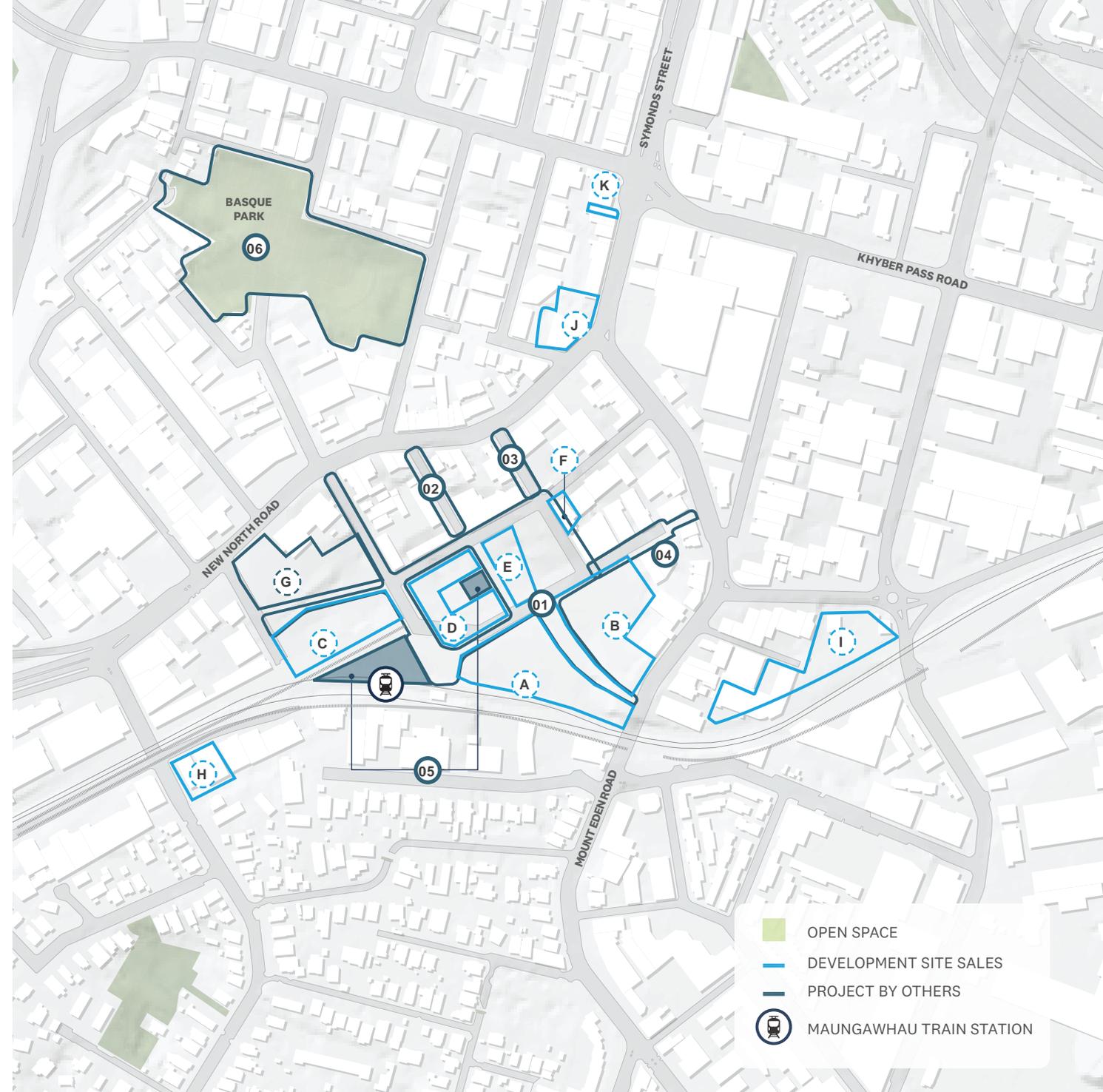
Programme life and outer year values stated are estimated values.

### SHORT TERM: FY 2026

- 01 CRL - PUBLIC REALM AND STREETS
- 02 AT - STREETS UPGRADE: KORARI STREET
- 03 AT - STREETS UPGRADE: FLOWER STREET
- 04 AT - STREETS UPGRADE: SHADDOCK STREET (EAST)
- 05 CRL - MAUNGAWHAU STATION AND INFRASTRUCTURE
- 06 AC - BASQUE PARK UPGRADE

### LONG TERM: FY 2028+

- A BLOCK A - MAUNGAWHAU CENTRAL
- B BLOCK B - MAUNGAWHAU CENTRAL
- C BLOCK C - MAUNGAWHAU CENTRAL
- D BLOCK D - MAUNGAWHAU CENTRAL
- E BLOCK E - MAUNGAWHAU CENTRAL
- F BLOCK F - MAUNGAWHAU CENTRAL
- G BLOCK G - 98-110 NEW NORTH ROAD, KĀINGA ORA
- H BLOCK H - 1-3 FENTON STREET
- I BLOCK I - WATER STREET AND BOSTON ROAD
- J BLOCK J - 257-259 SYMONDS STREET & 1 NEW NORTH ROAD
- J BLOCK K - 223 SYMONDS STREET



1:5000  
@A3



Eke Panuku  
**Programmes Summary**

# *Regional* **Programmes**



# SPATIAL DELIVERY PLAN

## SUPPORTS SCOPE

### Vision

The Supports programme enables development of council owned land to help meet housing demand through maximising site values at disposal with associated design and development outcomes.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	45.0m	1.5m	1.0m	79.8m
LTP Opex	3.8m	262k	534k	4.6m
Sales gross	374.3m	22.1m	880k	518.4m
New homes	596	137	322	1,999
Public realm (SqM)	4,427	15,000	-	24,427
GFA (SqM)	-	-	-	88.950

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 CIVIC ADMINISTRATION BUILDING, AUCKLAND CITY CENTRE
- 02 34 MOORE STREET, HOWICK
- 03 DOWNTOWN CARPARK REDEVELOPMENT, CITY CENTRE
- 04 84A MORRIN ROAD, ST.JOHN'S
- 05 HOBSONVILLE AIRFIELDS STAGE 3 - LOT 5B
- 06 83B GODLEY ROAD, GREEN BAY
- 07 20 LINK CRESCENT, WHANGAPAROA
- 08 4 MELVIEW PLACE, NEW LYNN
- 09 PUMP STATION 6, LAUNCH ROAD, HOBSONVILLE

### SHORT TERM: FY 26

- 10 18 TOTARA AVE, NEW LYNN
- 11 BLEDISLOE HOUSE, AUCKLAND CITY CENTRE
- 12 187 FLAT BUSH SCHOOL ROAD, FLAT BUSH
- 13 65 HADDINGTON DRIVE, FLAT BUSH

### MEDIUM TERM: FY 27

- 14 HOBSONVILLE AIRFIELDS STAGE 3 - 6A & 6B
- 15 41 MCCRAE WAY, NEW LYNN
- 16 84-100 MORRIN ROAD, ST. JOHN'S
- 17 16 FENCIBLE DRIVE, HOWICK
- 18 132 GREENLANE EAST, GREENLANE

### LONG-TERM: FY 28+

- 19 198 DOMINION ROAD, MOUNT EDEN
- 20 HOBSONVILLE AIRFIELDS STAGE 2 - AVANDA
- 21 68 PAKURANGA ROAD, PAKURANGA
- 22 70 - 88 PAKURANGA ROAD, PAKURANGA
- 23 20 WILLIAMS AVE, PAKURANGA



## SPATIAL DELIVERY PLAN

# OWN YOUR OWN HOME

### *Vision*

Own Your Own Home (OYOH) is a shared equity (80/20) home ownership scheme established to encourage elderly people receiving superannuation to move in to affordable and suitable homes. The OYOH scheme consists of 150 one and two bedroom residential units across 14 village locations.

In 2024 Eke Council took over management of the OYOH scheme and is in the process of refurbishing the 79 council owned units. Existing budget will be used to re-purchase units as they become available. Once all of the units in a village are in outright council ownership the villages will be sold.

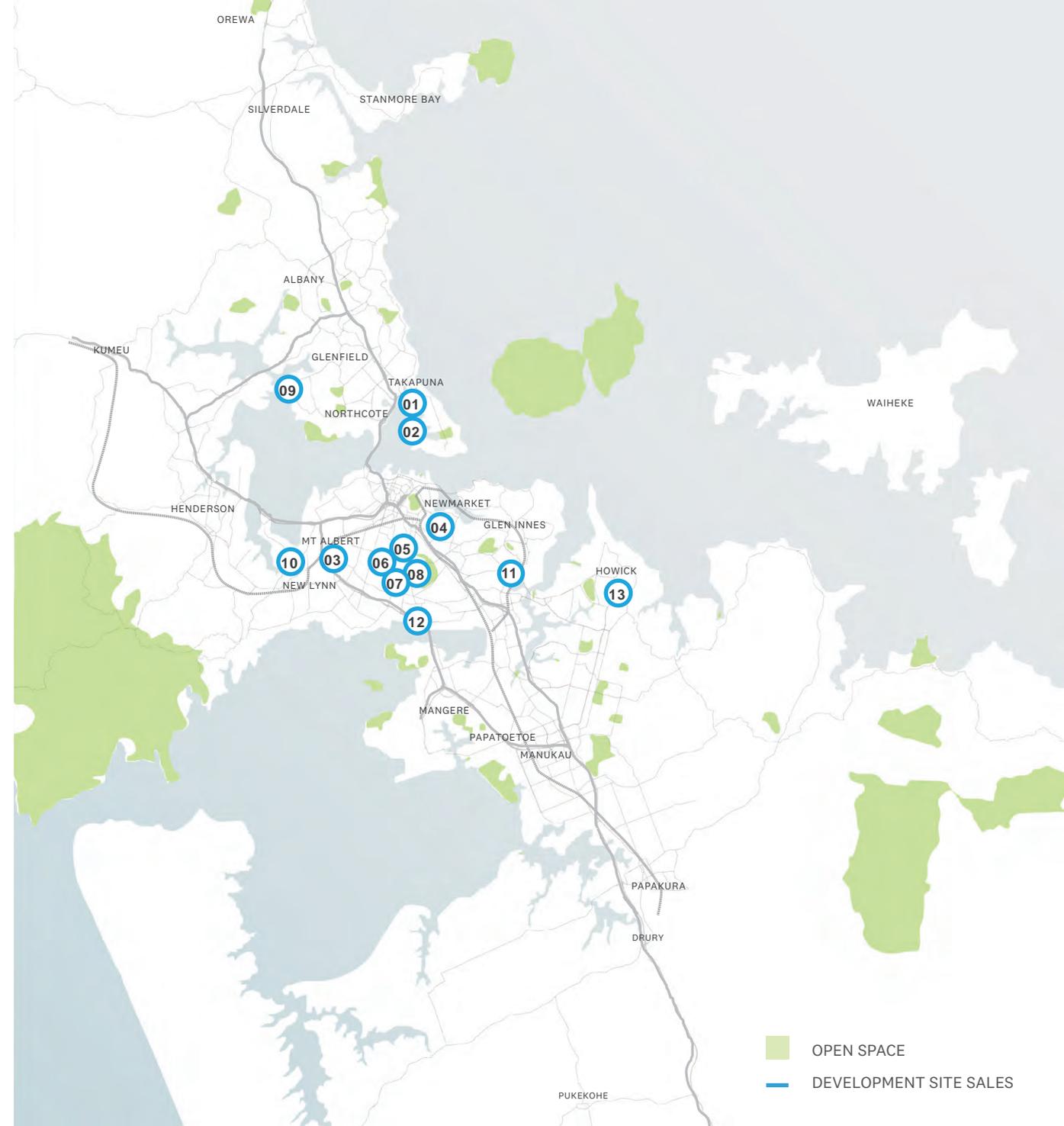
Due to its state of disrepair the village at 19 Tripoli Road was demolished in FY25.

### PROGRAMME SUMMARY

A summary of the OYOH programme is included in the Supports programme table on the previous page.

### OWN YOUR OWN HOME VILLAGES

- 01 24 BARDIA STREET, BELMONT
- 02 157 BAYSWATER AVENUE, BAYSWATER
- 03 16 BURCH STREET, MT ALBERT
- 04 9 CARRICK PLACE, MT EDEN
- 05 1 COYLE STREET, SANDRINGHAM
- 06 3 COYLE STREET, SANDRINGHAM
- 07 5 & 7 COYLE STREET, SANDRINGHAM
- 08 19 COYLE STREET, SANDRINGHAM
- 09 2 JOHN BRACKEN WAY, BEACH HAVEN
- 10 14-16 NEW WINDSOR, AVONDALE
- 11 19 TRIPOLI ROAD, PANMURE
- 12 113 TRAFALGAR STREET, ONEHUNGA
- 13 690 PAKURANGA ROAD, HOWICK



## SPATIAL DELIVERY PLAN

# CORPORATE PROPERTY

### Vision

A self-funding programme of works which utilises the capital receipts from the divestment of seven surplus properties that are no longer required to service. Those capital receipts have been reinvested back in to the Corporate Property office network, including Te Hawiti in Albany, and a more efficient hub and spoke corporate accommodation model.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	3.9m	-	-	4.1m
LTP Opex	-	-	-	30k
Sales gross	153.2m	2.9m	40.0m	196.1m
New homes	-	-	-	78
Public realm (Sqm)	-	-	-	470
GFA (Sqm)	-	-	-	66,000

### PROJECTS COMPLETED

- 01 KOTUKU HOUSE, 4 OSTERLEY WAY, MANUKAU
- 02 35 GRAHAM STREET, CBD
- 03 50 CENTREWAY, OREWA
- 04 82 MANUKAU ROAD, PUKEKOHE
- 05 6 HENDERSON VALLEY ROAD, HENDERSON

### SHORT TERM: FY 2026

- 06 SYMPHONY HOUSE, 4 - 10 MAYORAL DRIVE, AUCKLAND CITY
- 07 35 COLES CRESCENT, PAPAURA



**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

■ OPEN SPACE  
— DEVELOPMENT SITE SALES



## SPATIAL DELIVERY PLAN

# SERVICE PROPERTY OPTIMISATION

### Vision

Service Property Optimisation can facilitate, enhance, speed up housing and town centre development activities, and release latent values for reinvestment into identified community outcomes. Where service property is optimised, the sale proceeds are locally reinvested to advance eligible projects or activities.

The Service Property Optimisation Programme requires Eke Panuku, Community Services and local boards working together to identify and release value from underperforming service assets in order to fund local services while supporting urban regeneration and commercial opportunities. Net proceeds are reinvested locally to advance approved projects.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & Prog. life FY28	
LTP Capex	2.3m	613k	600k	6.6m
LTP Opex	1.4m	406k	800k	2.7m
Sales gross	-	-	-	-
New homes	4	-	-	22
Public realm (Sqm)	-	-	1,000	1,000
GFA (Sqm)	-	-	-	1,000

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

01 2 POMPALLIER TERRACE, PONSONBY

### SHORT TERM: FY 26

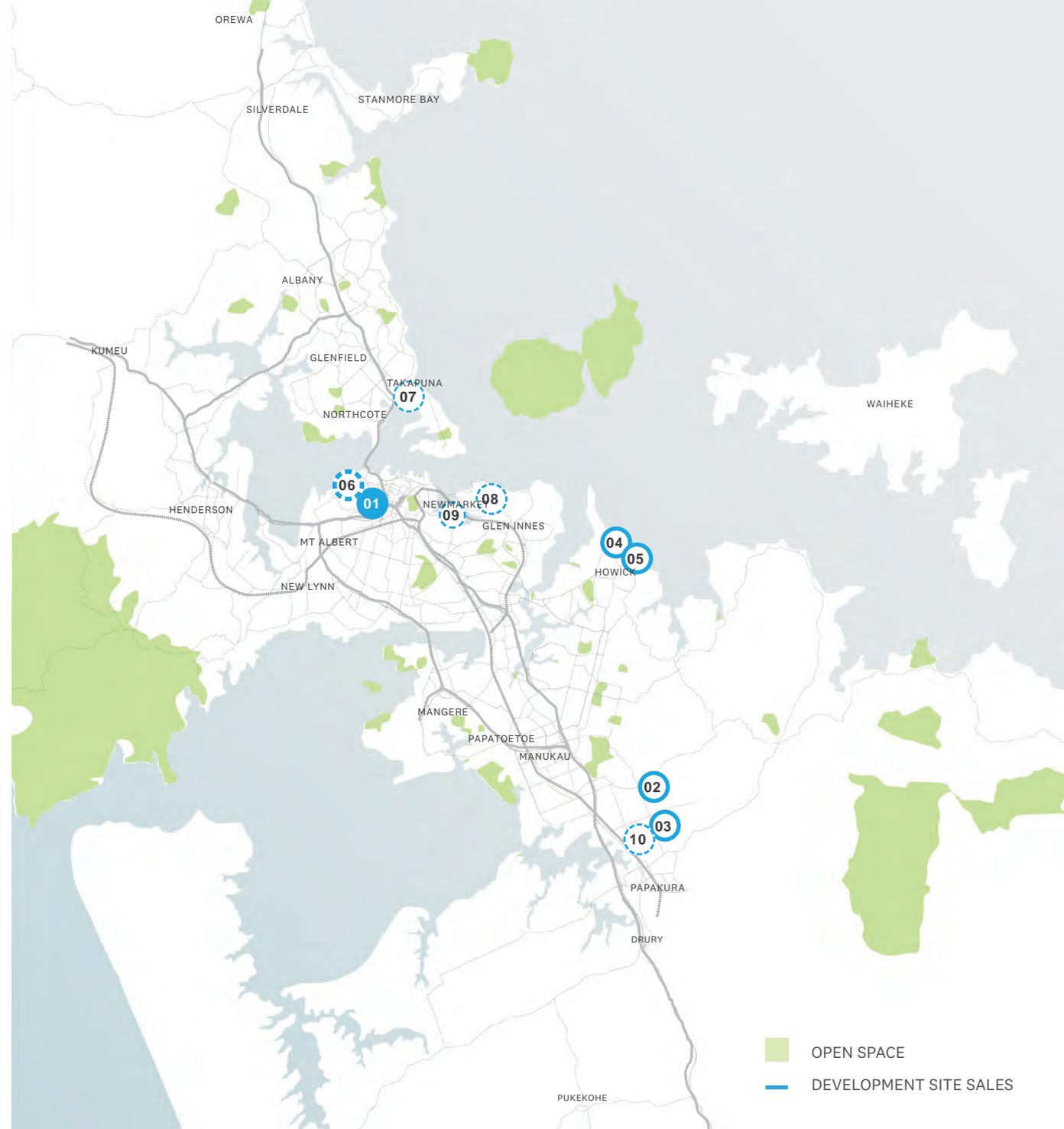
- 02 ARDMORE HALL, 177 BURNSIDE ROAD, ARDMORE
- 03 BELL FIELD, 587R PAPA KURA, CLEVEDON ROAD, ARDMORE
- 04 BEACHLANDS, 17W HAWKE CRESCENT - SITE SALE
- 05 BEACHLANDS, 39R POHUTUKAWA RD - SITE SALE

### MEDIUM TERM: FY 27

06 19 JERVOIS ROAD, HERNE BAY

### LONG-TERM: FY 28+

- 07 3 GIBBONS ROAD, TAKAPUNA
- 08 ORAKEI OPTIMISATION
- 09 6 CLONBERN ROAD, REMUERA
- 10 8-10 AVERILL STREET, PAPA KURA



OPEN SPACE  
 DEVELOPMENT SITE SALES



## SPATIAL DELIVERY PLAN

# HAUMARU SCOPE

### Vision

To grow the portfolio consistent with projected social housing demand and rebalance the portfolio to areas of greatest demand. It is also to see older people in affordable homes within communities that are safe, age friendly and caring.

Haumaru Housing - facilitating social housing and the longterm redevelopment of the network of homes for older people, raising the quality and increasing the number of properties in the portfolio.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	21.0m	-	-	21.0m
LTP Opex	716k	45k	80k	841k
Sales gross	16.0m	-	-	16.0m
New homes	30	56	-	116
Public realm (Sqm)	-	-	-	-
GFA (Sqm)	-	-	-	-

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

- 01 21 HENDERSON VALLEY ROAD, HENDERSON
- 02 16 HANDLEY ROAD, NARROW NECK

### SHORT TERM: FY 2026

- 03 27-31 GREENSLADE CRESCENT, NORTHCOTE



OPEN SPACE  
 DEVELOPMENT SITE SALES



# SPATIAL DELIVERY PLAN

## ORMISTON

### Vision

For the various sites to provide residential development and obtain best value for Council assets. Where possible, the sites should relate to the individual local board plans for each locality.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	1.1m	508k	5.4m	7.9m
LTP Opex	1.2m	169k	347k	1.8m
Sales gross	25.5m	25.2m	-	87.4m
New homes	260	-	27	766
Public realm (Sqm)	-	-	-	-
GFA (Sqm)	40,900	-	-	40,900

**GFA** Gross floor area  
**LTP** Long Term Plan  
**SOI** Statement of Intent  
**Sqm** Square metres

Programme life and outer year values stated are estimated values.

### PROJECTS COMPLETED

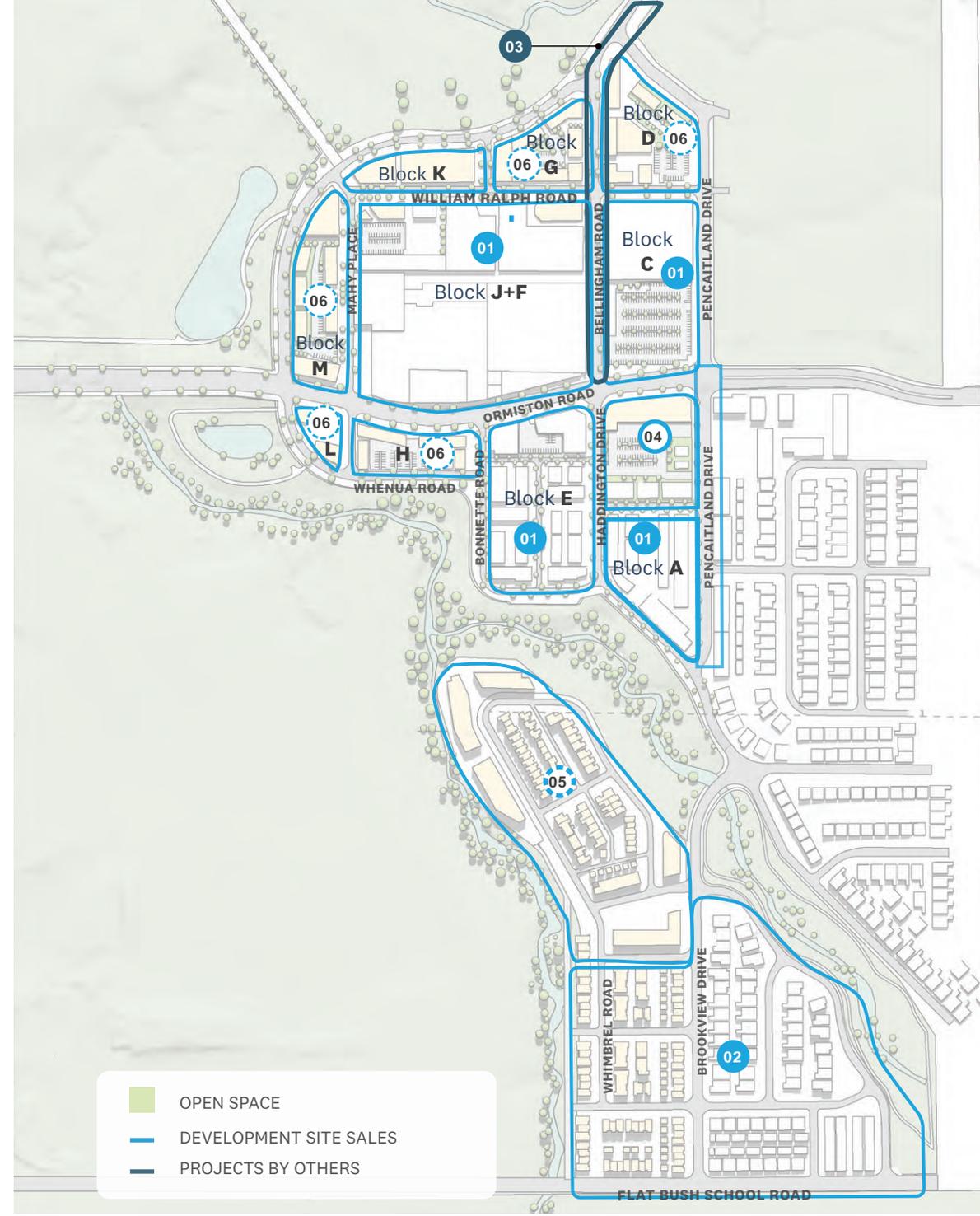
- 01** ORMISTON TOWN CENTRE - BLOCKS F AND J, C, E, A
- 02** LOT 1, 66 FLATBUSH SCHOOL ROAD
- 03** BELLINGHAM ROAD WORKS (AUCKLAND TRANSPORT)

### SHORT TERM: FY 2026

- 04** 65 HADDINGTON DRIVE SITE SALE (SUPPORTS PROGRAMME)

### LONG-TERM PROJECTS (FY 2028+)

- 05** 56 BROOKVIEW RD REDEVELOPMENT
- 06** ORMISTON TOWN CENTRE - BLOCKS D, G, M, L, H



- OPEN SPACE
- DEVELOPMENT SITE SALES
- PROJECTS BY OTHERS



## SPATIAL DELIVERY PLAN

# EASTERN BUSWAY URBAN REGENERATION PROGRAMME

### Vision

To revitalise neighbourhoods within the Eastern Busway corridor and to create healthy, sustainable and vibrant communities.

Eke Panuku is leading the delivery of urban regeneration in neighbourhoods along the Eastern Busway corridor. The busway is a major catalyst for sustainable urban growth. Eke Panuku is working with Auckland Transport and the Eastern Busway Alliance to align and integrate high-quality sustainable residential, commercial and public realm development with the transport investment. Eke Panuku to leverage and divest for development Council-owned property within the Busway corridor, and land acquired for the Busway and associated transport infrastructure that becomes residual on its completion. Development to be focused on key strategic locations within walkable catchment of proposed bus stations at:

- + Pakūranga (Strategic Opportunity 1)
- + Te Taha Wai and Koata along Tī Rākau Drive (Strategic Opportunity 2)
- + Pōhatu in Burswood (Strategic Opportunity 3)

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	1.3m	1.6m	2.0m	43.0m
LTP Opex	618k	151k	293k	2.0m
Sales gross	5.0m	-	85.5m	170.5m
New homes	-	-	-	150
Public realm (Sqm)	-	-	-	-
GFA (Sqm)	-	-	-	10,000

<b>GFA</b>	Gross floor area	Programme life and outer year values stated are estimated values.
<b>LTP</b>	Long Term Plan	
<b>SOI</b>	Statement of Intent	
<b>Sqm</b>	Square metres	

### PROJECTS COMPLETED

- 01 9 MARRIOTT ROAD, PAKŪRANGA - SITE SALE
- 02 9 CHEVIS PLACE, PAKŪRANGA - SITE SALE
- 03 21 MILLEN AVENUE, PAKŪRANGA - SITE SALE
- 04 1/1 SNELL PLACE, PAKŪRANGA - SITE SALE
- 05 2/1 SNELL PLACE, PAKŪRANGA - SITE SALE

### SHORT TERM: FY 2026

- 06 2/6 DILLIMORE AVENUE
- 07 183 HARRIS ROAD
- 08 UNIT C,D & E 166 HARRIS ROAD
- 09 TĪ RĀKAU DRIVE VEHICLE CROSSING

### MEDIUM-TERM: FY 2027

- 10 TĪ RĀKAU DRIVE
- 11 WILLIAM ROBERTS ROAD
- 12 PAKŪRANGA PLAZA
- 13 68,70,76 & 78 TIGER DRIVE, BOTANY
- 14 37, 39 & 41 SPALDING RISE, BOTANY
- 15 16 & 18 NAGLE PLACE, BOTANY
- 16 43 & 47 PUMA DRIVE, BOTANY

### LONG-TERM: FY 2028+

- 17 PŌHATU - BURSWOOD
- 18 CORTINA PLACE
- 19 DALE CRESCENT
- 20 TIRAUMEA DRIVE
- 21 RĀ HIHI (FLYOVER)
- 22 EASTERN BUSWAY PROJECT



Eke Panuku  
**Programmes Summary**

# *Regional Renewals* **Programme**



## SPATIAL DELIVERY PLAN

# REGIONAL RENEWALS PROGRAMME

## Vision

To strategically unlock and realise the commercial and strategic value of council owned assets.

This vision is achieved through overseeing a programme of responsive and planned asset management interventions.

### PROGRAMME SUMMARY

	Actuals to date	FY26	FY27 & FY28	Prog. life
LTP Capex	59.7m	9.0m	19.0m	72.7m
LTP Opex	1.8m	303k	614k	2.7m
Sales gross	-	-	-	-
New homes	-	-	-	-
Public realm (Sqkm)	-	-	-	-
GFA (Sqkm)	-	-	-	-

The above summary also includes the Waterfront Renewals Programme on the following page.

<b>GFA</b>	Gross floor area	Programme life and outer year values stated are estimated values.
<b>LTP</b>	Long Term Plan	
<b>SOI</b>	Statement of Intent	
<b>Sqkm</b>	Square metres	

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
25	Onehunga Wharf water reticulation network - commence construction

### PROJECTS COMPLETED

- 01 3 PRATT STREET, FREEMANS BAY - IMPROVED DRAINAGE, STORMWATER AND MITIGATE H&S ISSUES
- 02 7 HILL ROAD, MANUREWA - RE-ROOFING, RE-CLAD AND FRAMING, INSULATION & GUTTERING
- 03 73R SELWYN ROAD (SHAMROCK COTTAGE) - SEISMIC STRENGTHENING, ROOF REPLACEMENT & TOILET UPGRADE
- 04 ONEHUNGA WHARF RENEWALS - ROADING, SHEDS, ADMIN BUILDING AND DREDGING WORKS, UTILITIES AND LADDERS
- 05 32-44, 43-47 PEARNS PLACE & 47 PEARNS CRESCENT, NORTHCOTE - ROOF UPGRADES AND INTERNAL REFURBISHMENTS

- 06 23 PRINCES STREET - INTERIOR WORKS / WINDOW REFURBS
- 07 27 PRINCES STREET - SEISMIC STRENGTHENING AND REFURBISHMENT
- 08 29 PRINCES ST UPGRADE OF THREE UNREINFORCED BRICK MASONRY CHIMNEYS
- 09 31 PRINCES ST - STRUCTURAL UPGRADE TO INTERNAL WALLS
- 10 101 PAKENHAM STREET (LYSAGHT BUILDING) - INSTALL WASTEWATER DRAINAGE
- 11 21 PRINCES STREET, CBD - REFURBISHMENT
- 12 41 WHITFORD-MARAETAI ROAD, WHITFORD - ROOF REPLACEMENT
- 13 47R SHELLEY BEACH PARADE, COCKLE BAY - RENEWALS WORKS
- 14 92 TRIG ROAD, WHENUAPAI - GUTTER REPLACEMENT
- 15 179 PARK ESTATE, HINGAIA - SEPTIC TANK REPLACEMENT AND BUILDING REFURBISHMENT
- 16 WHITFORD QUARRY, WHITFORD - SHED DEMOLITION AND MOVE A TRANSFORMER
- 17 SHED E, ONEHUNGA WHARF - DECONSTRUCTION
- 18 157 GREAT SOUTH ROAD, OTAHUHU - ROOF REPAIRS
- 19 49 STATION ROAD, PAPATOETOE - BUILDING DEMOLITION
- 20 313 QUEEN STREET - CANOPY REFURBISHMENT
- 21 17 SAINT GEORGE STREET - BUILDING DECONSTRUCTION PROJECT

### SHORT TERM: FY 2026

- 22 27 LAKE ROAD, DEVONPORT - SITE DECONSTRUCTION
- 23 202- 208 WEST COAST RD, GLEN EDEN - ROOF REPLACEMENT, SHOP REFURB.
- 24 313-321 QUEEN STREET, AUCKLAND CBD - FIRE ESCAPE STAIRS UPGRADE
- 25 ONEHUNGA RENEWALS - SHED D - STRUCTURAL STEEL REPAIRS AND ROLLER DOOR REPLACEMENT
- 26 WAIROPA CHANNEL - REPLACE CHANNEL MARKERS AND BUOYS
- 27 2 QUEEN STREET, WAIUKU. ROOF REPLACEMENT AND BUILDING REFURBISHMENT
- 28 245 GREAT SOUTH ROAD, PAPATOETOE - ROOF REPLACEMENT
- 29 92 TRIG ROAD, WHENUAPAI - SEPTIC TANK REPLACEMENT



# SPATIAL DELIVERY PLAN

## RENEWALS ON THE WATERFRONT

### PROGRAMME SUMMARY

A summary of the renewal of assets in the Waterfront is included in the Regional Renewals programme table on the previous page.

### FY26 CAPITAL SOI TARGET

Plan no.	SOI target
15	Westhaven Marina work depot - complete construction

### PROJECTS COMPLETED

- 01** VIADUCT PRECINCT RENEWALS:
- VIADUCT TILING UPGRADE - PHASE 1
  - VIADUCT - ANGLED HANDRAILS UPGRADES
  - LIGHTING UPGRADE WORKS
  - EV BARCODE RENEWAL
  - BASCULE BRIDGE H&S WORKS
  - BASCULE BRIDGE, REPLACEMENT OF TRAFFIC BOLLARDS
  - LIGHTING UPGRADE WORKS
  - TILING UPGRADE
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - WYNYARD QUARTER, VIADUCT



- 02** WYNYARD WHARF NORTH TOILET REFURBS AND DEMO WORKS
- 03** WYNYARD CROSSING EV BARCODE RENEWALS
- 04** SILO PARK RENEWALS:
- SILO 6 EMERGENCY WORKS
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - SILO
- 05** WESTHAVEN MARINA RENEWALS:
- BUOYS CAFE, ROOF AND GUTTERING REPLACEMENT
  - FIRE ALARM SYSTEM UPGRADES
  - T PIER ABLUTION BLOCK RENEWAL
  - Z PIER WATERMAIN RENEWAL
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - WESTHAVEN MARINAS

- 06** WESTHAVEN MAINTENANCE YARD - RELOCATION
- 07** Z PIER - BUILDING REFURBISHMENT
- 08** KARANGA KIOSK BUILDING RENEWAL - VIADUCT MARINA
- 09** BASCULE BRIDGE, VIADUCT MARINA - UPPER STRUCTURE RENEWAL
- 10** WYNYARD CROSSING BRIDGE ASSET RENEWAL - VIADUCT MARINA
- 11** WYNYARD CROSSING OPERATIONS & OPERATORS - VIADUCT MARINA
- 12** SILO 6 ACCESSIBIITY - SILO PARK
- 13** ELECTRICAL BOXES RENEWAL - QUEENS WHARF
- 14** 141-151 WESTHAVEN DRIVE - SEWAGE PIPE REPLACEMENT

### SHORT TERM: FY 2026

- 15** 137 WESTHAVEN DRIVE WORKS DEPOT - CONSTRUCTION
- 16** SHED 10 STRUCTURAL UPGRADES - QUEENS WHARF
- 17** SILO 6 - ASSET RENEWAL
- 18** SILO 7 - ASSET RENEWAL
- 19** WESTHAVEN CARPARKS - STREET LIGHT RENEWAL
- 20** WYNYARD WHARF BRIDGES - RUST REMEDIATION WORKS
- 21** WESTHAVEN SEA WALL AND BREAKWATER - TOP UP
- 22** WYNYARD CROSSING BRIDGE - GATE, ACTUATOR, AND LOCKING PIN RENEWAL

- 23** QUEENS WHARF RENEWALS:
- STRUCTURE RENEWAL (AT)
  - STREETLIGHTS UPGRADE (TAU)
  - FIRE HYDRANT AND BACKFLOW PREVENTER (TAU)



# Monthly reporting pack

Period ending 31 May 2025

## Executive summary

### Programme

- The total capex budget of \$98.9m has been allocated with \$86.6m to regeneration and \$12.3m to renewals. Total spend for May was \$8.8m and year to date is \$78.3m, which is tracking \$10m behind phased budget. Our year end forecast is expected to be \$5-\$6m under budget. A contributing factor to the underspend relates to supplier pricing in a competitive construction market, which is expected to provide a saving in year of \$8.0m. There have also been delays with works starting on two projects, adding an additional circa \$5m to the underspend. Panmure's Lagoon Edge project has experienced delays due to consenting and Waterfront's Te Ara Tukutuku land decontamination has taken longer than expected. The savings to date have been offset by the approved Eke Panuku Board additional spend in the renewals programme for the Wynyard Crossing Bridge and the opportunity to bring forward some remediation work on Queens Wharf.
- Regeneration opex expenditure is budgeted at \$14.7m. To date, \$14.6m has been distributed across our programmes and projects, leaving an unallocated portion of \$0.1m. Total spend for May was \$1.0m, year to date is \$13.5m. There is a \$0.8m of underspend this year in the Central Wharves programme. This is due to the time taken in the establishment of the programme and team setup. We have rephased the underspend across future years.
- Sales target for this year is \$76m, made up of \$60m from general assets and \$16m from the regeneration locations. Year to date sales total \$8.8m. Asset sales continue to be challenging in the current environment.

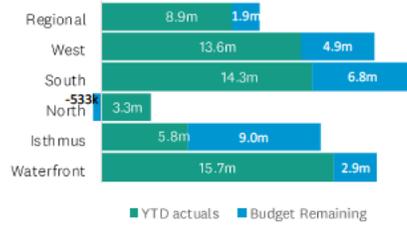
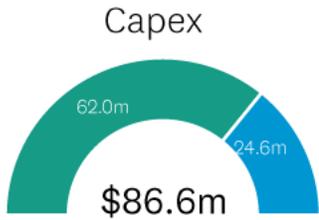
### Company wide financials

- Expenditure to date is tracking \$4.6m behind phased budget, mainly due to savings in people costs as a result of the 12.1 vacant positions, and timing of other expenditure against phased budget.
- The managed property surplus is \$29.8m, which is \$9.9m favourable to phased budget.

### People and Culture

- The average office occupancy for the month was 63%, against a target of 60%.

# Regeneration summary



Regeneration capital spend in May was \$6.4m and year to date is \$62.0m, which is \$14m behind phased budget. It is now expected that spend this year will be \$10-\$12m under budget. This will be offset by the \$6m overspend in renewals for the Wynyard Crossing and additional works on Queens Wharf, for a net \$5-\$6m underspend in total capital.

- A contributing factor to the underspend relates to supplier pricing in a competitive construction market. Total savings in year are expected to be \$8.0m. Projects in Papatoetoe had the most significant savings at \$4.9m, with smaller savings in the South for Roulston Park, Hayman Park wetland and Aka Raataa Stage 1, totaling \$0.9m.
- Te Ara Tukutuku is currently \$4.3m behind phased budget. There have been delays with works starting due to decontamination of the site and there has also been a \$2.0m saving in the cost of materials.
- Lagoon Edge in Panmure is currently \$4.3m behind phased budget, due to a lengthy consent process pushing out construction commencement.

Significant spend to date is made up of the following projects:

- Completed projects - 10 Racecourse Parade, Avondale \$12.4m land purchase, Westhaven Seawall upgrade \$7.1m, and Chambers Laneway in Papatoetoe \$2.3m.
- Waterfront's Water edge response (including the swimming pool and jump platform) spend to date is \$2.3m, which is ahead of phased budget.
- In Onehunga, the Waiapu Precinct spend to date is \$1.6m and is tracking behind phased budget by \$2.3m. The physical works tender has been completed and award letter issued in May 2025.
- In Papatoetoe, the Cambridge Terrace extension has \$3.3m spend to date and the Stadium Reserve project has \$2.2m spend to date.
- The Hobsonville wastewater treatment plant upgrade is well underway. Spend to date is \$5.4m, which is tracking to budget.
- In Pukekohe, the Roulston Park upgrade is also underway with \$2.5m spend to date, construction is still on track to be completed this year.

The programmes include transform & unlock and urban redevelopment sites

Regeneration opex spend in May was \$1.0m, year to date is \$13.5m and is tracking well to budget.



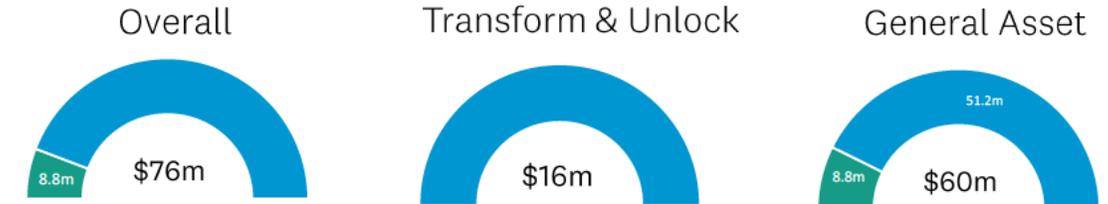
- The Central Wharves programme is \$0.6m behind budget due to the time taken in the establishment of the programme and team setup. It is forecast to underspend \$0.8m this year. The under spend will be carried forward to outer years.

There have been some unplanned transactions in the regeneration opex area this year due to changes in accounting treatment:

- The Auckland Council Financial Control Team asked us to recognise the entirety of a 125 year long lease in FY25, rather than spreading it over the term of the lease as per budget for a property in Northcote. Therefore, a one off revenue has been recognised.
- Accounting advice from PWC confirmed that the costs of sale of the Downtown Car Park, which Eke Panuku treated as a capital expense must be treated as an operating expense as the asset is currently owned by Auckland Transport and has not yet been transferred to Council.
- In addition, significant scope and design changes have been made to a project in Henderson. This resulted in the 2019-2022 project costs being written back to operating expense.

The overall impact of these transactions is a net \$0.2m expense.

## Sales



In May, one unconditional asset sale of 37 Olive Rd Penrose was achieved. Total unconditional asset sales for the year to date are at \$8.8m. There was an additional sale that does not form part of the asset sales target for an optimisation project 17W Hawk Crescent Beachlands for [redacted]

The sales target has been challenging due to uncertainty over proposed new development regime, with large potential increases impacting materially on land values. Once the market improves, the timing of the sales will be rephased to subsequent years. There are a number of properties being taken to market before the end of the financial year, but at this stage the sales target will not be met this year.

# Programme RAG summary

The table on the right provides a RAG summary across all programmes. Programmes identified with a RAG of red/amber either have a single significant issue or multiple issues, which when combined, pose a risk to the programme. These risks refer to the overall status bar and includes an explanation comment.

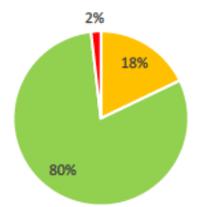
The table also provides a summary of the number of projects within each programme that are in either Initiate, Plan or Deliver phases. The RAG status for those projects in relation to overall status, cost, schedule, scope and risk.

For detailed information on which projects are at amber or red, please see the data appended to this report.

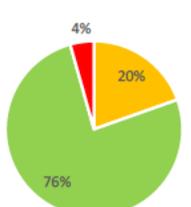
## Portfolio summary by PMF Phase

The charts below provide a whole portfolio summary of the overall project RAG status for projects in Initiate, Plan and Deliver phases. We currently have 188 projects across these phases. Overall, 81% are on track, 16% are at risk and 3% are critical.

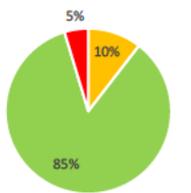
Initiate - 56 projects



Plan - 46 projects



Deliver - 86 projects



Programme	Overall Status	Cost	Schedule	Scope	Risk	Issues
North (12)	Green	Green	Green	Green	Green	Green
Northcote (7)	Green	Green	Green	Green	Green	Green
Takapuna (5)	Green	Green	Green	Green	Green	Green
West (18)	Amber	Green	Green	Green	Green	Green
Avondale (7)	Amber	Green	Green	Green	Green	Green
Henderson (11)	Amber	Green	Green	Green	Green	Green
Waterfront (24)	Amber	Green	Green	Green	Green	Green
Waterfront (24)	Amber	Green	Green	Green	Green	Green
Isthmus (37)	Amber	Green	Green	Green	Green	Green
Maungawhau (1)	Amber	Green	Green	Green	Amber	Amber
Onehunga (19)	Green	Green	Green	Green	Green	Green
Panmure (17)	Amber	Green	Green	Green	Green	Green
South (46)	Green	Green	Green	Green	Green	Green
Manukau (25)	Green	Green	Green	Green	Green	Green
Papatoetoe (9)	Green	Green	Green	Green	Green	Green
Unlock Pukekohe (12)	Green	Green	Green	Green	Green	Green
Regional (39)	Amber	Green	Green	Green	Green	Green
Corporate Property (4)	Green	Green	Green	Green	Green	Green
Eastern Busway TODs (6)	Green	Green	Green	Green	Green	Green
Haumaru (1)	Red	Red	Red	Red	Red	Red
Ormiston (2)	Amber	Green	Green	Green	Green	Green
Property Optimisation (13)	Amber	Green	Green	Green	Green	Green
Supports (13)	Amber	Green	Green	Green	Green	Green
Regional Renewals (12)	Amber	Green	Green	Green	Green	Green
Renewals (12)	Amber	Green	Green	Green	Green	Green

**Renewals** is at amber due to consultation with mana whenua taking longer than expected on the maintenance yard relocation and works on Bascule bridge upper structure being undertaken in two stages across the financial year.

**Ormiston** is at amber as the scope, schedule and FY25 budget requirements are dependant on the review of [redacted] timetable and revised Scheme Plan.

**Henderson** is at amber due to a range of setbacks and delays on site sales, public realm and placemaking programmes which have all negatively impacted the Henderson programmes progress compared to baseline expectations.

**Avondale** is at amber due to [redacted] and the procurement process for the Te Hono Community Hub. In addition, we continue to work with the developer on the conditional agreement for the Avondale central site.

**Maungawhau** is at amber due to programme and delivery risks. These risks arise from uncertainty on urban realm quality, CRL project completion timing, the timing for transfer of sites from CRL to Auckland Council, and the approval to dispose of sites. This location is being reviewed in conjunction with Auckland Council and Auckland Transport.

**Panmure** is at amber due to development feasibility challenges impacted by development contributions and a subdued property market resulting in delays and impacting outcomes for development sites. In addition, public realm delays in relation to consenting and feasibility are affecting progress and forecast capex spend for FY25 is at risk.

**Haumaru Housing** is at red [redacted]

**Supports** is at amber due to the implication of possibly not reaching the FY25 sales figure target. While a number of smaller site sales are progressing, the sale of lots 6a & 6b Launch Road, Hobsonville for \$36m to [redacted] would have been a significant contributor to our SOI asset sales target. Staff investigated the possibility of underwriting a resource consent so that the existing development contributions could be locked in, [redacted] did not agree with this proposal. The other significant sale of the Aotea Over Station Development is now likely to go unconditional after June 2025.

**Service Property Optimisation** is at amber due to the pipeline of potential candidates for disposal being paused while Auckland Council staff progress portfolio reviews for the local boards. In addition to this, the development partner for the Meadowbank community centre, [redacted] cancelled the development agreement due to feasibility and market issues.

**Corporate Property** is at amber due to delays with the completion of the CRL project which has resulted in an extension of the sunset date for lease commencement of Symphony House.

# Companywide financials

## Expenditure



Expenditure year to date is \$35.4m, which is tracking \$4.6m behind phased budget.

People costs are \$2.8m behind budget due to 12.1 vacant roles. There was also budget for additional staff to work on the Central Wharves/Port project \$1.3m which has not been required in year. This is expected to be a saving in year.

There are a number of other expenditure categories with current savings to budget. Consultancy \$0.9m, board costs \$0.2m, audit \$0.3m, marketing and comms \$0.3m and information systems \$0.2m. At this stage, we are expecting there to be an approximate \$1.3m underspend in year.

## Revenue



Revenue year to date is \$18.9, which is \$0.9m ahead of phased budget. Recharges to Council projects is ahead of plan.

# Non Service Properties and Marinas

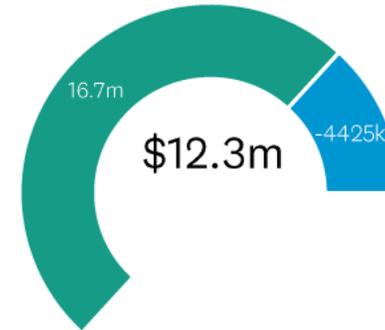
Managed on Behalf of Council Surplus



Managed on behalf of Council net surplus year to date is \$29.8m, which is \$9.9m ahead of phased budget.

- **Non Service Property Portfolio** at \$27.9m surplus, this is \$11.6m ahead of budget. Revenue is up \$8.9m due to properties being tenanted that were expected to have left the portfolio or be vacant, additional expenditure recoveries and back rent for newly negotiated rental increases. Expenditure is currently tracking \$2.7m behind budget, there may be some savings in spend this year.
- **Business Interests** at \$0.1m surplus and is tracking \$0.4m ahead of budget.
- **Waterfront Public Space** at a net expense of \$7.0m is \$1.7m over spent to phased budget to date. This is largely due to the \$1.0m of additional unbudgeted operational costs for the running the Red Boats and related public engagement during the bridge renewal works. Security costs are also \$0.7m ahead of budget.
- **Marinas operations** at \$8.8m of surplus and (\$0.3m) behind budget. Revenue is currently (\$0.3m) under budget, Westhaven and Viaduct Marinas revenue is down on budget due to occupancy and this is expected to be the case at year end.
- **Marina Trusts** at (\$1.8m) surplus is (\$1.8m) under budget, this intentionally reflects the draw down of retained earnings from the prior year, and the use of the refurbishment fund for the maintenance of Trust assets. This will correct to (\$0.7m) under by year end.

Capital Renewals



Capital renewals are tracking \$4.4m ahead of full year budget, with \$16.7m spent at the end of May 2025. A \$6m overspend to budget is forecast this year.

Additional spend in year of \$1.8m was approved by the Eke Panuku Board in September 2024 for the Wynyard Crossing upgrade, plus \$1.2m contingency. This project has been now been completed.

Auckland Transport (AT) requested co-funding of structural works required on Queens Wharf (an asset Eke Panuku Manages) to enable its low emission ferry electrical cabling. Eke Panuku has leveraged off the AT contract, and is using the same contractor to advance Eke Panuku remediation works on areas of the wharf classified as in poor or very poor condition. Spend in year is forecast to be circa \$3m, to date \$1.3m.



■ YTD actuals ■ Budget Remaining





# Spatial delivery plans

Activity on our programmes is updated each quarter.  
The plans currently show activity from quarter 3 (Jan to Mar 2025).

## Regeneration programmes

1. Northcote
2. Takapuna
3. Henderson
4. Avondale
5. Maungawhau
6. City Centre
7. Waterfront
8. Onehunga
9. Panmure
10. Manukau
11. Old Papatoetoe
12. Ormiston
13. Pukekohe

## Regional programmes

14. Eastern Busway TODs
15. Service Property Optimisation
16. Corporate Property
17. Haumaru Scope
18. Supports Scope
19. Regional Renewals
20. Waterfront Renewals



# NORTHCOTE

**Vision** A growing community with a lively and welcoming heart where business thrives, and everyone's needs are met.

## PROJECTS COMPLETED

- 01 TE ARA AWATAHA - SCHOOLS EDGE
- 02 PAPA KI AWATAHA RESERVE UPGRADE
- 03 ACQUISITIONS
- 04 GREENSLADE RESERVE (HEALTHY WATERS)

## MEDIUM TERM: FY 2026

- 5 ERNIE MAYS STREET EXTENSION TOWN CENTRE EDGE
- 6 COMMUNITY HUB AND PUĀWAI CADNESS RESERVE UPGRADE
- 7 NORTHCOTE CENTRAL (115 LAKE ROAD INCLUDING TOWN SQUARE)

## LONG-TERM PROJECTS: FY 2027+

- 8 123 LAKE ROAD DEVELOPMENT (COUNTDOWN SITE)
- 9 COLLEGE ROAD DEVELOPMENT
- 10 KĀINGA ORA HOUSING DEVELOPMENT



**Community Hub and Cadness Reserve upgrade** - Resource consent was lodged in December 2024 and further information requests from Council are currently being responded to. Detailed design is now also underway. The Final Business Case is expected to be approved in April 2025.

**Northcote town centre streets -** Extending Ernie Mays Street, a key part of the road network. Developed design which began in October 2024 is now complete. Resource consent has also been lodged. The deconstruction of three buildings needed to enable the first stage of construction to commence in early 2026 has also started. The Final Business Case is planned for approval in April 2025.

**Northcote Town Centre development** - Negotiations are continuing with potential development partners looking at development sites within the Northcote town centre.

# TAKAPUNA

**Vision** To make the most of Takapuna's lake and seaside setting to create a safe, accessible and vibrant town centre orientated around pedestrians cyclists

## PROJECTS COMPLETED

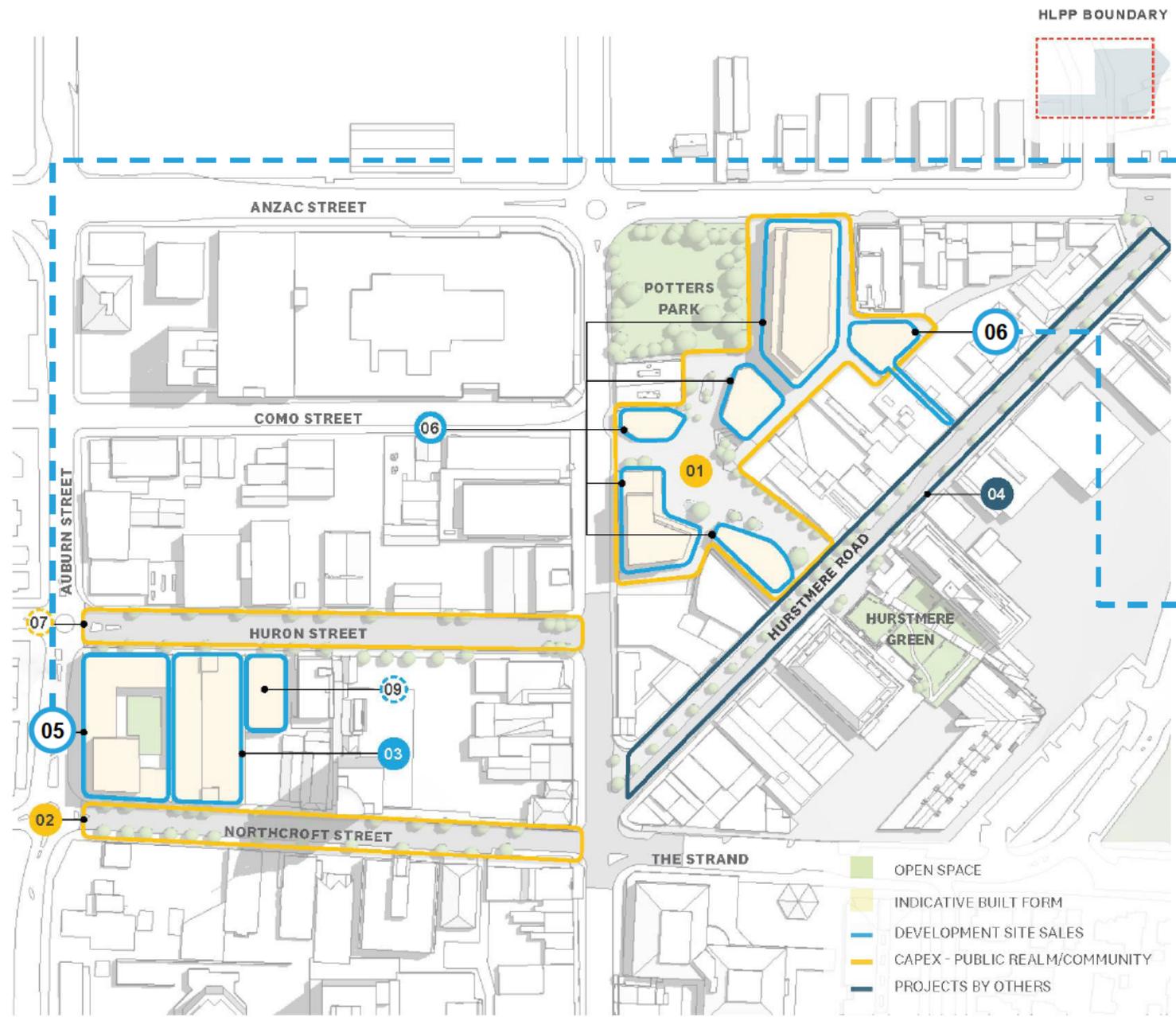
- 01 WAIWHARARIKI ANZAC SQUARE
- 02 NORTHCROFT STREETSCAPE UPGRADE
- 03 TOKA PUIA CAR PARK
- 04 HURTMERE ROAD UPGRADE (AT)

## SHORT TERM: FY 2025

- 05 AUBURN STREET DEVELOPMENTS
- 06 ANZAC STREET DEVELOPMENT SITE

## LONG-TERM PROJECTS: FY 2027+

- 07 HURON STREETSCAPE UPGRADE
- 08 R78 & 72A HURTMERE ROAD DEVELOPMENT
- 09 14 HURON STREET DEVELOPMENT



**Auburn Street developments**  
 A project to deliver high-density, high-rise residential and commercial outcomes. The developer [redacted] is working to satisfy the conditions of the development agreement. Progress has been slowed by the challenging property market. [redacted]

**Anzac Street Development site**  
 [redacted]

# HENDERSON

**Vision** An Urban Eco Centre enhancing the mauri of the twin streams Wai o Eke Panuku and Wai Horotiu.

## PROJECTS COMPLETED

- 01 TE ARA PŪHEKE - NEW ROAD
- 02 21 HENDERSON VALLEY ROAD (HAUMARU PROGRAMME)
- 03 23-27 HENDERSON VALLEY ROAD
- 04 FALLS CARPARK, 14 EDMONTON ROAD
- 05 2-6 HENDERSON VALLEY ROAD (CORPORATE PROPERTY)

## SHORT TERM: FY 2025

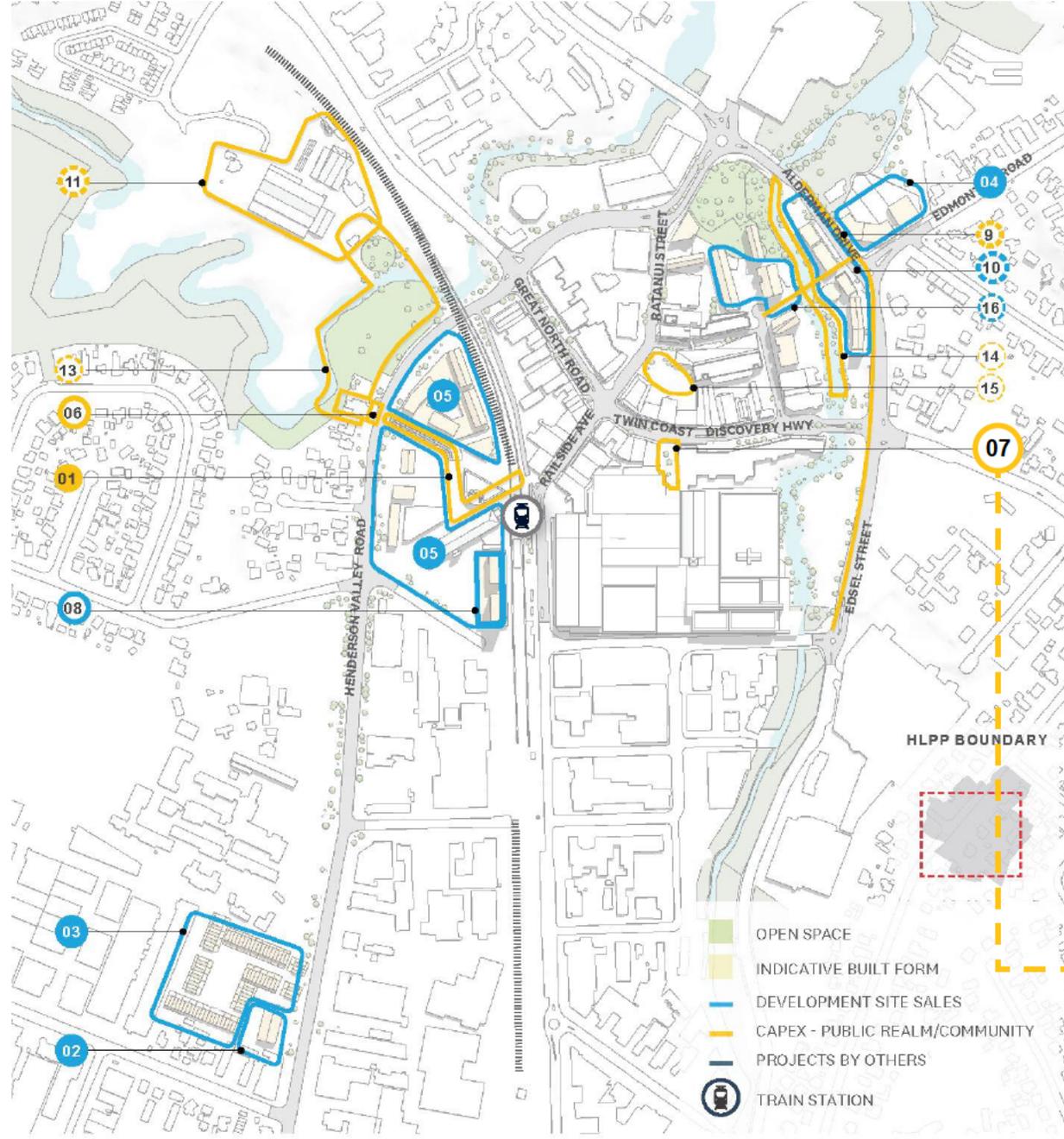
- 06 HENDERSON VALLEY ROAD ENHANCEMENT
- 07 CATHERINE PLAZA UPGRADE
- 08 1C SMYTHE SITE SALE

## MEDIUM TERM: FY 2026

- 9 WAI HOROTIU CYCLEWAY AND BRIDGE CONSTRUCTION
- 10 ALDERMAN CARPARK SUBDIVISION AND SITE SALE
- 11 HENDERSON CORBAN ESTATE ACCESS AND ENHANCEMENT WORKS

## LONG-TERM PROJECTS: FY 2027+

- 13 OPANUKU LINK - BRIDGE, RESERVE
- 14 HENDERSON TWIN STREAMS ENHANCEMENT
- 15 HEART OF HENDERSON - TOWN SQUARE WORKS
- 16 ORATIA PRECINCT REDEVELOPMENT



**Small T Henderson** – A project to deliver quick, visible improvements across Henderson, such as activations, lighting and safety initiatives. A workshop with the Henderson-Massey Local Board was held in March 2025, and full support for the project was given. A Low Complexity Business Case is targeted for approval in April 2025.

The Henderson music trail took place in February 2025 which was an event to explore the biking and walking links between Falls and Cranwell parks and the Corban’s Estate. The event had three music stages, buskers, a heritage bike display and a cycle-centric art workshop. A street front activation project ‘Vacant Spaces Project with Corbans was also held in March 2025, with pop-up galleries and a printmaking art workshop for the public.

**Catherine Plaza upgrade** – A project to support the vitality of the town centre businesses. The construction tender process closed in March 2025. We are aiming to commence construction works before the end of the financial year.

# AVONDALE

**Vision** To create a strong vibrant centre in which a growing community want to live, work and play.

## PROJECTS COMPLETED

- 01 CRAYFORD STREET WEST
- 02 PUBLIC CAR PARKING FACILITY TO SUPPORT THE AVONDALE LIBRARY & COMMUNITY HUB
- 03 24-26 RACECOURSE PARADE (SET APARTMENTS, OCKHAM RESIDENTIAL)
- 04 TRENT STREET/WHAKAWHITI LOOP (HOUSING FOUNDATION/EKE PANUKU)
- 05 AROHA APARTMENTS (OCKHAM RESIDENTIAL & MARUTŪĀHU IWI)
- 06 1971-1987 GREAT NORTH ROAD – ACQUISITION
- 07 AVONDALE 18 ELM STREET (KĀINGA ORA)
- 08 26 ELM STREET (ANSON HOUSING DEVELOPMENT)
- 09 NEW LYNN TO AVONDALE SHARED PATH (AUCKLAND TRANSPORT)
- 10 WATERVIEW SHARED PATH (AUCKLAND TRANSPORT)

## SHORT TERM: FY 2025

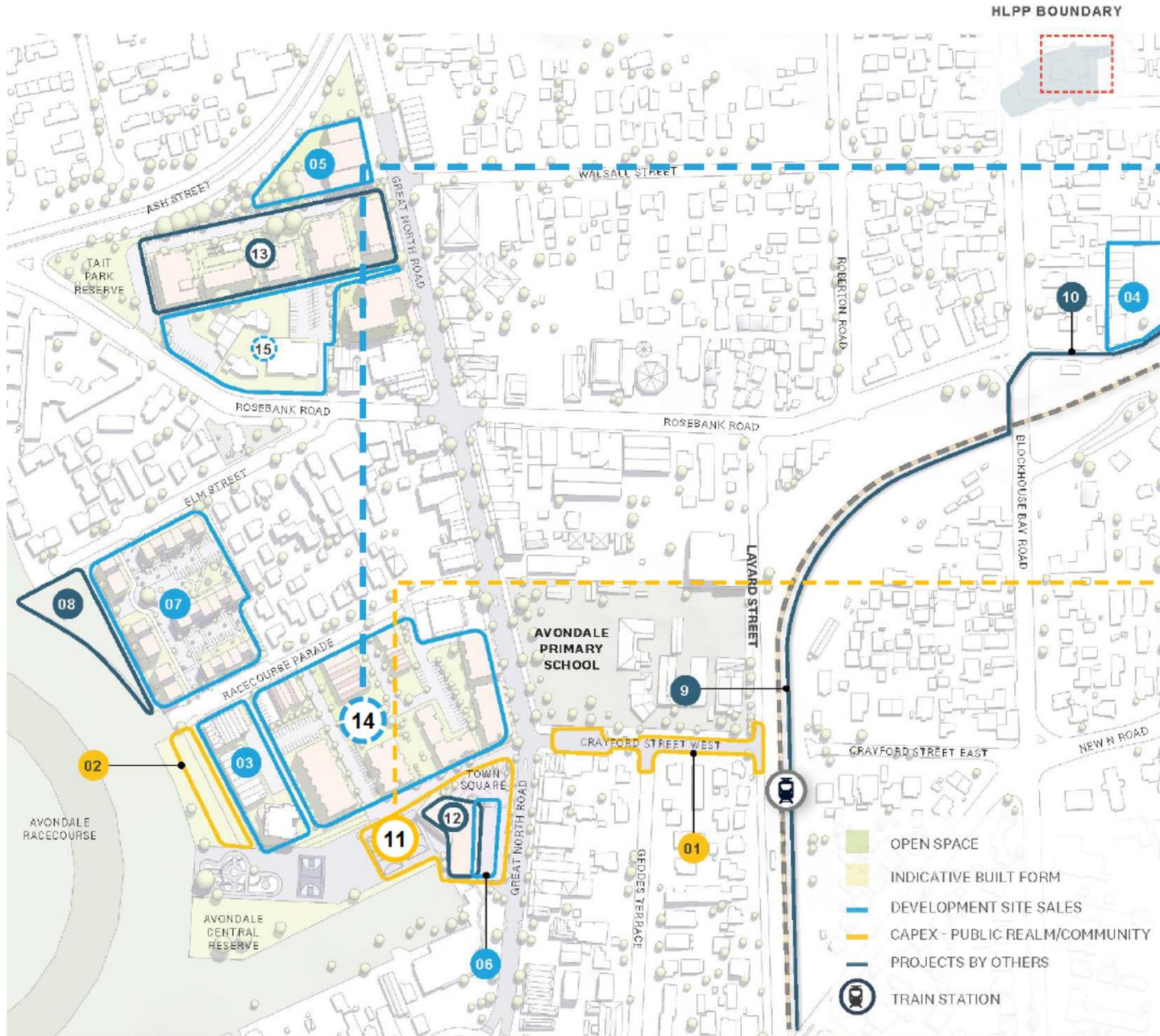
- 11 AVONDALE CIVIC PRECINCT (AVONDALE TOWN SQUARE, CRAYFORD LANE, AND PLAYGROUND)
- 12 TE HONO LIBRARY & COMMUNITY HUB (AUCKLAND COUNCIL)
- 13 Highbury Triangle - Housing for Older People (Kāinga Ora)

## MEDIUM TERM: FY 2026

- 14 AVONDALE CENTRAL, 6 & 10 RACECOURSE PARADE

## LONG-TERM PROJECTS: FY 2027+

- 15 93-99 ROSEBANK ROAD SITE SALE (CURRENT LIBRARY & COMMUNITY CENTRE)



**Avondale Central, 6 & 10 Racecourse Parade** – Discussions are ongoing with the developer regarding the development agreement and master plan for the site.

**Te Hono - Avondale community hub and town square** – The tender for the main contract works was released in March 2025, with an anticipated start date on site of October 2025. Further early enabling works will start late April 2025, which include installation of a retaining wall, removal of the remaining building structure and earthworks.

# MAUNGAWHAU

**Vision** For each precinct to become one of the best-quality, high density urban villages in the country, which is highly accessible to all parts of the Auckland region. It will be highly sought after, contemporary, sustainable, resident-led, mixed-use urban village.

**MEDIUM TERM: FY 2026**

- 01 CRL - PUBLIC REALM AND STREETS
- 02 AT - STREETS UPGRADE: KORARI STREET
- 03 AT - STREETS UPGRADE: FLOWER STREET
- 04 AT - STREETS UPGRADE: SHADDOCK STREET (EAST)
- 05 CRL - MAUNGAWHAU STATION AND INFRASTRUCTURE

**LONG TERM: FY 2027+**

- 06 AC - BASQUE PARK UPGRADE
- A BLOCK A - MAUNGAWHAU CENTRAL
- B BLOCK B - MAUNGAWHAU CENTRAL
- C BLOCK C - MAUNGAWHAU CENTRAL
- D BLOCK D - MAUNGAWHAU CENTRAL
- E BLOCK E - MAUNGAWHAU CENTRAL
- F BLOCK F - MAUNGAWHAU CENTRAL
- G BLOCK G - 98-110 NEW NORTH ROAD, KĀINGA ORA
- H BLOCK H - 1-3 FENTON STREET
- I BLOCK I - WATER STREET AND BOSTON ROAD
- J BLOCK J - 257-259 SYMONDS STREET & 1 NEW NORTH ROAD



Sites for mixed-use development – the statutory process with Whenua Haumi Ltd Partnership is progressing and we expect a decision on the property transfer and disposal of the sites from the Governing Body in March 2025. Once received discussions will be held with the Whenua Haumi Ltd Partnership.

A draft plan for transitional use of development sites post CRL project completion is almost complete. The plan will be finalised and implemented following approval of the transfer arrangements for the sites by the CRL Sponsors.

# CITY CENTRE PROGRAMME

## PROJECTS COMPLETED

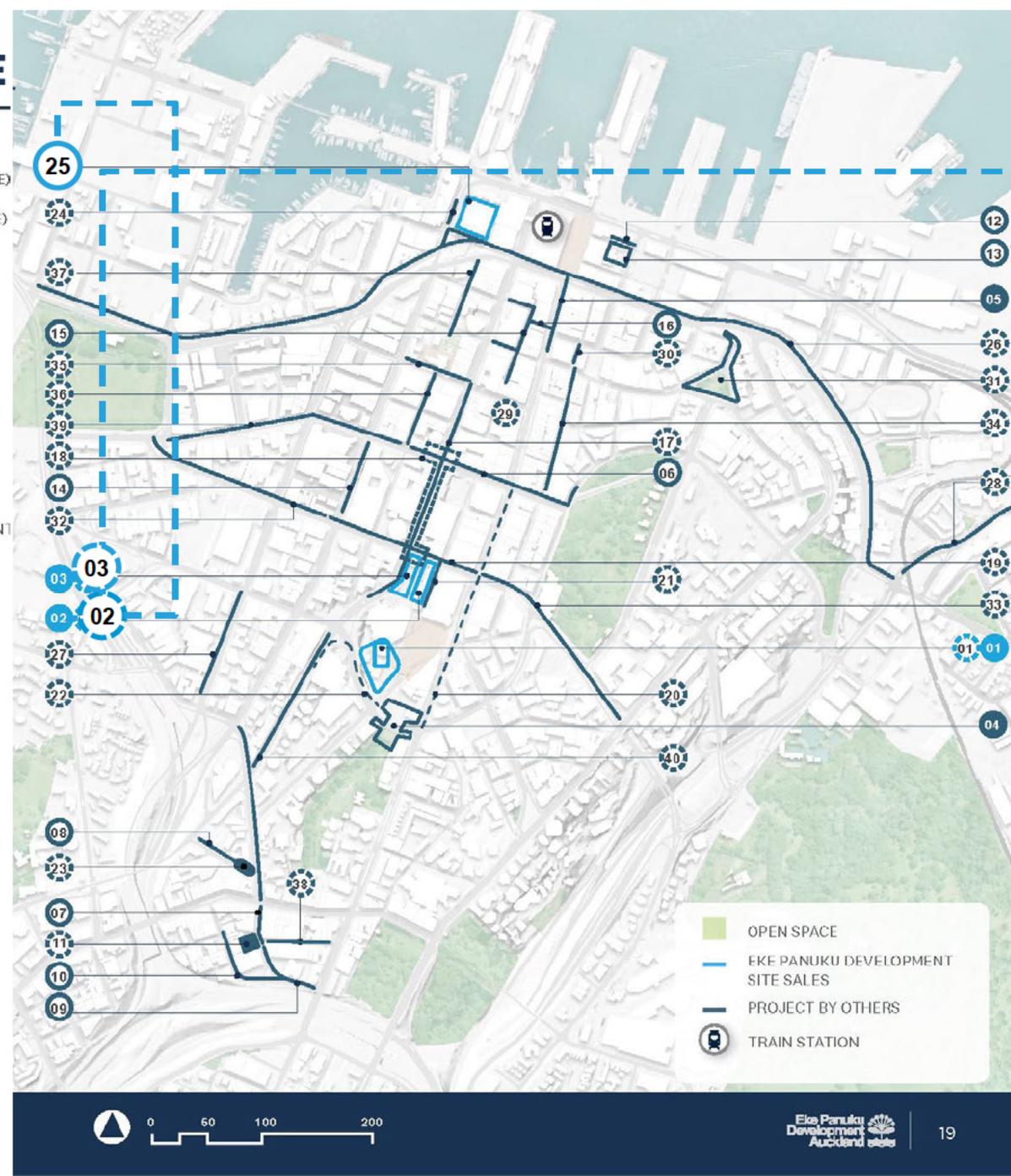
- 01 CIVIC ADMINISTRATION BUILDING DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 02 BLEDISLOE HOUSE REDEVELOPMENT DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 03 CRL OSD: SYMPHONY CENTRE - DEVELOPMENT AGREEMENT (CORPORATE PROPERTY PROGRAMME)
- 04 MYERS PARK UNDERPASS
- 05 LOWER QUEEN ST UPGRADE

## SHORT TERM: FY 2025

- 06 TE HA NOA VICTORIA STREET LINEAR PARK
- 07 UPPER MERCURY LANE
- 08 PITT STREET
- 09 CANADA STREET
- 10 EAST STREET
- 12 TYLER STREET UPGRADE
- 13 TE WAITEMATA STATION PLAZA
- 14 HOBSON STREET NZIC
- 15 MILLS LANE & SWANSON STREET UPGRADES
- 16 EXCHANGE LANE UPGRADE
- 17 ALBERT STREET UPGRADE

## MEDIUM TERM: FY 2026+

- 01 CIVIC ADMINISTRATION BUILDING REDEVELOPMENT (SUPPORTS PROGRAMME)
- 02 BLEDISLOE HOUSE REDEVELOPMENT (SUPPORTS PROGRAMME)
- 03 CRL OSD: SYMPHONY CENTRE REDEVELOPMENT (CORPORATE PROPERTY PROGRAMME)
- 11 KARANGA A HAPE CRL STATION
- 18 TE WAIHOROTIU CRL STATION
- 19 WELLESLEY STREET BUS IMPROVEMENT STAGE 1
- 20 BLEDISLOE LANE UPGRADE
- 21 WATERCARE QUEEN ST DIVERSION
- 22 WATERCARE MAYORAL DRIVE DIVERSION
- 23 BERESFORD SQUARE REINSTATEMENT
- 24 DOWNTOWN WEST STREETScape UPGRADE
- 25 DOWNTOWN CARPARK REDEVELOPMENT (SUPPORTS PROGRAMME)
- 26 DOWNTOWN BUS IMPROVEMENTS (FANSHAWE ST, CUSTOM ST & BEACH RD)
- 27 NELSON STREET SLIP LANE
- 28 THE STRAND - T2 FREIGHT LANE
- 29 CITY CENTRE WAYFINDING PROGRAMME (CITY WIDE)
- 30 JEAN BATTAN PLACE PUBLIC ART
- 31 EMILY PLACE UPGRADE
- 32 WELLESLEY STREET BUS IMPROVEMENTS STAGE 2
- 33 WELLESLEY STREET BUS IMPROVEMENTS STAGE 3
- 34 HIGH STREET UPGRADE
- 35 WYNDHAM STREET UPGRADE
- 36 FEDERAL & KINGSTON ST UPGRADE
- 37 FEDERAL ST NORTHERN PRECINCT
- 38 CROSS STREET UPGRADE
- 39 TE HĀ NOA: STAGE 2



We continue to facilitate and deliver on our development opportunities on the three key sites in the City Centre. The sale of the **Downtown carpark** is unconditional, the **Symphony Centre** development agreement terms are being worked through to enable settlement. The developer of **Bledisloe House** has started remediating the exterior facade and removing internal fitout. It has yet to secure tenancies to finalise its design concepts for the remodelling.

**City Centre Action Plan** - The update of the City Centre Action Plan was endorsed by Steerco last quarter. Work on the precinct regeneration plans is also ongoing, workstreams and programme realignment confirmed and implementation is underway. City Centre Targeted Rate (CCTR) extension is well underway - aiming for completion of City Centre Action Plan position by August 2025. A substantive review of the City Centre Action Plan is currently scheduled for 1 July 2025, with a view to complete by 30 June 2026. This will help inform the next LTP (2027-2037).

We continue to work across the council group to **maximise benefits of CRL**. This quarter, the CRL station precinct integration mapping was completed. Gaps and opportunities in the groups work programmes are being reviewed. A Crime Prevention through Environmental Design (CPTED) Assessment has been completed for Maungawhau. The 'Maximise Benefits of CRL,' is at risk due to Watercare work delays on Queen Street. This is due to sewer alignment and condition. Mitigations are being explored. The Watercare works is also causing a risk of a 3-4 month programme delay to the Te Ha Noa SP2. This requires further assessment and additional mitigation measures.

# WATERFRONT

## Vision

A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea.

### PROJECTS COMPLETED: FY 2024

- 01 RELOCATION OF AC36 MARINE INFRASTRUCTURE
- 02 MARKET SQUARE REDEVELOPMENT
- 03 PILE BERTH REDEVELOPMENT PROJECT
- 04 WYNYARD QUARTER LEGACY SPACE ACTIVATION WORKS - AC36 BASES

- OPEN SPACE
- DEVELOPMENT SITE SALES
- CAPEX - PUBLIC REALM/COMMUNITY

### SHORT TERM: FY 2025

- 05 WYNYARD CENTRAL PUBLIC ART
- 06 WATER EDGE RESPONSE WORKS (QUEENS WHARF, TIDAL STEPS JUMP PLATFORM, SWIMMING FACILITIES)
- 07 TE ARA TUKUTUKU (DESIGN CONCEPT PLAN COMPLETED/ ENABLING WORK STARTS)
- 08 WESTHAVEN SEAWALL UPGRADE (AHB)
- 09 101 PAKENHAM STREET WEST (LYSAGHT BUILDING)
- 10 PRECINCT STAGE 3 - SITE 6A & 6B
- 11 CENTRAL WHARVES MASTER PLAN INITIATED

### MEDIUM TERM: FY 2026

- 12 AC-AG PIER DEVELOPMENT
- 13 NORTH WHARF DEVELOPMENT - SITE 14
- 14 WILLIS BOND 'WEST 2' RESIDENTIAL
- 17 TE ARA TUKUTUKU CONTINUED
- 11 CENTRAL WHARVES MASTER PLAN CONT'D

### LONG TERM: FY 2027+

- 15 HARBOUR BRIDGE PARK
- 16 ST MARY'S BAY BEACH
- 17 SITE 1 VOS SHED SLIPWAY
- 18 WESTHAVEN NORTH TRANSFORMATION
- 19 SILO DEVELOPMENT SITE - SITE 12
- 20 SITE 18 - ORAMS STAGE 1 & 2
- 21 SITE 19 JELlicOE STREET MIXED USE
- 22 WILLIS BOND 'EAST 2' RESIDENTIAL

**Te Ara Tukutuku (Wynyard Point) design** - Enabling works started in late March 2025 and are expected to be completed later this year. Additional enabling works will be carried out over the next two years. The contract for Developed Design has also been awarded.

**North Wharf development site** -

**Precinct Stage 3 development** - Works are likely to complete ahead of schedule and due for completion in August 2025. The new Beca office building was recently opened and is now occupied and works are continuing on the Flowers building.

# ONEHUNGA

**Vision** To create a flourishing Onehunga that is well connected to its past, its communities and the environment, including the Manukau Harbour.

## PROJECTS COMPLETED

- 01 LANEWAY 7
- 02 38 NEILSON STREET ACQUISITION
- 03 ONEHUNGA PORT ACQUISITION
- 04 DRESS SMART PAYNES LANE SITE SALE
- 05 ONEHUNGA MALL CLUB (LAMONT & CO)
- 06 NGĀ HAU MĀNGERE BRIDGE (WAKA KOTAHI NZTA)

## SHORT TERM: FY 2025

- 07 WAIAPU LANE PRECINCT PUBLIC REALM
- 08 ONEHUNGA WHARF PUBLIC REALM
- 09 ST PETER CHURCH LANEWAY ACQUISITION
- 10 208, 210 ONEHUNGA MALL ACQUISITION
- 12 123 ARTHUR STREET ACQUISITION
- 13 WAIAPU PRECINCT SUPERMARKET

## MEDIUM TERM: FY 2026

- 14 PAYNES LANE STREETScape UPGRADE

## LONG-TERM PROJECTS (FY 2027+)

- 15 TOWN CENTRE TO WHARF CONNECTION
- 16 TE PUMANAWA PRECINCT PUBLIC REALM
- 17 ONEHUNGA WHARF TO TAUMANU WALKING & CYCLING
- 18 WHARF DEVELOPMENT
- 19 WAIAPU PRECINCT DEVELOPMENT SITE SALE
- 20 TE PUMANAWA CHURCH STREET UPGRADE
- 21 9-21 WALLER STREET DEVELOPMENT
- 22 38 NEILSON STREET DEVELOPMENT
- 23 TRAIN STATION PRECINCT
- 24 1 PAYNES LANE DEVELOPMENT
- 25 EAST WEST LINK (WAKA KOTAHI NZTA)



**Waiapu Lane and Selwyn Street development sites** for a new supermarket development. A conditional development agreement [redacted] was executed in June 2024. A number of conditions have been satisfied to date including both developer board and Eke Panuku Board approvals, and an integration agreement. The next condition to be satisfied is resource consent which the developer has recently lodged.

**Waiapu Precinct site acquisitions** - There are four properties in the Waiapu Precinct to be acquired to enable urban renewal. One of the properties was acquired in June 2024. The acquisition of the remaining three sites is progressing. [redacted]

# PANMURE

**Vision** To create a vibrant centre that is a great place to live, visit, and do business; building on Panmure's distinct landscape, transport connectivity, family friendly community, and lifestyle amenities.

## PROJECTS COMPLETED

- 01 CLIFTON COURT
- 02 AMETI - EASTERN BUSWAY (AT)
- 03 PANMURE STATION UPGRADE
- 04 STREETSCAPE REFRESH

## SHORT TERM: FY 2025

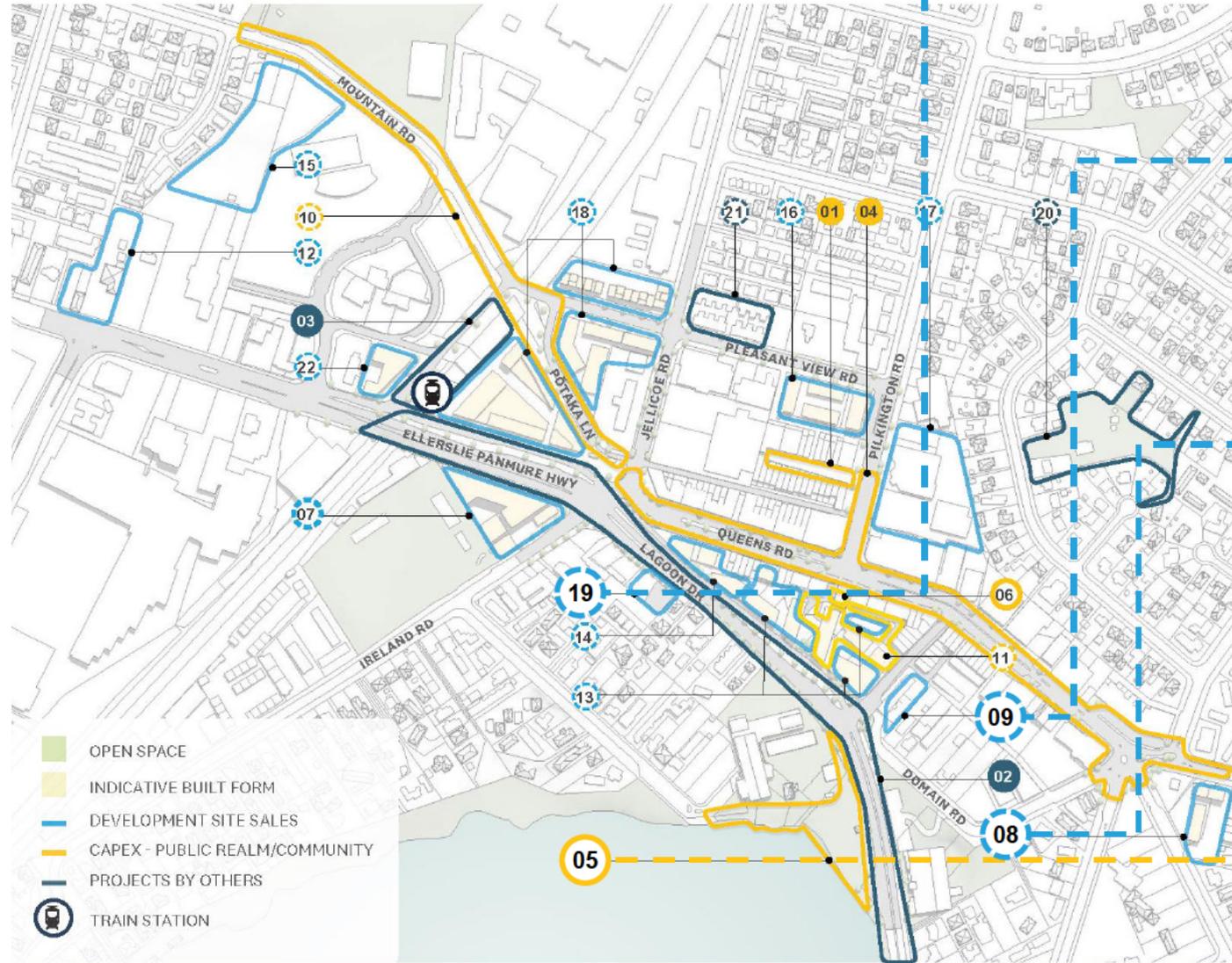
- 05 LAGOON EDGE RESERVE UPGRADE
- 06 PANMURE TOWN SQUARE

## MEDIUM TERM: FY 2026

- 07 535 ELLERSLIE PANMURE HIGHWAY SITE SALE
- 08 3 KINGS ROAD SITE SALE
- 09 10 BASIN VIEW LANE SITE SALE

## LONG-TERM PROJECTS: FY 2027+

- 10 MAUNGAREI CONNECTION
- 11 BASIN VIEW PRECINCT PUBLIC REALM
- 12 486 - 492 ELLERSLIE PANMURE HIGHWAY SITE SALE
- 13 BASIN VIEW STAGED SITE SALES
- 14 GATEWAY WEST 13-27 QUEENS ROAD SITE SALE
- 15 59 & 59A MOUNTAIN ROAD SITE SALE
- 16 28 - 30 PILKINGTON ROAD SITE SALE
- 17 7 - 13 PILKINGTON ROAD REDEVELOPMENT
- 18 STATION PRECINCT SITE SALES
- 19 11 - 13 LAGOON DRIVE SITE SALE
- 20 MAUINAINA RESERVE UPGRADE (TRC)
- 21 PLEASANT VIEW ROAD DEVELOPMENT (TRC)
- 22 3 MOUNTWELL CRESCENT SITE SALE



HLPP BOUNDARY



**Lagoon Drive** The marketing of this property will be delayed until interest is shown or the market improves.

**10 Basin View development site** Following some interest being received for the site, we are planning to take the property to market in May 2025. While a conditional development agreement may be possible, it may not be achieved by the end of the financial year.

**Kings Road development site** We are progressing a resource consent application for a revised development scheme for the site. The property will then be taken back to the market. This follows the withdrawal of the conditional agreement by the developer due to site constraints and the proposed development contribution charges making the project unfeasible.

**Lagoon Edge Reserve Enhancement** - We are on track to commence construction this financial year. Resource consent has been issued, and tender procurement is underway with proposals expected in mid-April 2025.



# MANUKAU

**Vision** Thriving heart and soul for the south.

## PROJECTS COMPLETED

- 01 WESTFIELD MALL CARPARK SITE SALE
- 02 DUE DROP EVENTS CENTRE CARPARK (PARTIAL SALE)
- 03 52-54 MANUKAU STATION ROAD (MIT) SITE SALE (STAGE 1 & 2)
- 04 20 BARROWCLIFFE PLACE SITE SALE
- 05 BARROWCLIFFE POND SHARED PATH
- 06 BARROWCLIFFE BRIDGE WORKS
- 07 PUHINUI WIRI PLAYGROUND WORKS
- 08 PUTNEY WAY STAGE 1
- 09 WIRI BRIDGE CAPITAL WORKS
- 10 HAYMAN PARK PLAYGROUND WORKS

## SHORT TERM: FY 2025

- 11 PUHINUI STAGE 1 - RATAVINE RESERVE WORKS

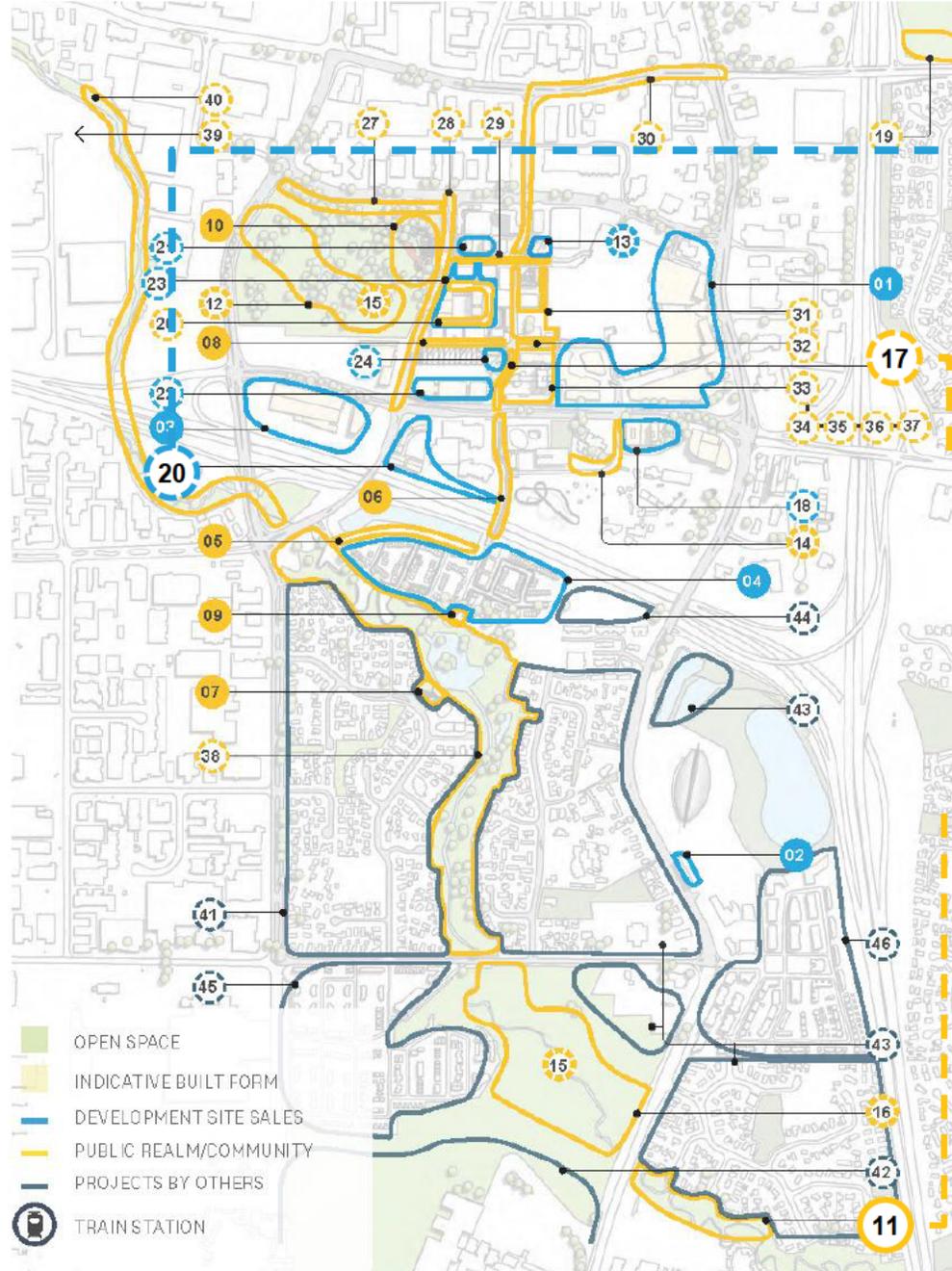
## MEDIUM TERM: FY 2026

- 12 HAYMAN PARK WETLAND WORKS CONTRIBUTION
- 13 10 PUTNEY WAY SITE SALE
- 14 KARINA WILLIAMS WAY EXTENTION WORKS
- 15 MANUKAU PUBLIC ART CONTRIBUTION (ACROSS THE PROGRAMME)
- 16 PUHINUI STAGE 2 - CMDHB WALKWAY WORKS
- 17 OSTERLEY WAY AT CIVIC - STREETSCAPE

## LONG TERM PROJECTS: FY 2027+

- 18 12 MANUKAU STATION ROAD CARPARK SITE SALE
- 19 MANUKAU SPORTS BOWL
- 20 50 MANUKAU STATION ROAD SITE SALE
- 21 8 DAVIES AVENUE SITE SALE

- 22 33 MANUKAU STATION ROAD SITE SALE
- 23 14 DAVIES AVE SITE SALE
- 24 9 OSTERLEY WAY SITE SALE
- 25 PARKING MANAGEMENT SOLUTIONS (ACROSS THE PROGRAMME)
- 26 14 DAVIES AVE ACCESS LANE
- 27 RONWOOD AVENUE STREETSCAPE
- 28 A2B STREETSCAPE CONTRIBUTION
- 29 AMERSHAM WAY STREETSCAPE
- 30 CAVENDISH DR & SHARKEY ST AUT LINK STREETSCAPE
- 31 MANUKAU SQUARE WORKS
- 32 PUTNEY WAY STAGE 2 STREETSCAPE
- 33 CIVIC BUILDING COURTYARD WORKS
- 34 CIVIC BUILDING SOUTH LAND DEVELOPMENT
- 35 COMMUNITY FACILITY INVESTMENT
- 36 MANUKAU STEPS WORKS
- 37 MANUKAU SERVICE CENTRE CONTRIBUTION
- 38 PUHINUI STAGE 3 - WIRI RESERVE WORKS
- 39 PUHINUI STAGE 4 - MANUKAU INDUSTRIAL AREA WORKS
- 40 PUHINUI STAGE 5 - PUHINUI PARK WORKS (PLUNKET AVE)
- 41 KĀINGA ORA INVESTIGATIONS
- 42 MANUKAU HEALTH PARK DEVELOPMENT
- 43 HEALTHY WATERS UPGRADES
- 44 NGATI TAMAHO DEVELOPMENT
- 45 WIRIHANA RESIDENTIAL DEVELOPMENT
- 46 PACIFIC GARDENS RESIDENTIAL DEVELOPMENT



**50 Manukau Station Road** - A subdivision consent was lodged in October 2024 and a decision is expected shortly. The site is to be subdivided into smaller parcels to make it a more attractive proposition to developers. Preparations to take the site to market are also underway.

**Osterley Way Civic Streetscape Works** - Includes streetscape upgrade with landscaping, new surfacing, lighting, wayfinding and separated cycleway. Tree owner approval and resource consent have both been received. We continue to collaborate with Auckland Transport on the design. Preparation of tender documents is also underway.

**Puhinui Regeneration** - The Aka Raataa Stage 1 Raataa Vine - Procurement for construction has been completed. Works are now underway and expected to be completed in FY26. A community open day to engage with residents on the project was also held this quarter. Completion of the construction procurement process was one of our FY25 capital milestone targets.

A number of placemaking activations were held over the quarter, including the support of a mural of the late Fa'anānā Efeso Collins which received lots of positive feedback from the community. We supported the Council Events Team and collaborated with Westfield Manukau on the very popular Diversity Festival held in March 2025. We also attended the MIT open day to engage with students on our projects to improve connections in the area.

# OLD PAPATOETOE

**Vision** Assisting New Zealanders into sustainable housing choices. A popular place to live, to shop, for people to meet and enjoy themselves, and to provide the services and facilities the community needs.

## PROJECTS COMPLETED

- 01 89 CAMBRIDGE TERRACE
- 02 SUPERMARKET AND CARPARK
- 03 PAPATOETOE MALL
- 04 91 CAMBRIDGE TERRACE - THE DEPOT

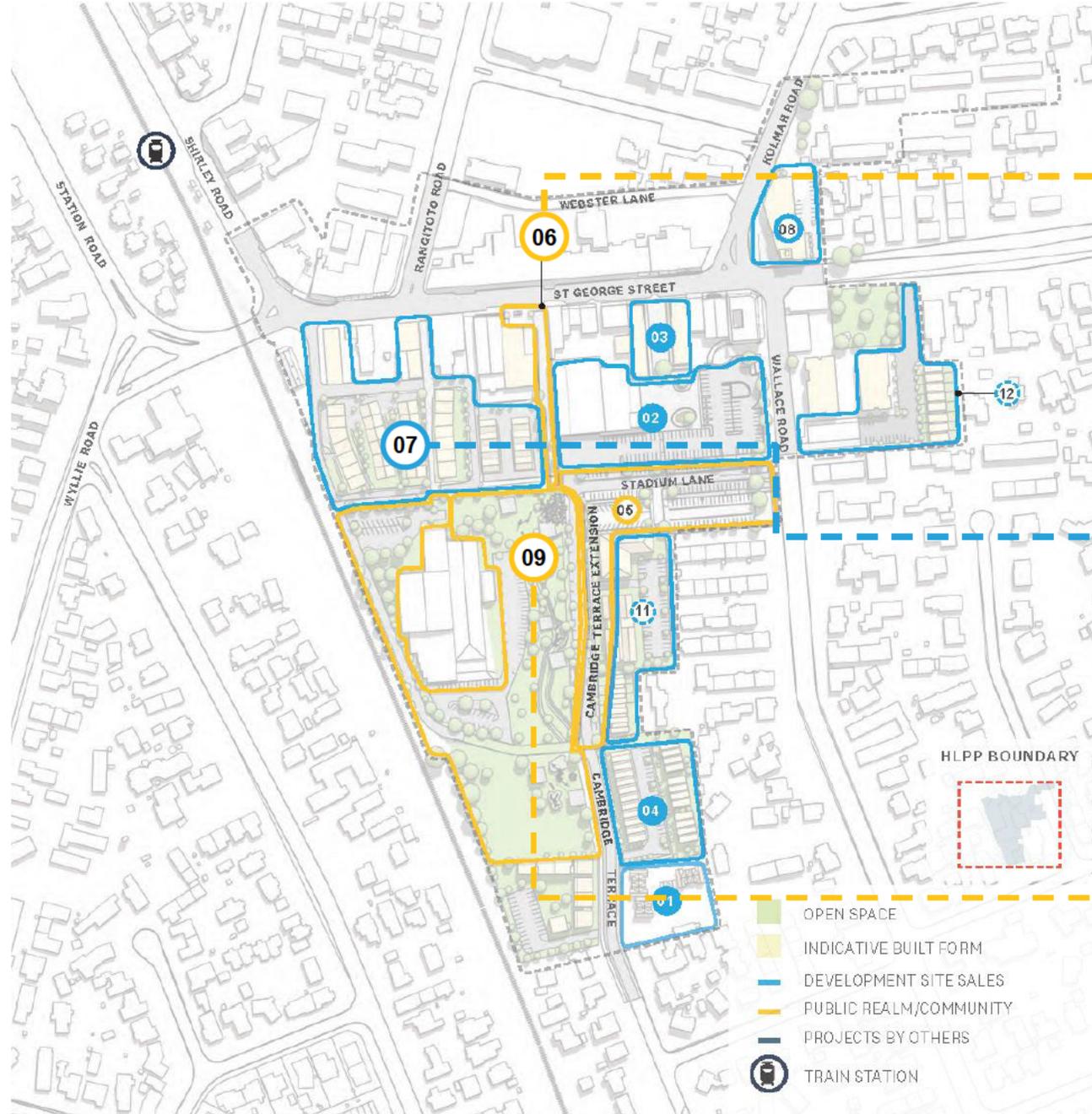
## SHORT TERM: FY 2025

- 05 CAMBRIDGE TERRACE EXTENSION & CARPARK
- 06 CHAMBERS LANEWAY UPGRADE
- 07 3 ST GEORGE STREET - ST GEORGE'S LANES
- 08 98 ST GEORGE STREET AND 15 KOLMAR ROAD SITE SALE AND INTERSECTION
- 09 PAPATOETOE STADIUM RESERVE WORKS

## LONG-TERM PROJECTS: FY 2027+

- 10 COMMUNITY HUB & ARTS DEVELOPMENT (LOCATION PENDING)
- 11 27 ST GEORGE STREET (NETBALL AND GARDENS) SITE SALE
- 12 PAPATOETOE LIBRARY PRECINCT OPTIMISATION

A Karakia was held this quarter to bless and prepare the 3 public realm projects at Chambers Laneway, Cambridge Terrace Extension, and Stadium Reserve ready for delivery



**Chambers Laneway** – Works started in August 2024 and were completed in February 2025. This project provides an upgraded accessway to new developments and open space amenities, making it safer and creating an enhanced pedestrian and public transport-user experience. Construction completion was one of our FY25 capital milestone targets.

**3 St George Street (St George’s Lane)** – Known as Piko Toetoe, this project will enable the development of 120 new homes on two sites on St George Street, near the town centre.

Construction works resumed in February 2025.

**The Stadium Reserve upgrade** – project to create a new accessible playground and additional parks infrastructure to encourage visitors from a wide range of age groups. Works started in February 2025 on the high-quality open space and civic amenity project to revitalise the town centre and support the use of the Allan Brewster Leisure Centre and developments. Works are expected to be completed in December 2025.

- OPEN SPACE
- INDICATIVE BUILT FORM
- DEVELOPMENT SITE SALES
- PUBLIC REALM/COMMUNITY
- PROJECTS BY OTHERS
- TRAIN STATION

# ORMISTON

**Vision** For the various sites to provide residential development and obtain best value for Council assets. Where possible, the sites should relate to the individual local board plans for each locality.

## PROJECTS COMPLETED

- 01 ORMISTON TOWN CENTRE - BLOCKS F AND J, C, E, A
- 02 LOT 1, 66 FLATBUSH SCHOOL ROAD

## SHORT TERM: FY 2025

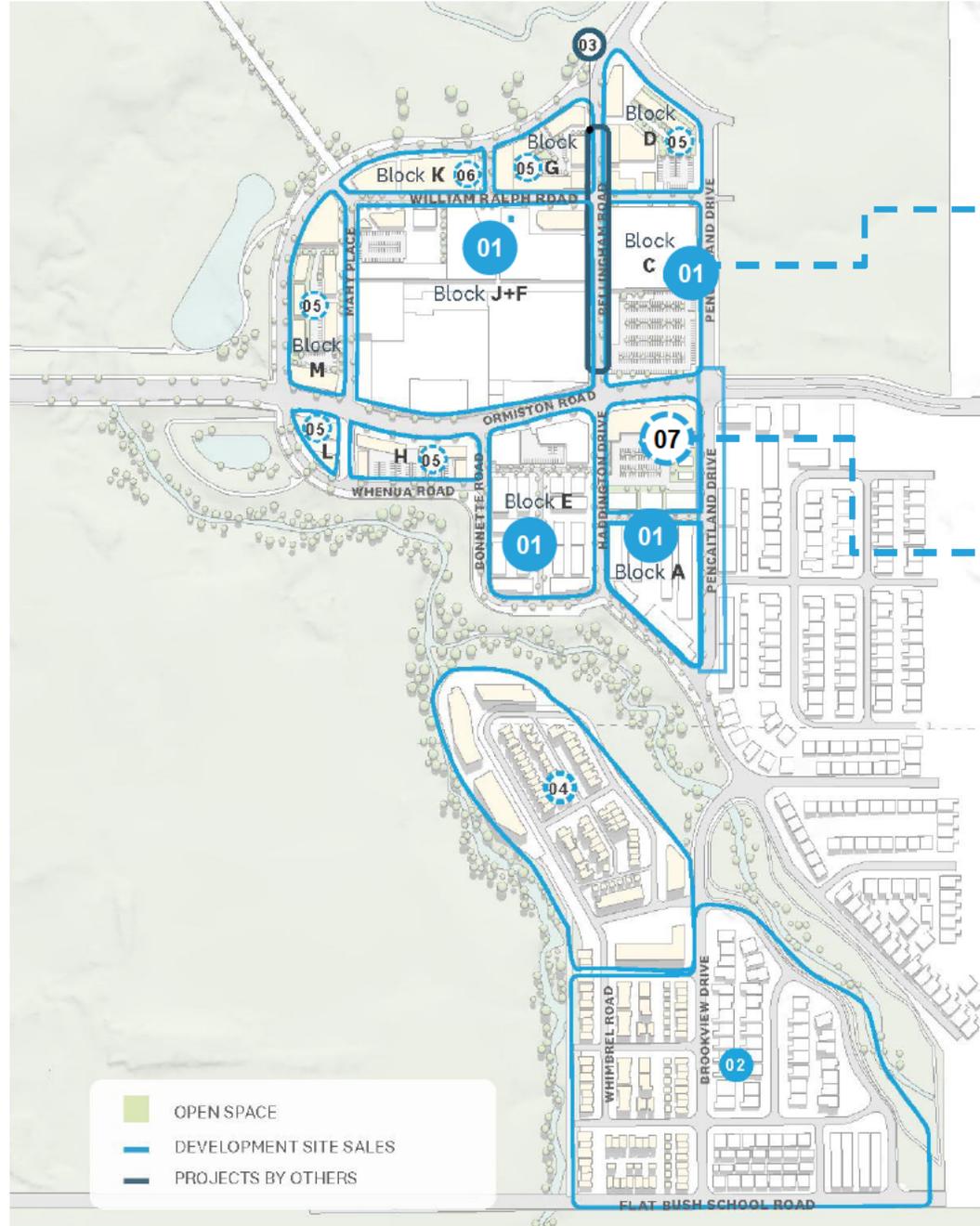
- 03 BELLINGHAM ROAD WORKS (AUCKLAND TRANSPORT)

## MEDIUM TERM: FY 2026

- 04 56 BROOKVIEW RD REDEVELOPMENT

## LONG-TERM PROJECTS (FY 2027+)

- 05 ORMISTON TOWN CENTRE - BLOCKS D, G, M, L, H
- 06 BLOCK K - ON HOLD
- 07 65 HADDINGTON DRIVE SITE SALE (SUPPORTS PROGRAMME)



Ormiston town centre - [redacted]  
 A decision paper will be presented to the April 2025 board meeting [redacted]

65 Haddington Drive, Ormiston - the site has been taken to the market by way of Deadline Private Treaty. Bids close on the 9 April 2025.



# PUKEKOHE

**Vision** Our heritage and connections are strong, the land is flourishing, Pukekohe is prosperous, and our families are happy, healthy and thriving.

## PROJECTS COMPLETED

- 01 SMALL T PROJECTS (ACROSS ENTIRE PROGRAMME)
- 02 SITE SALES WITHOUT DEVELOPMENT OUTCOMES
- 03 82 MANUKAU ROAD
- 04 AT UPGRADES
- 05 INTERSECTION CAPITAL WORKS 1 (MASSEY & MANUKAU RD)

## SHORT TERM: FY 2025

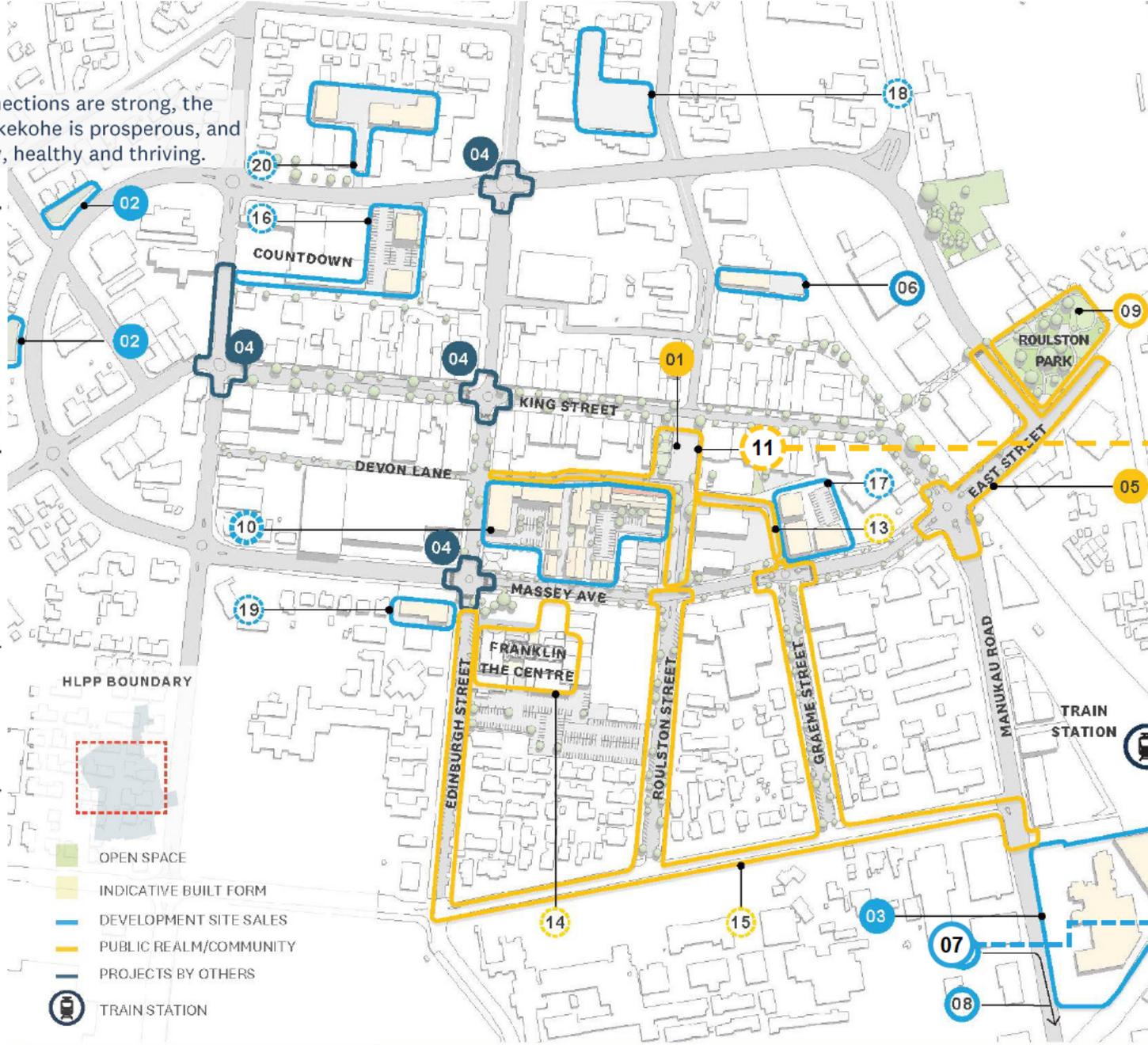
- 06 9 HALL STREET SITE SALE
- 07 174 - 182 MANUKAU ROAD
- 08 2, 4 SVENDSEN ROAD
- 09 ROULSTON PARK UPGRADE

## MEDIUM TERM: FY 2026

- 10 EDINBURGH STREET SUPERBLOCK
- 11 MARKET PRECINCT: DEVON LANE, ROULSTON STREET, AND TOWN SQUARE ENHANCEMENTS

## LONG-TERM PROJECTS: FY 2027+

- 12 PARKING MANAGEMENT SOLUTIONS (ACROSS ENTIRE PROGRAMME)
- 13 ROULSTON LANE UPGRADE
- 14 CIVIC HUB ENHANCEMENTS
- 15 TRAIN STATION TO CENTRE CONNECTIONS
- 16 4 TOBIN STREET
- 17 7 MASSEY AVENUE
- 18 24 HALL STREET
- 19 22 EDINBURGH STREET
- 20 9 TOBIN STREET



**Market Precinct capital works** - A project to upgrade Roulston Street, Devon Lane and enhance the town square to support markets and events. The project is moving towards the Developed Design stage. A cost review has been completed and consultation with Community Facilities and Parks Planning teams has also taken place. A project update is planned to be given to the Franklin Local Board in April 2025. The Detailed Business Case is currently being drafted, and consent lodgement is targeted for June 2025.

**174-182 Manukau Road site sale** - The go-to-market tender finished in February 2025 and we are in the final stage of negotiating the development agreement with our preferred development partner.

# EASTERN BUSWAY TODs PROGRAMME

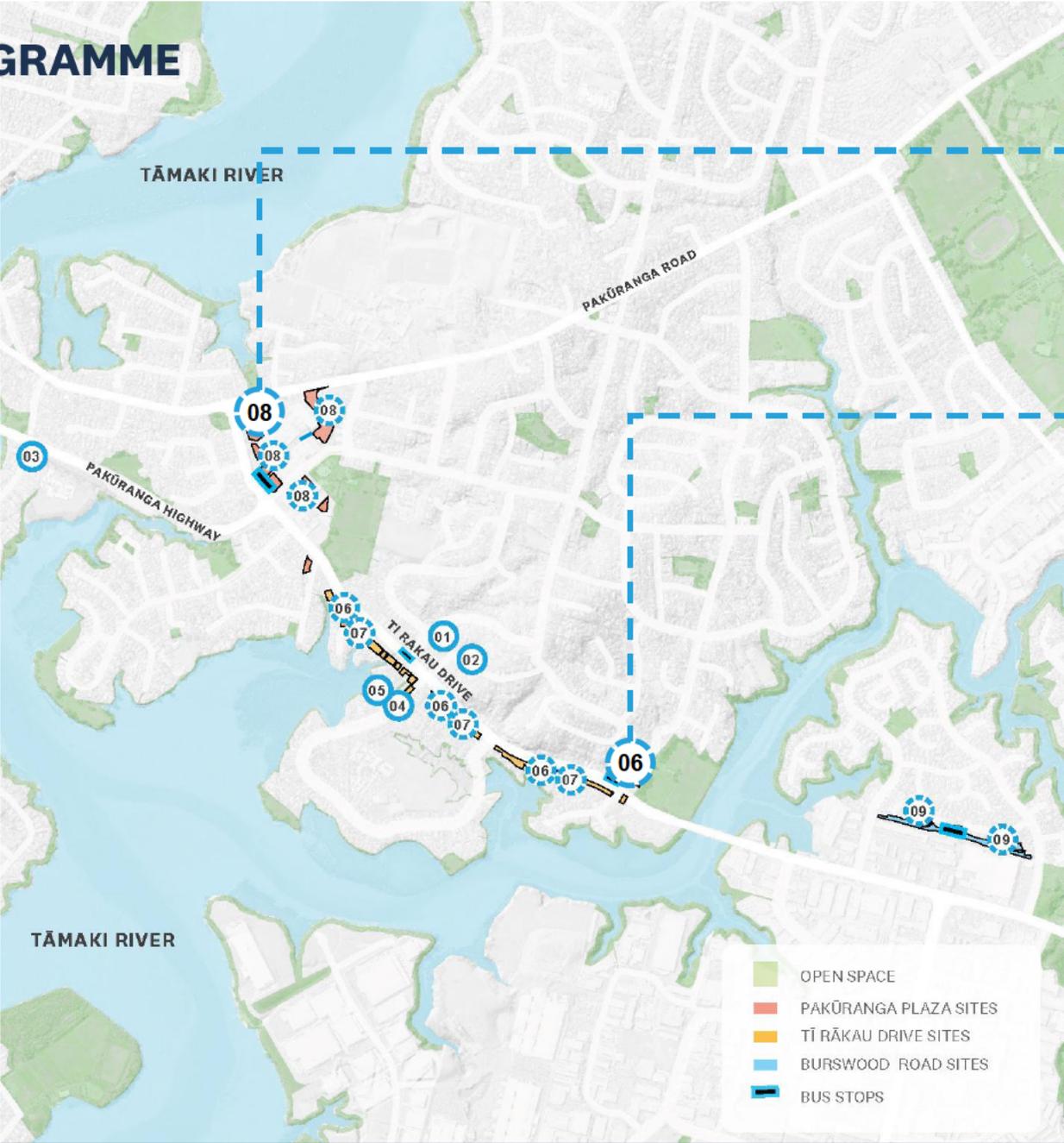
**Vision** To revitalise neighbourhoods within the Eastern Busway corridor and to create healthy, sustainable and vibrant communities.

**SHORT TERM: FY 2025**

- 01 9 MARRIOTT ROAD, PAKŪRANGA - SITE SALE
- 02 9 CHEVIS PLACE, PAKŪRANGA - SITE SALE
- 03 21 MILLEN AVENUE, PAKŪRANGA - SITE SALE
- 04 1/1 SNELL PLACE, PAKŪRANGA - SITE SALE
- 05 2/1 SNELL PLACE, PAKŪRANGA - SITE SALE

**MEDIUM TERM: FY 2026**

- 06 TĪ RĀKAU DRIVE
- 07 TĪ RĀKAU DRIVE VEHICLE CROSSING
- 08 PAKŪRANGA PLAZA
- 09 BURSWOOD ROAD



**Pakuranga Plaza** - Following the receipt of the Independent Commissioners report and recommendation on the proposal to revoke the reserve status of Council owned land at 2R Tī Rākau Drive, Eke Panuku will now seek Minister of Conservation consideration of the reserve recommendation proposal.

**Ti Rākau Drive, Pakuranga urban regeneration** - Eke Panuku is collaborating with the Eastern Busway Alliance, funding the delivery of 13 vehicle crossing along Ti Rākau Drive to ensure access to support future residential development opportunities

**2/6 Dillimore Avenue, Pakūranga** -

Eke Panuku continues to explore opportunities for a development strategy on land in the project area.

# SERVICE PROPERTY OPTIMISATION

**Vision** Service Property Optimisation will facilitate, enhance and speed up housing and town centre development activities, to release latent property values, and to achieve improved community outcomes. Where service property is optimised, the sale proceeds are locally reinvested to advance eligible projects or activities on a cost-neutral basis.

## SHORT TERM: FY 2025

01 2 POMPALLIER TERRACE, PONSONBY

## MEDIUM TERM: FY 2026

02 ARDMORE HALL, 177 BURNSIDE ROAD, ARDMORE

03 BELL FIELD, 587R PAPA KURA, CLEVEDON ROAD, ARDMORE

04 19 JERVOIS ROAD, HERNE BAY

05 BEACHLANDS, 17W HAWKE CRESCENT - SITE SALE

06 BEACHLANDS, 39R POHUTUKAWA RD - SITE SALE

07 3 GIBBONS ROAD, TAKAPUNA

## LONG-TERM PROJECTS (FY 2027+)

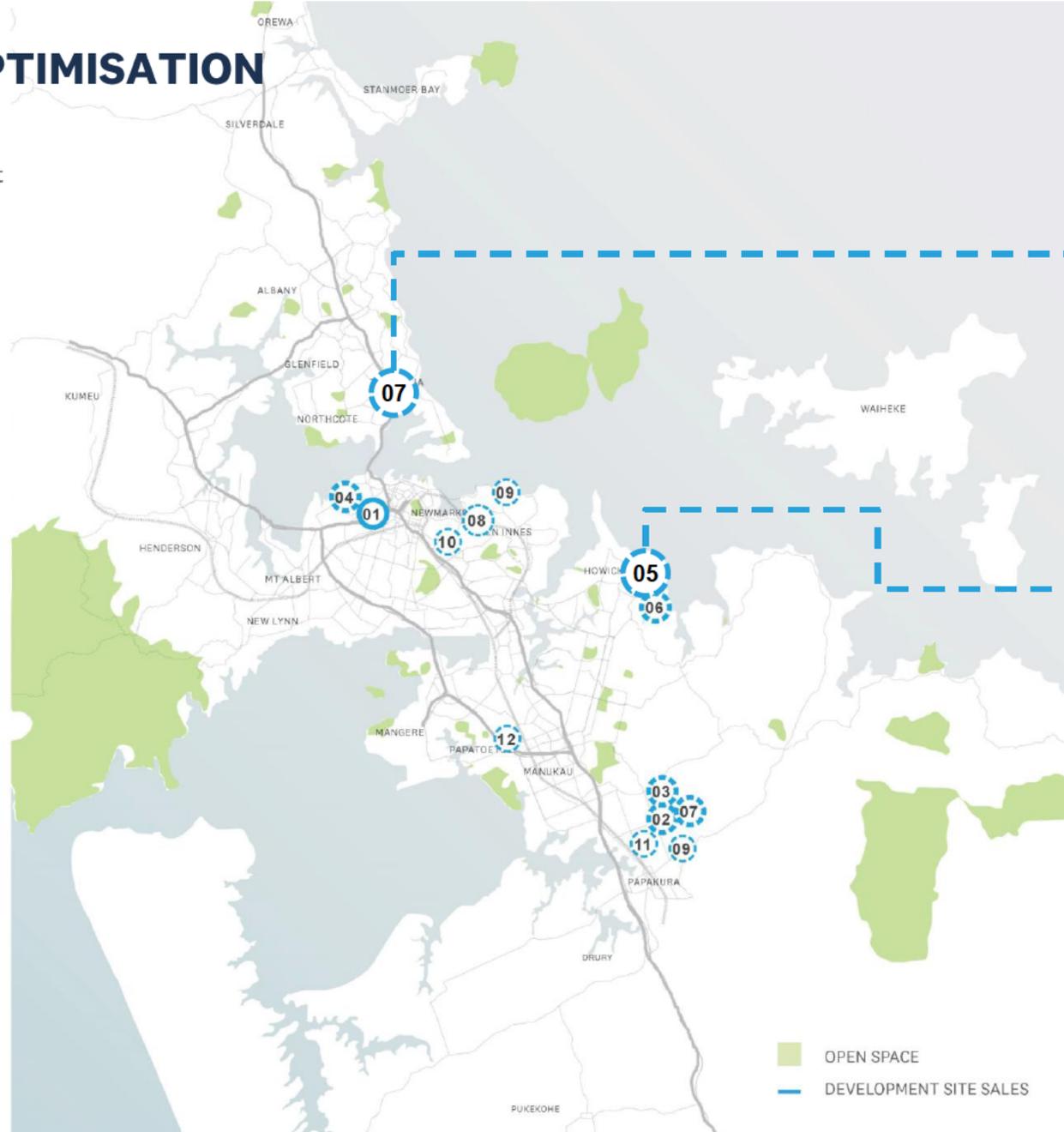
08 ORAKEI OPTIMISATION

09 RED HILL, PAPA KURA

10 6 CLONBERN ROAD, REMUERA

11 8-10 AVERILL STREET, PAPA KURA

12 WYLIE PARK, OLD PAPA TOETOE



**3 Gibbons Avenue, Takapuna** - The traffic engineers' report has been received and will inform vehicle access and loading issues.

**17W Hawke Crescent, Beachlands and 39R Pohutukawa Road, Beachlands** - The sites were offered to mana whenua and no interest was expressed. The sites will be taken to the open market in April 2025.

**Orakei open space opportunity** - Eke Panuku is currently working with Council on the open space plan change for 70-74 Abbots Way in Remuera. This follows the 2024 public consultation on the disposal of 207 Main Highway, Ellerslie and 70-74 Abbots Way, Remuera and the subsequent Ōrakei Local Board approval for the disposal of both sites. The proceeds of sale from both properties will be reinvested into acquisition of land for open space.

OPEN SPACE  
DEVELOPMENT SITE SALES



# CORPORATE PROPERTY

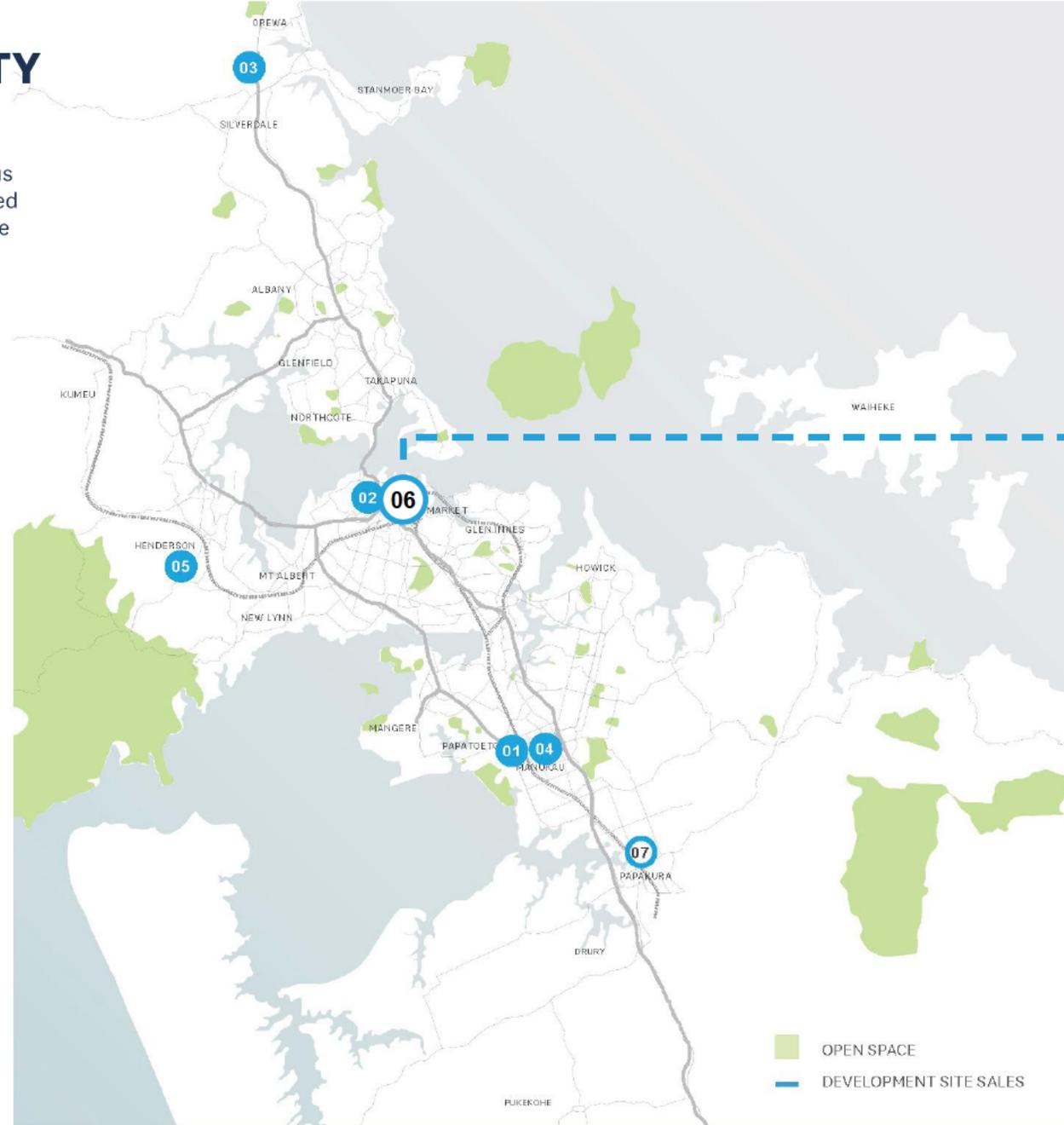
**Vision** A self-funding programme of works which utilises the capital receipts from the divestment of seven surplus properties that are no longer required to service. Corporate Property office network and reinvest the sale proceeds to deliver a more efficient hub and spoke Corporate accommodation model.

## PROJECTS COMPLETED

- 01 KOTUKU HOUSE, 4 OSTERLEY WAY, MANUKAU
- 02 35 GRAHAM STREET, CBD
- 03 50 CENTREWAY, OREWA
- 04 82 MANUKAU STATION ROAD, MANUKAU
- 05 6 HENDERSON VALLEY ROAD, HENDERSON

## SHORT TERM: FY 2025

- 06 SYMPHONY HOUSE, 4 - 10 MAYORAL DRIVE, AUCKLAND CITY
- 07 35 COLES CRESCENT, PAPAURA



**Symphony Centre, 4-10 Mayoral Drive, CBD** The development agreement is progressing, certain terms still need to be finalised. Focus remains on how the over street development will affect station operations, transport services, and the surrounding area.



# HAUMARU SCOPE

**Vision** To grow the portfolio consistent with projected social housing demand and rebalance the portfolio to areas of greatest demand. It is also to see older people affordable homes within communities that are safe, age friendly and caring.

## PROJECTS COMPLETED

01 21 HENDERSON VALLEY ROAD, HENDERSON

## MEDIUM TERM: FY 2026

02 16 HANDLEY ROAD, NARROW NECK

03 27-31 GREENSLADE CRESCENT, NORTHCOTE



27- 31 Greenslade Crescent in Northcote



# SUPPORTS SCOPE

**Vision** To provide residential development and obtain best value for Council assets.

## PROJECTS COMPLETED

- 01 CIVIC ADMINISTRATION BUILDING, AUCKLAND CITY CENTRE
- 02 34 MOORE STREET, HOWICK
- 03 16 FENCIBLE DRIVE, HOWICK
- 04 84A MORRIN ROAD, ST. JOHN'S
- 05 HOBSONVILLE AIRFIELDS STAGE 3 - LOT 5B
- 06 83B GODLEY ROAD, GREEN BAY
- 07 20 LINK CRESCENT, WHANGAPAROA

## SHORT TERM: FY 2025

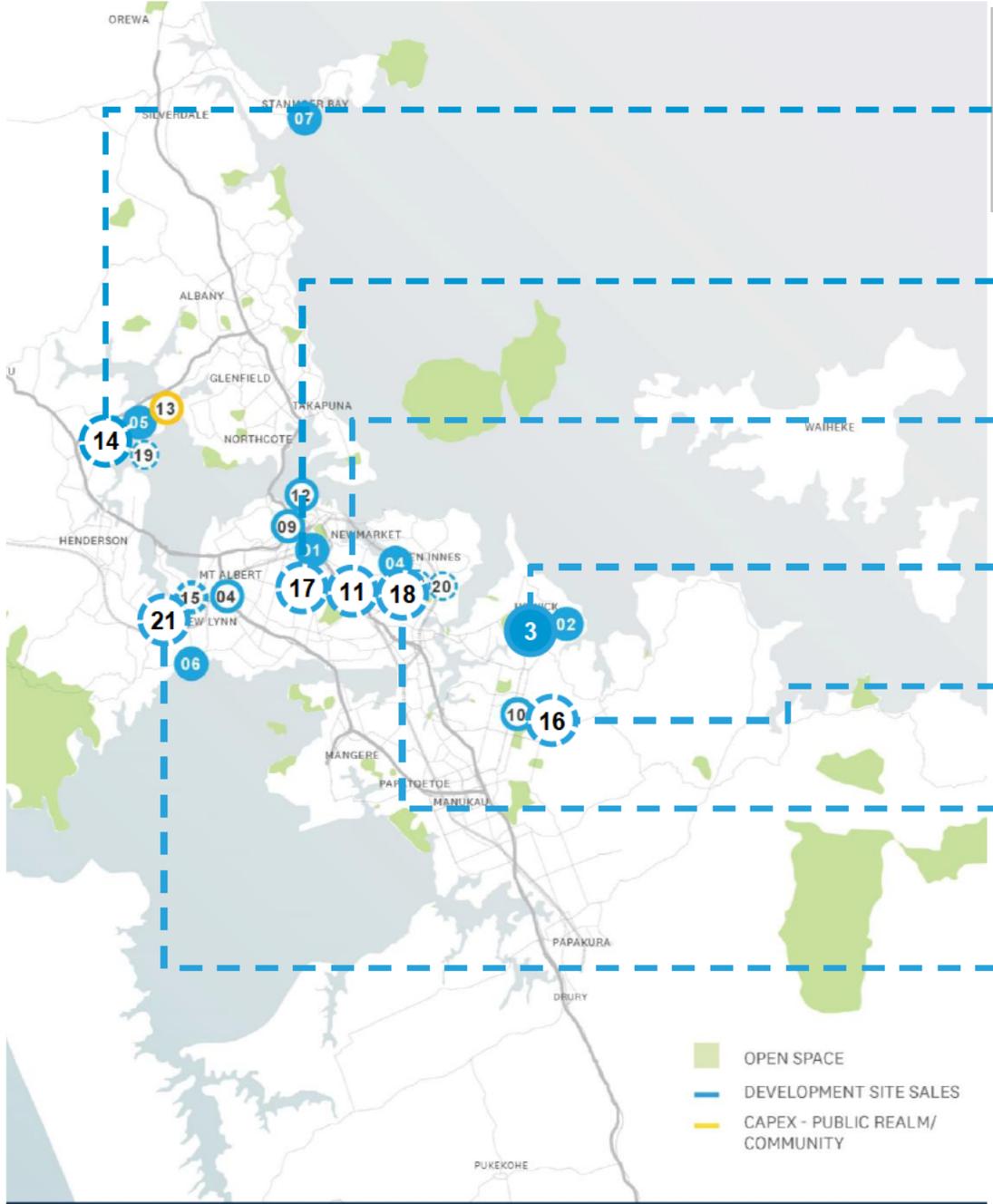
- 08 18 TOTARA AVE, NEW LYNN
- 09 BLEDISLOE HOUSE, AUCKLAND CITY CENTRE
- 10 187 FLAT BUSH SCHOOL ROAD, FLAT BUSH
- 11 132 GREENLANE EAST, GREENLANE
- 12 DOWNTOWN CARPARK REDEVELOPMENT, CITY CENTRE
- 13 PUMP STATION 6, LAUNCH ROAD, HOBSONVILLE

## MEDIUM TERM: FY 2026

- 14 HOBSONVILLE AIRFIELDS STAGE 3 - 6A & 6B
- 15 41 MCCRAE WAY, NEW LYNN
- 16 65 HADDINGTON DRIVE, FLAT BUSH

## LONG-TERM PROJECTS (FY 2027+)

- 17 198 DOMINION ROAD, MOUNT EDEN
- 18 84-100 MORRIN ROAD, ST. JOHN'S
- 19 HOBSONVILLE AIRFIELDS STAGE 2 - AVANDA
- 20 78 MERTON ROAD, ST. JOHN'S
- 21 4 MELVIEW PLACE, NEW LYNN



**Airfields Stage 3, Lots 5B, 6A & 6B Hobsonville** -

**198 Dominion Road, Mt. Eden** - (council owned property) - Precinct Residential's publicly notified resource consent application is planned to go to a hearing that's scheduled for early April 2025.

**132 Greenlane, Greenlane** - Construction of a minimum 20 new homes.

**16 Fencible Drive - Howick, Site Sale** - After a review of the project, the developer has advised that it is not financially viable. Eke Panuku is working with the developer and looking at options to progress the sale.

**65 Haddington Drive, Ormiston** - The site was taken to market in March 2025 by way of Deadline Private Treaty. Bids close April 2025.

**84 - 100 Morrin Road, St. John's** - Enabling works on this residential development site are progressing well with supporting infrastructure and construction well underway.

**4 Melview Place, New Lynn (formerly 10 Ambrico Place)** - A 1,366m<sup>2</sup> parcel of vacant land which has resource consent for up to 10 homes. A revised design proposal put forward by the developer

**Own your own home (OYOH) portfolio** - A housing scheme for older people consisting of 150 residential units over 14 village locations, 52 units are owned by council. Demolition has commenced on the former OYOH village at 19 Tripoli Road, Panmure.

# REGIONAL RENEWALS PROGRAMME

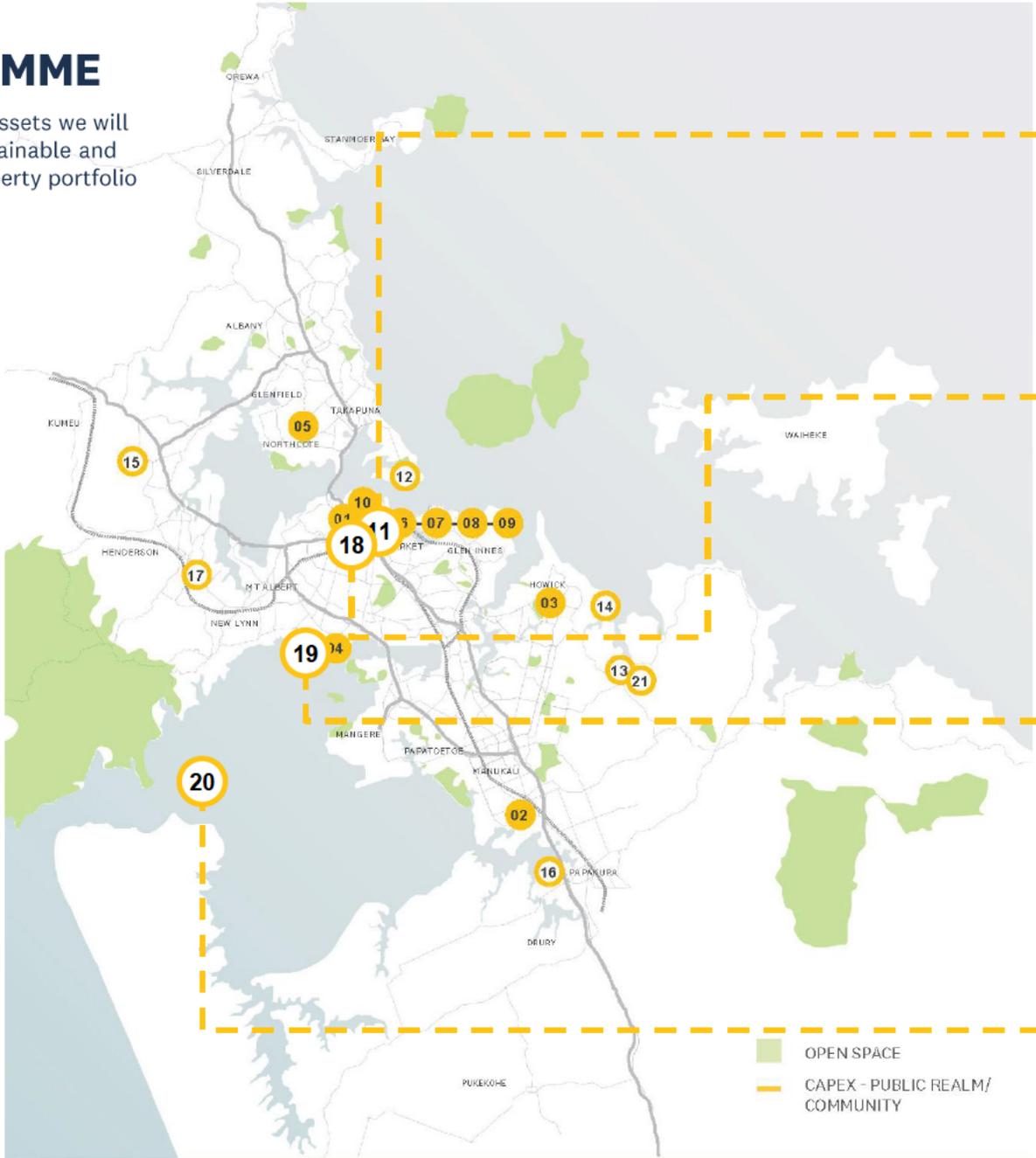
**Vision** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.

**PROJECTS COMPLETED**

- 01 3 PRATT STREET, FREEMANS BAY - IMPROVED DRAINAGE, STORMWATER AND MITIGATE H&S ISSUES
- 02 7 HILL ROAD, MANUREWA - RE-ROOFING, RE-CLAD AND FRAMING, INSULATION & GUTTERING
- 03 73R SELWYN ROAD (SHAMROCK COTTAGE) - SEISMIC STRENGTHENING, ROOF REPLACEMENT & TOILET UPGRADE
- 04 ONEHUNGA WHARF RENEWALS - ROADING, SHEDS, ADMIN BUILDING AND DREDGING WORKS, UTILITIES AND LADDERS
- 05 32-44, 43-47 PEARN PLACE & 47 PEARN CRESCENT, NORTHCOTE - ROOF UPGRADES AND INTERNAL REFURBISHMENTS
- 06 23 PRINCES STREET - INTERIOR WORKS / WINDOW REFURBS
- 07 27 PRINCES STREET - SEISMIC STRENGTHENING AND REFURBISHMENT
- 08 29 PRINCES ST UPGRADE OF THREE UNREINFORCED BRICK MASONRY CHIMNEYS
- 09 31 PRINCES ST - STRUCTURAL UPGRADE TO INTERNAL WALLS
- 10 101 PAKENHAM STREET (LYSAGHT BUILDING) - INSTALL WASTEWATER DRAINAGE

**SHORT TERM: FY 2025**

- 11 21 PRINCES STREET, CBD - REFURBISHMENT
- 12 27 LAKE ROAD, DEVONPORT - SITE DECONSTRUCTION
- 13 41 WHITFORD-MARAETAI ROAD, WHITFORD - ROOF REPLACEMENT
- 14 47R SHELLEY BEACH PARADE, COCKLE BAY - RENEWALS WORKS
- 15 92 TRIG ROAD, WHENUAPAI - GUTTER REPLACEMENT
- 16 179 PARK ESTATE, HINGAIA - SEPTIC TANK REPLACEMENT
- 17 202- 208 WEST COAST RD, GLEN EDEN - ROOF REPLACEMENT, SHOP REFURB.
- 18 313-321 QUEEN STREET, AUCKLAND CBD - FIRE ESCAPE STAIRS UPGRADE
- 19 ONEHUNGA RENEWALS  
- SHED D - REFURB, ROOF REPLACEMENT  
- SHED E - DOOR AND FACADE
- 20 WAIROPA CHANNEL - REPLACE CHANNEL MARKERS AND BUOYS
- 21 WHITFORD QUARRY, WHITFORD - SHED DEMOLITION AND MOVE A TRANSFORMER



**21 Princes Street, CBD** - Internal and external building works are in progress. Investigations are underway to look at options to enhance the feasibility of the premises.

**313 Queen Street** - The contract for the fire escape stairs has been awarded. Physical works are expected to start in June, following the conclusion of the Comedy Festival in May 2025.

**Shed E, Onehunga wharf** - Demolition works commenced in December 2024 and the structure has now been completely removed. Remedial works needed bring the hardstand up to a leasable condition are expected to start in May 2025.

**Shed D. Onehunga wharf** - Due to the extent of the proposed work, specialist advice has been sought. Building and resource consents will be required due to the proposed additions to the existing building.

**Manukau Harbour/ Wairopa Channel Works** - A contractor has been secured. Works commenced in April 2025 and are expected to be completed in June/July 2025.

# WATERFRONT RENEWALS PROGRAMME

## Vision

Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended portfolio and optimise the property portfolio return to enable assets for public and commercial use.

## PROJECTS COMPLETED

- 01** VIADUCT PRECINCT RENEWALS:
  - VIADUCT TILING UPGRADE - PHASE 1
  - VIADUCT - ANGLED HANDRAILS UPGRADES
  - LIGHTING UPGRADE WORKS
  - EV BARCODE RENEWAL
  - BASCULE BRIDGE H&S WORKS
  - BASCULE BRIDGE, REPLACEMENT OF TRAFFIC BOLLARDS
  - LIGHTING UPGRADE WORKS
  - TILING UPGRADE
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - WYNYARD QUARTER, VIADUCT WYNYARD WHARF NORTH TOILET REFURBS AND DEMO WORKS

- 03** WYNYARD CROSSING EV BARCODE RENEWALS
- 04** SILO PARK RENEWALS:
  - SILO 6 EMERGENCY WORKS
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - SILO
- 05** WESTHAVEN MARINA RENEWALS:
  - BUOYS CAFE, ROOF AND GUTTERING REPLACEMENT
  - FIRE ALARM SYSTEM UPGRADES
  - T PIER ABLUTION BLOCK RENEWAL
  - Z PIER WATERMAIN RENEWAL
  - CCTV SYSTEMS RATIONALISATION AND UPGRADE - WESTHAVEN MARINAS

## SHORT TERM: FY 2025

- 06** WESTHAVEN MAINTENANCE YARD - RELOCATION
- 07** 137 WESTHAVEN DRIVE WORKS DEPOT - CONSTRUCTION
- 08** Z PIER - BUILDING REFURBISHMENT
- 09** KARANGA KIOSK BUILDING RENEWAL - VIADUCT MARINA
- 10** BASCULE BRIDGE, VIADUCT MARINA - UPPER STRUCTURE RENEWAL
- 11** WYNYARD CROSSING BRIDGE ASSET RENEWAL - VIADUCT MARINA
- 12** WYNYARD CROSSING OPERATIONS & OPERATORS - VIADUCT MARINA
- 13** SILO 6 ACCESSIBIITY - SILO PARK
- 14** ELECTRICAL BOXES RENEWAL - QUEENS WHARF
- 15** SHED 10 STRUCTURAL UPGRADES - QUEENS WHARF

- OPEN SPACE
- CAPEX - PUBLIC REALM/ COMMUNITY

**Westhaven Marina works depot** - De-construction procurement has commenced. Stakeholders will be updated on any potential disruption. Works on the de-construction of the existing building are expected to start in May 2025.

**Westhaven, Y Pier walers** - The contract has been awarded with works forecast to commence in Q4.

**Shed 10** - Works on the heritage listed building were completed in October 2024. This was one of our FY25 capital milestone targets.

**Bascule bridge upper structure** - Works have recommenced. Two pedestrian bridges are in place and scaffold/wrap of the bridge is underway. Works are expected to be completed in June 2025, subject to prevailing weather conditions.

# Supporting data

## Programme RAG summary detail

The following two pages provide project information that makes up the RAG tables on page 3 of this report for:

- Capital projects
- Development agreement projects

Location	Programme	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Report Overall Status Comment
Isthmus	Onehunga	Onehunga Town Centre to Wharf Link	Initiate	■	■	■	■	■	Consenting has required additional work due to a small area of wetland in the project path.
		Onehunga Wharf Public Realm	Plan	■	■	■	■	■	Site Accessibility is a design risk and needs to be monitored throughout the design process. The East west link project has been activated and requires designation area, therefore Project Risk has increased.
		Onehunga Wharf to Taumanu Walking and Cycling Link	Initiate	■	■	■	■	■	
		Te Pumanawa Church Street upgrade	Initiate	■	■	■	■	■	Within budget. Anticipated two month delivery delay, but works will still be completed this FY.
		Te Pumanawa Public Realm	Initiate	■	■	■	■	■	Schedule and risk at amber due to certain dependencies and ongoing support from Auckland Transport.
		Waiapu Precinct public realm and enabling works	Deliver	■	■	■	■	■	Cost and Schedule at risk due to main contract still not being awarded and Engineering Approval has still not been received.
	Panmure	Basin View Precinct Enabling Works	Initiate	■	■	■	■	■	
		Basin View Square	Initiate	■	■	■	■	■	Current cost estimate exceeds the project budget. Resource Consent delays will result in a delay in delivery of the works.
		Community Hub	Initiate	■	■	■	■	■	
		Lagoon Edge Reserve Enhancement, Panmure	Plan	■	■	■	■	■	Construction start date moved out to mid-June due to the delay in Engineering Approval (EA). Initial developed design task has included 'proof of concept' with coastal engineers to confirm viability and finalisation of proposed scope. This portion of work will need to be delivered as a separable portion of work due to delays with resource consent.
		Maungarei Connection Panmure	Initiate	■	■	■	■	■	Cost currently sitting above LCBC budget which had 25% contingency for schematic.
		Town Centre Streetscape Enhancement	Initiate	■	■	■	■	■	Project timeframes have been pushed back further towards the end of the Unlock Panmure Programme. IBC work to restart in FY25, project scope to be revisited.
	Town Centre Streetscapes Refresh, Panmure	Deliver	■	■	■	■	■		
	North	Northcote	Northcote Community Facility and Cadness Reserve upgr	Initiate	■	■	■	■	■
<b>Northcote Town Centre – Streets enhancements</b>			Plan	■	■	■	■	■	Tenancy termination is unconfirmed and on critical path, schedule will be affected by mid May. Awaiting Resource Consent S92 reply and progress with Supermarket before terminating leases.
Te Ara Awataha Stage 1			Deliver	■	■	■	■	■	
Te Ara Awataha; Greenslade Reserve and Jesse Tonar Sc		Deliver	■	■	■	■	■		
Takapuna	Anzac Street / Hurstmere Road Town Square	Deliver	■	■	■	■	■		
	Huron and Northcroft Streetscapes	Deliver	■	■	■	■	■		
Regional	Eastern Busway TODs	Ti Rakau Drive Vehicle Crossings	Deliver	■	■	■	■	■	
		<b>Burswood – Pōhatu Station</b>	Initiate	■	■	■	■	■	
	Haumaru	27-31 Greenslade Crescent, Northcote	Deliver	■	■	■	■	■	MHUD continue to liaise with Haumaru on its funding application.
	Property Optimisation	Orakei Service Property Optimisation	Deliver	■	■	■	■	■	The project is currently delayed awaiting improved market conditions
		Property Optimisation, 3 Gibbons Rd, Takapuna	Initiate	■	■	■	■	■	Awaiting on overall library design to determine saleable area - local board and Service Investment and Programming agree to pause and explore alternative funding sources
Supports	Hobsonville - (Launch Road) PS6 Wastewater upgrade wc	Deliver	■	■	■	■	■		
Regional Renewals	Renewals	202-208 West Coast Rd	Plan	■	■	■	■	■	
		Onehunga Wharf Reticulation Network	Initiate	■	■	■	■	■	The scope is taking longer than expected due to missing information relative to existing condition.
		137 Westhaven Drive - Marina work depot	Deliver	■	■	■	■	■	Demolition of the IT server room may impact the work of those occupying building. Disruption to server will be kept as minimal as possible.
		Onehunga Wharf Shed E	Deliver	■	■	■	■	■	Deconstruction is completed. Additional time required to complete the floor slab reinstatement. Estimated completion by end of April 2025.
		21 Princes Street, CBD, refurbishment	Deliver	■	■	■	■	■	Additional costs and time delays expected due to additional rotten areas discovered during works. Due to be finished mid Jaune.
		Bascule Bridge Upper Structure	Deliver	■	■	■	■	■	QS is reviewing remobilisation costs, additional funding will be required. Schedule timeframe is tight for SOI target at the end of June 2025.
		Queens Wharf - AT Low Emission Ferry - Structural repair	Deliver	■	■	■	■	■	AT commenced works in Dec 2024. Works ongoing to AT's supplied programme
		Renewals Sub-Programme	Deliver	■	■	■	■	■	
		245 Great South Road, Papatoetoe	Initiate	■	■	■	■	■	
		Onehunga Wharf Shed D	Plan	■	■	■	■	■	The project has been divided into two phases: Stage 1 for expedited works and Stage 2 for consented works. Building Consent has been lodged, and Resource Consent will be submitted shortly. In the meantime, temporary works (Stage 2) has commenced to uphold positive tenant relationships and fulfill Eke Panuku's responsibilities as landlord. As part of these temporary works, construction of the north façade has been completed and the shrink-wrap has been removed from the site.
		Wairopa Channel navigational markers	Plan	■	■	■	■	■	Business case approval obtained. Slight delay in Physical works due to Contractor availability. This likely to be commenced in July 2025.
		Westhaven Maintenance Yard Relocation	Plan	■	■	■	■	■	Awaiting CVA from Mana Whenua. Resource consent approval is subject to receiving CVA, the project can't progress further until this has been resolved.
South	Manukau	<b>Amersham Way – Capital Works for Streetscape Upgrade</b>	Initiate	■	■	■	■	■	Asset Owner Acceptance. Private carparks are encroaching on the site.
		Cavendish Drive & Sharkey Street AUT Link - Capital Wor	Initiate	■	■	■	■	■	Currently working on revised timelines with the designer. An agreement on costs needs to be reached with AT before project can proceed to DBC phase.
		Karina Williams Way Extension Capital Works	Plan	■	■	■	■	■	Additional costs due to requirement of a retaining wall. Any delays in the regulatory process will directly delay the project.
		Kerrs Road - new capital works for pedestrian connection	Initiate	■	■	■	■	■	
		Manukau - 14 Davies Avenue Access Lane project	Initiate	■	■	■	■	■	A delay in the Auckland Transport design review process is compressing the schedule.
		Manukau - Hayman Park Wetland Works	Deliver	■	■	■	■	■	
		Manukau - Osterley Way at Civic Streetscape Works	Plan	■	■	■	■	■	The design of the project is currently being reviewed following feedback from Auckland Transport. This will result in significant changes to the current design and a delay in delivery of the project.
		Manukau - Parking Solutions	Initiate	■	■	■	■	■	
		Manukau - Puhinui Stage 1: Ratavine Reserve Works	Deliver	■	■	■	■	■	
		Manukau - Sports Bowl	Initiate	■	■	■	■	■	
		Manukau Civic - Service Centre Contribution	Initiate	■	■	■	■	■	
		Manukau Public Art Investment	Plan	■	■	■	■	■	
		Manukau Puhinui Stage 2: CMDHB Walkway Works	Plan	■	■	■	■	■	This project is likely to be delayed due to Healthy Waters funding constraints in FY26 and FY27.
		Manukau Station Road - Streetscape Upgrade	Initiate	■	■	■	■	■	
	Small T Manukau	Deliver	■	■	■	■	■		
	Papatoetoe	Cambridge Terrace Extension+carpark	Deliver	■	■	■	■	■	Significant delays with Utility providers has resulted in the completion date being pushed out to September 25
		Papatoetoe Stadium Reserve capital works upgrade	Deliver	■	■	■	■	■	
		Papatoetoe The Town Square Capital Project	Deliver	■	■	■	■	■	
		<b>Small T Papatoetoe FY25 – FY27</b>	Initiate	■	■	■	■	■	
		<b>St George's Lanes integration capital works upgrade to st</b>	Initiate	■	■	■	■	■	
Market Precinct - Town Square, Roulston Lane, Roulston		Plan	■	■	■	■	■		
Unlock Pukekohe	Pukekohe - Civic Hub Enhancements	Initiate	■	■	■	■	■	Schedule pushed back due to need to revise scope in accordance with local board feedback	
	Pukekohe - Parking Management Solutions	Initiate	■	■	■	■	■		
	<b>Roulston Park – Capital works upgrade of public amenitie</b>	Deliver	■	■	■	■	■	The project has gone over budget due to the complexities of the site, minor changes, and requirement for additional professional services during delivery. A Change Request will be submitted requesting additional budget.	
	Small T Pukekohe	Deliver	■	■	■	■	■		
	Train Station to Centre Connections	Initiate	■	■	■	■	■		

Location	Programme	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Report Overall Status Comment
Waterfront	Waterfront	(WH) Marine Village	Deliver	■	■	■	■	■	
		(WH) Pile Berth Redevelopment Project	Deliver	■	■	■	■	■	
		(WH) Silo Marina Optimisation Project 2018 Phase 1 - Pon	Deliver	■	■	■	■	■	
		(WH) Solar Panels for Marine Village	Deliver	■	■	■	■	■	
		(WH) Westhaven Seawall Upgrade (AHB)	Deliver	■	■	■	■	■	
		(WQ) Madden Plaza	Deliver	■	■	■	■	■	
		(WQ) Market Square Redevelopment	Deliver	■	■	■	■	■	
		(WQ) TAT- Enabling works - Stage 1	Deliver	■	■	■	■	■	Cost forecasting for Enabling works has been reduced for FY25 reflecting the delay to the start of construction due to the decontamination process taking longer than expected. Works have now started but wet weather is delaying the construction schedule.
		(WQ) Urunga Plaza Permanent Balustrade Project	Deliver	■	■	■	■	■	
		(WQ) Water Edge Response Works	Deliver	■	■	■	■	■	Heritage steps viewing platform timeframe is very tight and a cost review of the heritage steps will also be completed once costs are clearer.
		(WQ) Wynyard Central Public Art - Madden Street/Dalrymple	Deliver	■	■	■	■	■	Construction work is at risk of not being completed in FY25 due to the delay in fabrication of the moulds for the art works.
		(WQ) Wynyard Quarter Legacy Space Activation Works	Deliver	■	■	■	■	■	
		(VCW) Shed 11 Storage Improvements	Plan	■	■	■	■	■	All works must be completed prior to bird nesting season
		(WQ) TAT- Coastal Remediation Stage 1	Plan	■	■	■	■	■	
(WQ) Te Ara Tukutuku	Plan	■	■	■	■	■	Forecasting for Enabling works has been reduced for FY25 due to delay in starting works on site as we resolved license agreement with other party.		
West	Avondale	Avondale Crayford St West - Streetscape Improvements	Deliver	■	■	■	■	■	
		Te Hono (Avondale Town Square, Crayford Lane and Play	Plan	■	■	■	■	■	Due to the complexities of the project there are risks across all areas. The ECI contractor has not met the conditions of the ECI contract and the project will be taken to the market. An enabling works package has been brought forward and currently underway on site to keep the project on schedule.
		Small T Avondale	Plan	■	■	■	■	■	
	Henderson	Wai Horotiu Te Kopua - New capital works for bridge and	Plan	■	■	■	■	■	
		Catherine Plaza – Capital works upgrade of public amenit	Deliver	■	■	■	■	■	Supplier recommendation report not yet approved by Procurement. TMP not yet approved by AT.
		Heart of Henderson town square capital works and site se	Initiate	■	■	■	■	■	
		Henderson Corban Estate Access and Enhancement Work	Initiate	■	■	■	■	■	
		Henderson Valley Road Enhancements Stage 1	Initiate	■	■	■	■	■	
Opanuku Link - Bridge, Reserve	Initiate	■	■	■	■	■	The project is currently being re-assessed due to the high budget estimate.		
Small T Henderson FY25 - FY27	Initiate	■	■	■	■	■			

# DEVELOPMENT AGREEMENT SUMMARY

*n.b dates in italics are forecasts*

Programme	Project Name	Partner / Purchaser	Transaction Status	Sale Price (ex GST)	RAG	Comment	Agreement Date	Unconditional Date	Settlement Date
Regional - Optimisation	19 Jervois Rd, Ponsonby	[REDACTED]	Unconditional	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Supports	16 Fencible Drive, Howick	Habib Enterprises Limited	Settled	\$ 1,350,000	●		21/12/2021	23/02/2022	20/05/2022
Disposals	24 Saleyard Road, Whitford	Sustainable Green Developments Limited	Settled	\$ 2,500,000	■		13/06/2024	13/06/2024	13/09/2024
Papatoetoe	3 St George Street, Old Papatoetoe	[REDACTED]	Unconditional	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Supports	132 Greenlane East, Green Lane	[REDACTED]	Unconditional	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Supports	10-22 Totara Avenue, New Lynn (Sites C&D)	Kainga Ora (Housing New Zealand Build Limited)	Settled	\$ 2,082,000	●		25/11/2021	29/11/2021	13/12/2021

Programme	Project Name	Partner / Purchaser	Transaction Status	Sale Price (ex GST)	RAG	Comment	Agreement Date	Unconditional Date	Settlement Date
Disposals	17 Erson Ave, Royal Oak		Unconditional		●	Progressing as planned			
Disposals	2 Levene Place, Mt Wellington		Settled		●				
Regional - Optimisation	2 Pompellier Terrace, Ponsonby		Unconditional		■	Project is cost neutral as Council has sold the air rights that has funded the developer delivering a new basement car park facility. Progressing as planned.			
Supports	Airfields Lot 5b, Hobsonville		Unconditional		●	Progressing as planned			
Supports	Bledisloe House, City Centre		Unconditional		■	Progressing as planned			
Supports	84-100 Morrin Road, St Johns		Unconditional		■	Progressing as planned			
Supports	Downtown car park - 73-83 Customs Street Street West, Auckland Central		Unconditional		■	Progressing as planned			
Supports	4 Melview (10 Ambrico Place), New Lynn	Pukemiro Farms	Settled	\$ 1,200,000	●	DA monitoring	14/05/2024	21/05/2024	21/11/2024
Supports	34 Moore Street, Howick		Unconditional		●	Progressing as planned			
Waterfront	(WQ) Stage 3 - Site 6A & 6B		Unconditional		■	Progressing as planned			
Avondale	18 Elm Street, Avondale	Housing New Zealand Limited	Settled	\$ 13,090,000	●		5/12/2019	30/06/2020	22/07/2020
Avondale	Avondale: 1817 Great North Road, Avondale	The Crown	Settled	\$ 3,950,000	●	DA monitoring	18/03/2020	18/03/2020	17/09/2020
Corporate Property	2-6 Henderson Valley Road, Henderson	Laidlaw College Foundation	Settled	\$ 26,800,000	●	DA monitoring	19/12/2019	19/12/2019	1/12/2020
Corporate Property	82 Manukau Road, Pukekohe	Franklin Medical Properties Limited	Settled	\$ 6,086,850	●	DA monitoring	14/05/2020	21/09/2020	19/02/2021
Henderson	Oratia Precinct Redevelopment - 14 Edmonton Road, Henderson	The Crown (Land Information New Zealand)	Settled	\$ 6,500,000	■	DA monitoring	6/04/2023	6/04/2023	21/04/2023
Manukau	20 Barrowcliffe Place, Manukau	New Zealand Housing Foundation / Kotuitui Limited Partnership	Settled	\$ 15,000,000	■		28/02/2018	23/05/2018	31/01/2022
Ormiston	Lot 3 187 Flat Bush School Road, Ormiston	Zengs Property Investment Limited	Settled	\$ 3,325,000	●		30/06/2018	1/09/2019	19/12/2019
Supports	Airfields Stage 2, Hobsonville	Top Garden Property Development Limited and Grand Equity Investment NZ Limited	Settled	\$ 64,180,000	■	DA monitoring	10/02/2017	10/02/2017	13/11/2017
Supports	84a Morrin Road, St Johns	Meadowstone Auckland Limited	Settled	\$ 4,770,000	●	DA monitoring	10/05/2023	29/06/2023	8/05/2024
Supports	Civic Administration Building	Civic Land Limited	Settled	\$ 3,000,000	●	DA monitoring. Final settlement reliant on Stage 2 being completed.	22/12/2016	28/06/2019	TBD
Supports	Airfields Lot 6c, Hobsonville	Kainga Ora (Housing New Zealand Build Limited)	Settled	\$ 9,400,000	■	DA monitoring	26/11/2021	13/12/2021	17/12/2021
Supports	27-31 Greenslade Crescent, Northcote	Lease to Kainga Ora Homes and Communities	Settled	\$ 3,220,000	■	DA monitoring	18/06/2021	30/06/2021	16/07/2024
Waterfront	(WQ) Site 18 - Orams Stage 1 & 2	Orams Group Limited	Settled	\$ 30,060,000	■				
Waterfront	(WQ) 30 Madden - West 1 Stage 2A	Willis Bond and Company Investments Limited	Settled	\$ 10,371,000	■	DA monitoring	26/11/2020	26/11/2020	19/02/2021
Waterfront	Britomart Development Deed	Britomart Group Limited & Peter Charles Cooper	Settled	\$ 72,000,000	■		23/04/2004	23/04/2004	23/04/2005

## Health and Safety report May 2025

Author(s): Bernardo Vidal, Head of Health and Safety

June 2025

### Whakarāpopototanga matua | Executive summary

1. In May, nine reports were logged in the Eke Panuku Noggin H&S reporting system. Of these, seven were incidents, including three damages to property, one near miss, one first aid and two injuries that were classified as a lost time incident. One of the incidents escalated into medium severity while other six remains as low severity. Additionally, one unsafe condition and one security concern were recorded. Of the nine reports, four involved Eke Panuku employees and five involved contractors.
2. Security contractors and Māori wardens carried out 1044 security observations. These involved members of the public and external factors beyond Eke Panuku's control.
3. Finally, there were a combined 25 recorded site visits and safety walks conducted by our project leads across 100% of active projects.

### Matapaki | Discussion

#### Notable events

##### 4. Incident 1

Date:	22 April 2025
Event:	Auger Hit on Underground Electrical Duct During Pump Station Fence Installation
Location:	Bomb Point Drive, Hobsonville, Auckland 0616
Description:	During fence installation works at the pump station for the Hobsonville Wastewater Upgrade project, an underground electrical duct was inadvertently struck while using a machine-mounted auger to excavate post holes.
Incident category:	Near miss / Property Damage
Actual Severity:	<span>Low</span>
Potential Severity:	<span>High</span>
Immediate action taken:	Immediate actions included reinforcing permit requirements for all mechanical ground disturbance, regardless of task size, and verifying underground services before any excavation. A toolbox talk was held to address gaps in risk awareness and experience.
Investigation needed?	Yes (contractor)

##### 5. Incident 2

Date: 26 May 2025

Event: Muscle Strain from Manual Handling of Barriers

Location: Wynyard Crossing Bridge

Description: A bridge controller sustained a minor back sprain while using his right arm to lift plastic safety barriers during a routine inspection of the bridge's engine.

Incident category: LTI

Actual Severity: Low

Potential Severity: Low

Immediate action taken: The employee returned to work following medical advice and under light duties as prescribed. A brief investigation was conducted to identify contributing factors, and a physiotherapist was engaged to assess both the employee's current physical condition and the ergonomics of the role.

Investigation needed? Yes

#### 6. Incident 3

Date: 19 May 2025

Event: Back Strain Caused while operating a hydro-demolition tool

Location: Queens Wharf, Auckland CBD 1010

Description: During works associated with the Queens Wharf Concrete Repair Project, a contractor sustained a back injury while operating a hydro-demolition tool.

Incident category: LTI

Actual Severity: Low

Potential Severity: Medium

Immediate action taken: The employee was referred for medical assessment, diagnosed with non-traumatic back pain, and discharged with a prescription. A prompt investigation identified improper posture while operating the equipment, attributed to insufficient training.

Investigation needed? Yes (contractor)

#### 7. Incident 4

Date: 27 May 2025

Event: Unauthorised Occupation at Vacant Tenancy

Location: Henderson, Auckland 0612

Description: During an inspection of a vacant property, two property managers encountered three individuals experiencing homelessness who were occupying the premises and appeared to be under the influence of drugs.

Incident category: Security Concern

Actual Severity: Low

Potential Severity: High

Immediate action taken: The managers engaged briefly with the individuals and requested that they leave the site, which they agreed to do.

Investigation needed? No

## **Health, Safety and Wellbeing main actions**

8. Improve HS reporting including lead KPIs that test the performance of critical risks, such as:

- a. Property inspections undertaken. Details in paragraph 9.
- b. Capital Works inspections reporting. Details in paragraph 10.

9. Property risk assessment reporting

In May two property inspections were completed, encompassing both the scheduled May review and a retrospective inspection for April. All identified safety observations pertaining to the commercial property were promptly addressed on-site in collaboration with the tenant.

10. Capital Works Inspections (CWI) reporting

In May, the Capital Projects team achieved 100% active participation in site visits across all 15 live projects, with project leads consistently conducting weekly or bi-weekly site walks.

Four projects reached successful completion: the Westhaven K&L Pier Renewal; Norman King Building Deconstruction, Northcote; 202–208 West Coast Road Roof Renewal, Henderson; and Onehunga Wharf Shed E. A post-evaluation was also completed for the Westhaven K&L Pier Renewal project.

11. Safety remained a priority, with 25 inspections conducted across the 8 remaining live projects by contractors and ETC, along with an additional inspection by the project lead for Onehunga Shed D. The Westhaven Seawall project is nearing completion, with only minor works remaining. The 313–319 Queen Street Fire Escape Renewal project commenced on May 28, with a Health & Safety audit scheduled in June.

12. Wellbeing risk management

Wellbeing initiative spotlighted women's health with two key events. We hosted a Pink Ribbon morning tea to promote breast awareness and collect donations for research and support. We also featured a comprehensive webinar on menopause, led by a clinical practitioner. The session covered the definitions of menopause and perimenopause, their impact on women's health and work, effective symptom management strategies (from lifestyle changes to HRT), and how workplaces can better support women experiencing menopause.

The webinar saw 32 participants and was recorded. It's now accessible to all our kaimahi and is expected to be posted on Kotahi for broader sharing across the Council.

13. Transition to the Donesafe incident management platform

The transition to the Donesafe incident management platform is progressing as planned. All activities remain on track, and there are no new updates to report at this stage.

14. Lone Work Risk Assessment

As noted in the previous report, the initial phase of implementation focused on identifying the number of employees exposed to lone working is scheduled to begin once the transition to Auckland Council has been completed.

Fear Free workshop, "Personal Safety and Conflict Awareness," continued in May. Delivered by an external provider, this training is a crucial part of our administrative controls, designed to equip our teams who work in public spaces and customer-facing roles. With 14 new attendees in May, we've now trained a total of 23 workers in personal safety and conflict awareness. An additional workshop is scheduled for June, specifically for our operations team at Westhaven and the Viaduct.

15. Health and safety key performance indicators

Health and safety key performance indicators (KPIs), featuring both lead and lag measures, are represented in table (Figure 1) and chart (Figure 2) format.

	Measure	Performance May		Previous month (April)
		Low – Med Risk	Critical or high risks	
Employees	Safety Concerns / conditions	1	-	-
	Near Misses	-	-	1
	First Aid injuries	-	-	-
	Pain and Discomfort	-	-	-
	Restricted Work Case (RWC)	-	-	-
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	1	-	-
	Property Damages	1	-	-
	Security Concern	1	-	-
	<b>Total Events</b>	<b>4</b>	<b>-</b>	<b>1</b>
Contractors	Safety Concerns/conditions	-	-	-
	Near Misses	1	-	1
	First Aid injuries	1	-	-
	Restricted Work Case (RWC)	-	-	-
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	1	-	-
	Medical Condition (Non-Work Related)	-	-	-
	Property Damages	2	-	-
	Security Events	-	-	1
	Unsafe actions	-	-	-
<b>Total Events</b>	<b>5</b>	<b>-</b>	<b>2</b>	
Member of the public	Safety Concerns	-	-	-
	Security concerns	-	-	-
	Near Misses	-	-	-
	First Aid injuries	-	-	-
	Unsafe actions	-	-	-
	Property Damages	-	-	-
	<b>Total Events</b>	<b>-</b>	<b>-</b>	<b>0</b>
<b>Total events</b>		<b>9</b>	<b>-</b>	<b>3</b>
<b>TRIFR (employees)</b>		<b>1</b>		<b>0</b>

Figure 1 – Health and Safety Key Performance Indicator Table

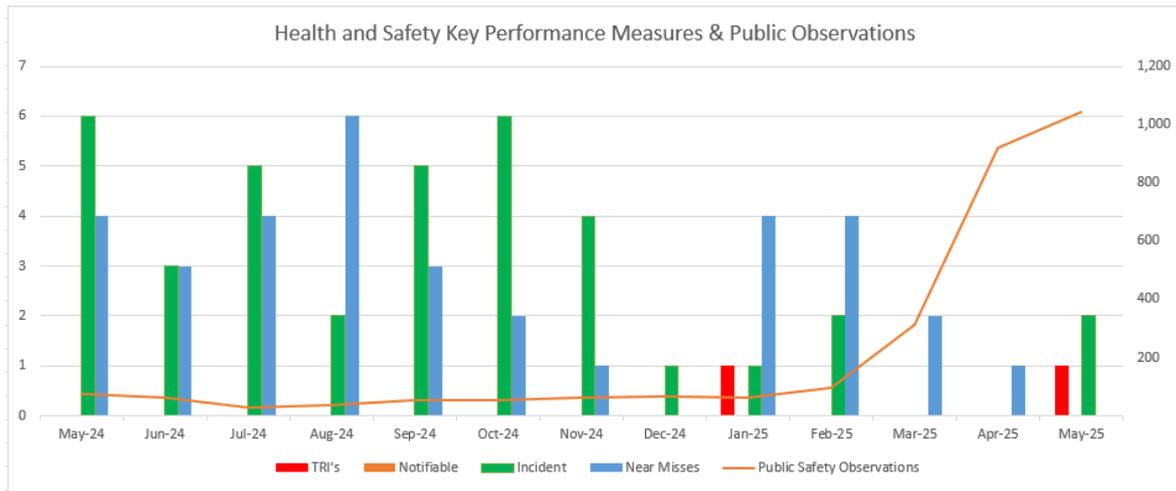


Figure 2 – 12 Month rolling H&S performance measures

TRI – Total Recordable Injuries includes lost time injuries and medical treatment injuries for employees only.

Notifiable refers to incidents and injuries reportable to the health and safety regulator.

## Workplace incident themes and trends

16. In May, nine events were recorded in the Noggin incident and accident management system, including one retrospective report from the previous month. The downward trend in reporting observed since March has shifted, with figures now returning to levels comparable to those seen in mid-2024.
17. Of the nine reports, two were classified as lost-time injuries related to manual handling. Although neither incident was severe, the classification was based on precautionary decisions made by each employee’s general practitioner. Both employees have since returned to work without any inconvenience.
18. A recent incident involving two property team members engaging with individuals experiencing homelessness who were unlawfully occupying a vacant property, highlighted a concerning risk exposure. While no major issues arose, similar situations could pose serious risks to staff. Public risk management training is currently underway, and all employees exposed to this type of risk are strongly encouraged to participate.
19. Regarding the high number of security observations registered in May, this marks the third consecutive month of significant growth in reports, increasing from 99 in February to 1,044 in May. While Eke Panuku does not have direct operational control over these areas, the data continues to provide valuable insights into evolving safety trends and emerging areas of concern.
20. These findings have been shared with Auckland Council’s Compliance department and its lead, Adrian Wilson, Manager Compliance. This is with the aim of supporting informed decision-making, strengthening coordination between security and social response teams, and identifying opportunities for targeted interventions to address emerging safety and social risks in the city centre.

## Public health, safety and wellbeing events

		Performance May	Previous Month (April)
Public Realm	Security and Māori Warden observations	1044	918
	Public injuries	0	0
	Public incidents or observations	0	0

Figure 3 - Public realm incident and observation table

Data provided for information purposes and are not key performance indicators as Eke Panuku has very little influence or control over the outcome of these events.

21. There were 1044 observations raised by security guards and Māori Wardens during May. All the observations occurred in the public realm and were outside the direct influence or control of Eke Panuku. All issues were also reported through to other agents responsible for dealing with the identified issues, such as New Zealand Police and emergency services, Auckland Transport and parking enforcement.
22. The security guards patrol the waterfront seven days a week. The Māori Wardens patrol the waterfront on Friday and Saturday nights.

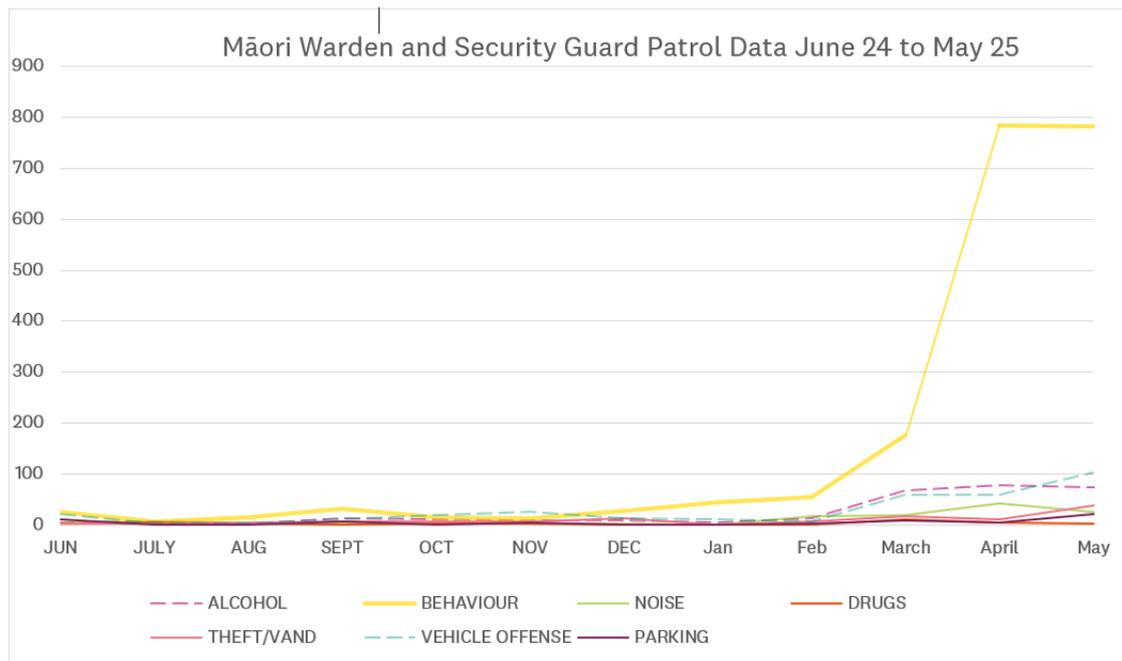


Figure 4 - Combined public observation data by category

23. The top three most common observations are highlighted below and compared with previous month.

Rank	May		April
	Issue	No. of observations	No. of observations
1	Behaviour	782	722
2	Alcohol	73	78
3	Vehicle	102	58

Figure 5 - Top three issues raised through Waterfront Patrols in May 2025

24. All Noggin events, including those commented on above, including the events retrospectively reported (ERR)<sup>1</sup>.
- a. Five events involved contractors.
    - i. During fence installation works at the pump station for the Hobsonville Wastewater Upgrade project, an underground electrical duct was inadvertently struck while using a machine-mounted auger to excavate post holes. Although the duct sustained damage, the internal electrical cables were not compromised and remain fully operational. (ERR)
    - ii. While trenching for subsoil pipe installation on Tavern Lane as part of the Stadium Reserve Upgrade project, the excavator struck a 100mm asbestos cement (AC) watermain. The incident was promptly reported to Watercare, which responded and was on site within an hour to carry out the necessary repairs.
    - iii. During works associated with the Hayman Park Regeneration Project, a contractor physically and verbally assaulted another contractor after being asked to sign in prior to entering the designated work area. The assailant was restrained by other contractors and escorted off the worksite. The incident was reported to the contractor's employer with a formal request for their removal from the project.
    - iv. During works related to the Hayman Park Regeneration Project, a contractor was physically assaulted by three members of the public without clear provocation. The incident was reported to the New Zealand Police. The contractor did not sustain serious injuries and was sent home for the remainder of the shift as a precaution. and the contractor has since returned to work as normal.
    - v. During works associated with the Queens Wharf Concrete Repair Project, a contractor sustained a back injury while operating a hydro-demolition tool. The contractor was assessed by a general practitioner and was prescribed seven days off work for recovery.
  - b. Four events involved employees.
    - i. An Eke Panuku employee has reported minor damage to an Auckland Council fleet vehicle after it struck one of the bolts securing a wiring rack installed at a height of approximately 1.9 metres in basement of Auckland House, 135 Albert Street. These racks were installed several weeks ago as part of the electric vehicle fleet charging project. This is the second event in identical circumstances. As with the previous incident, this event was reported to Auckland Council's Health and Safety team and the building maintenance manager for further action.
    - ii. A bridge controller sustained a minor back sprain while using his right arm to lift plastic safety barriers during a routine inspection of the Wynyard Crossing bridge's engine. The following day, he was assessed by his family doctor, who issued one day of sick leave and recommended seven days of light duties.

---

<sup>1</sup> ERR: (Events Retrospectively Reported) refers to health and safety reports registered by Eke Panuku employees in the Noggin platform after the month in which the event originally occurred. These reports are crucial as they ensure incidents are documented regardless of the time elapsed, improving record accuracy, supporting trend analysis, identifying recurring issues, and enhancing risk management efforts.

- iii. During an inspection of a vacant property in Henderson, two property managers encountered three individuals experiencing homelessness who were occupying the premises and appeared to be under the influence of drugs. The managers engaged briefly with the individuals and requested that they leave the site, which they agreed to do. However, one individual displayed mildly aggressive behaviour during the interaction, likely due to intoxication.
- iv. Multiple trip incidents have been reported at Eastern Viaduct in Wynyard Quarter, where surface-mounted cable trays connect the container library to the public toilet block. Installed as part of temporary power works, the exposed trays pose a trip hazard in this high-foot-traffic area. The risk has been escalated for mitigation.

## **Ngā tāpirihanga | Attachments**

There are no attachments for this report.

## Asset recycling disposal recommendations report

Author(s): Carl May, Team Leader Portfolio Review

June 2025

### Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. approves the recommendation to the Governing Body that the following properties are surplus to council requirements and should be divested:
  - i. 135 Dominion Road, Mount Eden
  - ii. 10 Lansdown Avenue, Papatoetoe
  - iii. Allots 207, 208 & 209 SO 51660 and Section 72 Block XV Mahurangi Survey District, Mahurangi West Road, Puhoi.

### Whakarāpopototanga matua | Executive summary

1. 135 Dominion Road, Mount Eden is no longer required for transport infrastructure purposes.
2. 10 Lansdown Avenue, Papatoetoe is not required for open space purposes.
3. Allots 207, 208 & 209 SO 51660 and Section 72 Block XV Mahurangi Survey District, Mahurangi West Road, Puhoi are two parcels of stopped road.
4. Eke Panuku has consulted with council and its CCOs. No alternative public work has been identified.
5. The Albert-Eden, Ōtara-Papatoetoe and Rodney Local Boards have endorsed the recommendation to dispose of the properties.
6. Subject to Governing Body approval and after discharge of offer back obligations under s40 Public Works Act 1981 (PWA) it is proposed to dispose of these properties on the open market or to adjoining owners, as appropriate.
7. The disposal of these properties will contribute towards Eke Panuku's objective of strategically creating value from assets.

### Horopaki | Context

8. Sales proceeds from the proposed disposals will be allocated towards the council's asset recycling target of \$300 million contained in Auckland Council's Long-Term Plan 2024-2034. This figure is to be achieved from proceeds of sale of surplus council owned property and alternative commercial arrangements.
9. Asset recycling is an important lever for Auckland Council, providing capital to be invested into the most strategically important activities.

## Previous Board / Council engagement and decisions

Date and meeting	Document	Decision / Outcome
20 May 2025 Ōtara-Papatoetoe Local Board	Asset recycling: 10 Lansdown Road, Papatoetoe	The local board endorsed the recommendation to dispose of the property.
21 May 2025 Rodney Local Board	Asset recycling disposal recommendations	The local board endorsed the recommendation to dispose of the Mahurangi West Road properties.
22 May 2025 Albert-Eden Local Board	Asset recycling: 135 Dominion Road, Mount Eden	The local board endorsed the recommendation to dispose of the property.

## Nga whiringa me te taatai | Options and analysis

### Property information – 135 Dominion Road, Mount Eden

10. 135 Dominion Road is a 556 m<sup>2</sup> property with a single storey office building that was acquired by the Auckland City Council in 2008 for road widening purposes. Road legalisation has been completed.
11. Legalisation has resulted in part of the building encroaching onto the road. AT has proposed that if the property were to be sold, the building should be demolished instead of being cut back. Preliminary engineering advice obtained also raised concerns regarding the potential costs in strengthening the building to comply with seismic standards.
12. The Auckland Transport Board resolved in October 2020 that 135 Dominion Road is no longer required for transport and infrastructure purposes and approved its transfer to Auckland Council.
13. The Auckland Unitary Plan (AUP) zoning is *Business - Mixed Use*. The latest CV is \$2.85 million

### Property information – 10 Lansdown Avenue, Papatoetoe

14. 10 Lansdown Avenue, Papatoetoe, is a 1391 m<sup>2</sup> property primarily laid to lawn and containing a single-storey residential dwelling that was acquired by the Manukau City Council in 1998 to create a park. The park was never created.
15. The property is not of a sufficient size to meet current park provision criteria. Council's Parks & Places and Land Advisory teams support disposal.
16. The Auckland Unitary Plan zoning is *Residential – Mixed Housing Suburban*. The property's latest CV is \$1.2 million.

### Property information – Allots 207, 208 & 209 SO 51660 and Section 72 Block XV Mahurangi Survey District, Mahurangi West Road, Puhoi

17. Mahurangi West Road, Puhoi Allot 207, 208 & 209 SO 51660 is a 941m<sup>2</sup> property held on three titles adjoining 28 Mahurangi West Road. Allotments 207 and 209 are stopped road, from land taken prior to 1962 for roading purposes. Allotment 208 is stopped road, from land taken prior to 1908 for roading purposes.
18. Mahurangi West Road, Puhoi Section 72 Block XV Mahurangi Survey District, is a 297m<sup>2</sup> property at the corner of Mahurangi West Road and Pukapuka Road, adjoining 16 Pukapuka Road. It is stopped road, from land taken prior to 1946 for roading purposes.

19. The road stopping was undertaken in 1986. Both properties are currently being encroached upon by adjoining owners who wish to purchase them. The properties were assessed following enquiries from the adjoining owners.
20. The Auckland Unitary Plan zoning for both areas is part *Rural - Rural Production* and part *Rural - Rural Coastal* (Whangateau to Waiwera area). Both properties are rated together on council's Geomaps system, with the latest combined CV being \$31,000.

### **Kua whakaarohia nga whiringa | Options considered**

21. Eke Panuku has consulted all relevant council departments and CCOs and confirmed that the properties recommended in this report do not need to be retained by council for alternative public works.
22. 135 Dominion Road and 10 Lansdown Avenue are subject to offer back obligations to the former owner in accordance with s40 Public Works Act 1981 (PWA). The offer back requirements are only triggered if the parcels are no longer required for that public work or any other public work or any exchanges under s105 PWA. This is not the case here.
23. The two Mahurangi West Road properties are stopped road; they are not subject to the offer back obligations under s40 PWA.
24. The sale of these properties will contribute towards Eke Panuku's objective of strategically creating value from assets.

### **Ngā ritenga ā-pūtea | Financial and resourcing impacts**

25. Resource from Auckland Council's new property department will be required to progress the disposal of these properties and will be funded from the proceeds of sale.

### **Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations**

26. No significant risks associated with the recommendation contained in this report have been identified.
27. The properties' market values may be lower than anticipated, or they may fail to sell in the current market. If the properties fail to sell in the first instance, they can be brought to market again when property market conditions improve.

### **Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts**

28. Eke Panuku undertook consultation with council departments and CCOs for 135 Dominion Road and 10 Lansdown Avenue in March 2025, and for the Mahurangi West Road properties in December 2022 and January 2023.
29. No alternative public work requirements were identified.
30. The Albert-Eden Local Board endorsed the recommendation to dispose of 135 Dominion Road at its business meeting on 22 May 2025.
31. The Ōtara-Papatoetoe Local Board endorsed the recommendation to dispose of the 10 Lansdown Avenue at its business meeting on 20 May 2025.
32. The Rodney Local Board endorsed the recommendation to dispose of Mahurangi West Road properties at its business meeting on 22 May 2025.

## **Tauākī whakaaweawe Māori | Māori outcomes impact**

33. 19 mana whenua iwi authorities were consulted regarding any issues of cultural significance associated with the subject properties.
34. Consultation for 135 Dominion Road and 10 Lansdown Avenue took place in March 2025, and for the Mahurangi West Road properties in March and April 2023.
35. No issues of cultural significance were raised in response. In the event the properties are approved for sale and after discharge of obligations under s40 PWA, all iwi entities will be informed of the decision and invited to participate in an open market transaction process where appropriate should they wish to acquire any of the properties.

## **Tauākī whakaaweawe āhuarangi | Climate change impact**

36. The proposed sale of these properties may lead to land use changes. Any form of construction and development can increase carbon emissions.
37. Emissions associated with any potential redevelopment can be reduced through development standards agreed through a future development agreement, application of Eke Panuku's Homestar 6 policy and requirements to reduce carbon emissions in commercial developments.
38. The properties are not in flood prone areas and are not coastal properties likely to be impact by coastal inundation.

## **Ngā koringa ā-muri | Next steps**

39. Subject to Eke Panuku Board approval, staff will recommend the disposal of these properties to the Governing Body at its meeting on 31 July 2025.
40. The terms and conditions of any disposal would be approved under appropriate financial delegation.

## **Ngā tāpirihanga | Attachments**

Attachment A – Property images and details

## **Ngā kaihaina | Signatories**

Marian Webb, GM Assets & Delivery

David Rankin, Chief Executive

# Attachment A – Property images and details

## Images of 135 Dominion Road, Mount Eden

Figure 1. Location map.

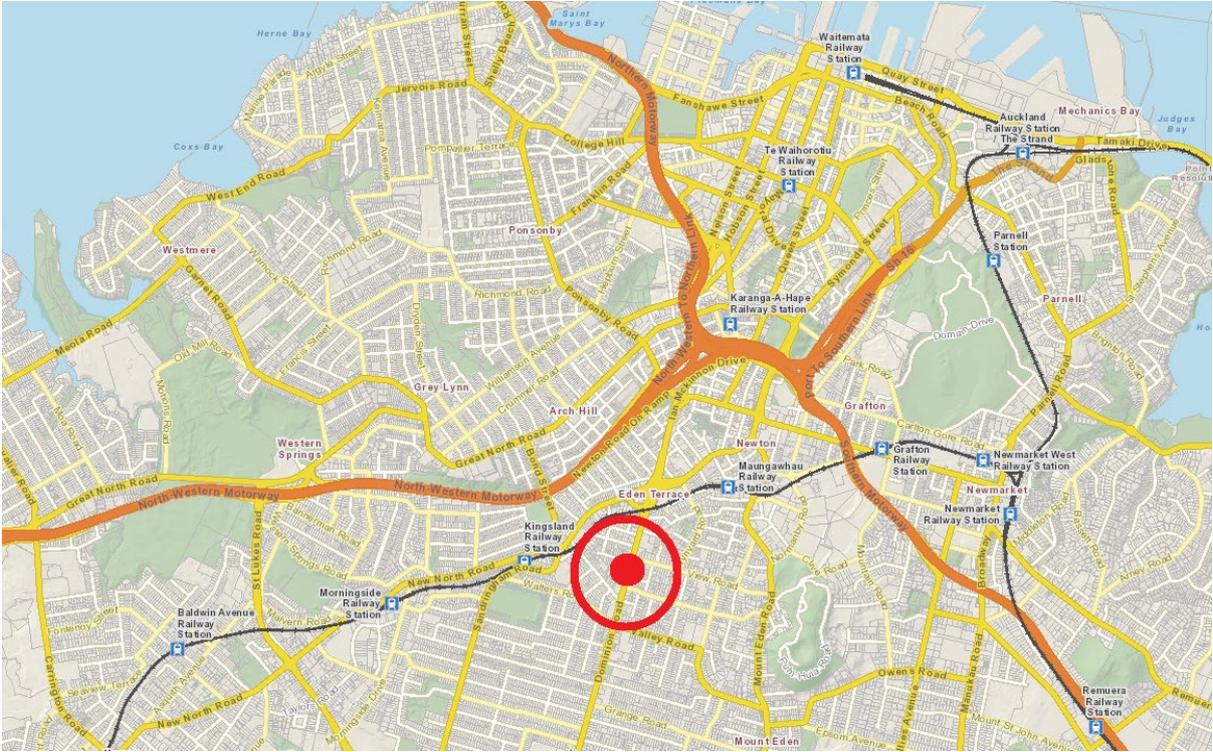


Figure 2. Geospatial aerial. Subject property is outlined in blue.



Figure 3. Google street view.



Figure 4. Land taken for road, plus segregation strip.



135 Dominion Road, Mt Eden  
Road  
Land for the functioning indirectly of a road (segregation). RT 1138078

# Images of 10 Lansdown Avenue, Papatoetoe

Figure 1. Location map.

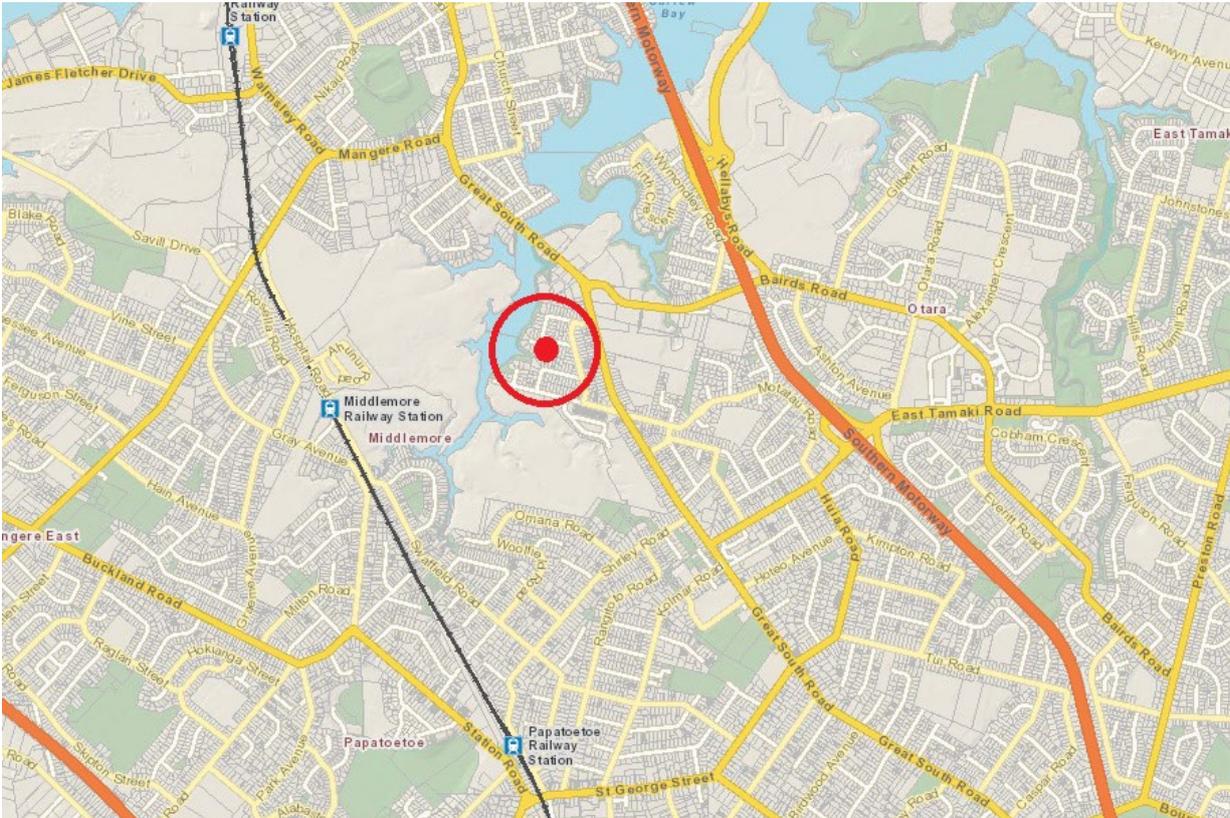


Figure 2. Geospatial aerial. Subject property is outlined in blue.



Figure 3. Google street view.



# Images of Mahurangi West Road

Figure 1. Location map.

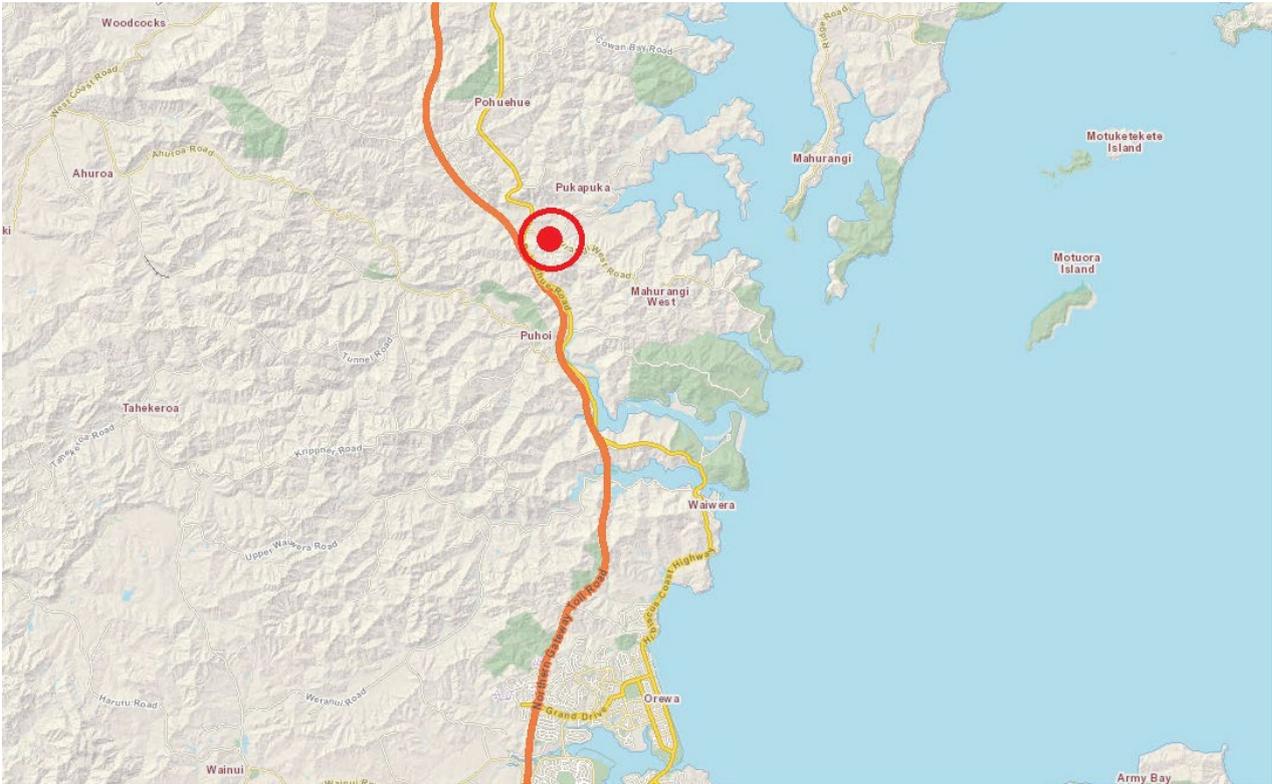


Figure 2: Geospatial aerial. Subject properties are outlined in blue.



**Section 72 Block XV Mahurangi Survey District**



**Allot 207, 208 & 209 SO 51660**



## Old Papatoetoe Programme Business Case Overview

Authors: Richard Davison, Priority Location Director – Old Papatoetoe; Maria Walker, Team Leader  
Masterplanning and Urban Design

June 2025

### Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. approves the updated Programme Business Case Overview for the Old Papatoetoe Priority Location Programme.
- b. approves the targeted benefits to be realised for the Old Papatoetoe Programme, being:
  - i. \$23.7 million of site sales
  - ii. 210 new homes
  - iii. 4,395m<sup>2</sup> of new commercial space, of which 4,045m<sup>2</sup> is an upgrade and refresh of the Mall and Supermarket.
  - iv. 30,720m<sup>2</sup> of new or improved public realm
- c. approves a programme life cost, projected to end in 2031, with expenditure of \$8.3 million net, being expenditure of \$32million, including OpEx, CapEx and acquisition costs, less projected site sales of \$23.7 million.

### Whakarāpopototanga matua | Executive summary

1. This paper seeks approval of the Programme Business Case Overview (PBCO) for the Old Papatoetoe Priority Location Programme. The PBCO represents the latest iteration of the Programme based on refinement of the previous Programme Business Case in 2020.
2. The vision for Old Papatoetoe is for it to “be a popular place to live, to shop, for people to meet and enjoy themselves, and provide the services and facilities the community needs.”
3. The total anticipated investment in the Programme is \$32 million over its lifetime including OpEx, CapEx, and acquisition costs. There has been a total of \$5.4 million of property acquisitions to date. Currently, no further acquisitions are expected for the remaining period of the programme.
4. The total sales revenue of the Programme (at completion) is forecast to be \$23.7 million, of which \$16.9 million of revenue has already been generated.
5. The benefit to cost ratio (BCR) for the Old Papatoetoe Programme is 1.42: 1, with a net economic benefit of \$43.2 million. The Programme’s BCR has significantly improved since the previous Programme Business Case in 2020 as costs and benefits related to the community hub will be attributed to Auckland Council.
6. The Programme’s overall strategy, vision and key moves remain aligned with the 2017 High Level Project Plan (HLPP). However, the local sales market in Old Papatoetoe is still weak and significant stock is still flowing through from the previous property cycle; both contributing to slower sales of

new stock. With our current delivery, upgrades to public amenity and overall regeneration programme, we expect demand to increase over time.

7. The key risks facing the Programme are:
  - a. Further stagnation of the property market that may affect our site sale timeframes and revenue forecasts, including the density of proposed development sites.
  - b. Competition from other centres such as Manukau, Hunters Corner and Ōtara.
  - c. Development on parking sites – public response to taking away car parking could affect the results of site sales (Tavern Lane carpark, Papatoetoe War Memorial Library carpark).
  - d. A decision on the location, funding pathway and delivery approach for the proposed new or upgraded Community Hub, which is a local board decision.

## Horopaki | Context

8. The 2025 Old Papatoetoe PBCO is the latest iteration of the Programme based on refinement of previous strategic documents. The following decisions and approvals have been obtained for the Old Papatoetoe Programme:

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
April 2017	Unlock Old Papatoetoe HLPP	Eke Panuku Board approve budget to begin aspirations for Old Papatoetoe Town Centre
June 2018	Unlock Old Papatoetoe Programme Business Case	Eke Panuku Board approve Old Papatoetoe as part of a wider portfolio
June 2020	St George's Lanes Site Sale go to market	Eke Panuku Board approve 'go to market' strategy and essential outcomes
June 2020	91 Cambridge Terrace exclusive negotiations	Eke Panuku Board approve 'go to market' strategy and essential outcomes
October 2020	Unlock Old Papatoetoe Programme Business Case	Eke Panuku Board formally endorse FY22-31 Programme Business Case (PBC) update for the Unlock Old Papatoetoe priority location programme

9. Old Papatoetoe is a traditional railway village/town centre that celebrated its 150-year Jubilee in 2012. It faces several challenges such as competing with nearby larger centres, declining amenity, negative safety perceptions and declining housing affordability. Many original civic functions and heritage buildings still survive, but some long-established commercial, retail and sporting activities have moved away from the old town centre to Hunters Corner (new Papatoetoe) and other areas. However, Old Papatoetoe also presents opportunities such as improving access to jobs through transport connections such as the existing Papatoetoe train station and bus and train services and the Puhinui rail and bus interchange which is only 1km south of Old Papatoetoe.
10. Old Papatoetoe is known for its distinctive character and unique sense of place. It offers a range of local amenities and has a community supportive of change. It is located on the southern train line

with a station at the western end of the centre. Old Papatoetoe has good access to nearby employment hubs such as the Auckland Airport, Manukau, East Tamaki, Penrose and Middlemore.

11. After the 2020 PBC was approved by the Eke Panuku Board, a Masterplan was developed and consulted on with the community in August 2021. The consultation focused on understanding the community's needs for an integrated community hub and accessible fit for purpose open space provision within the centre. The community wanted to incorporate the library, add a cafe and gathering area, spaces for youth, an arts space and more workshop spaces. We also asked for feedback on outdoor spaces, which gave us clarity on the scope for our major public realm projects, such as the Stadium Reserve upgrade.
12. Following public consultation, the Ōtara-Papatoetoe Local Board approved the Masterplan in March 2022 and Eke Panuku started preparing for key public realm projects. These are:
  - a. Chambers Laneway upgrade project.
  - b. Cambridge Terrace Extension project.
  - c. Old Papatoetoe Stadium Reserve Works project, which later included extension to 86 Cambridge Terrace – Bowling Club site.
  - d. Investigating a new or upgraded Community Hub, location, needs assessment, scale, design and funding options for the local board.
  - e. Investigate minor works to support the wider regeneration programme.
13. Two site sales were being processed at the same time as these approvals:
  - a. 3 St George Street proposal – Old Papatoetoe Flagship project for circa 100-120 units in three stages with a public through site link. The first stage of housing development (64 units) is currently under construction.
  - b. 91 Cambridge Terrace – 29 townhouses delivered by NZ Housing Foundation and occupied by 2024.
14. Consultation included feedback on the site sales for 98 St George Street and 15 Kolmar Road, which were amended to include a transport assessment. This was further reviewed by the Local Board, and resulted in a potential smaller site sale with the potential to upgrade/straighten the intersection with St George Street. An upgraded intersection was considered as one of the Ōtara-Papatoetoe Local Board's priorities for Old Papatoetoe. This project is not included in the Eke Panuku programme as the financial cost was high and time saving benefits were minimal/marginal and funding and priority could not be achieved.

## **Nga whiringa me te taatai | Options and analysis**

### **Kua whakaarohia nga whiringa | Options considered**

15. Different urban regeneration options for Old Papatoetoe were considered as part of the 2020 Programme Business Case. The Programme strategy is informed by our engagement with the community, and our understanding of the locality's economic conditions. The recommended regeneration approach for Old Papatoetoe is summarised on page 8 of the PBCO (**Attachment A**) and is broadly consistent with previous strategic documents approved by the Board. However, changes to individual projects have occurred since 2020.
16. The PBCO has responded to evolving financial priorities, political direction, and ongoing community input. The regeneration strategy of the PBCO has a strong emphasis on:

- Creating a high-quality ‘open space heart.’ Stadium Reserve, together with Chambers Laneway and the Cambridge Terrace Extension, creates a green spine/axis that provides improved access from the main street towards the Allan Brewster Leisure Centre and residential area and further to Puhinui Station.
  - Ensuring residential development within the town centre. High quality and affordable and with different ownership models.
  - Reinvigorating the laneways of the town centre (Chambers, Town Hall, Papatoetoe Mall, Tavern Lane) for safer and easier connectivity.
  - Safer and attractive walking and cycling connections.
  - Enhancing local amenities such as replacing and upgrading a playground within the Reserve and creating more places for the community – including equipment for people with disabilities, youth and families.
  - Placemaking activities to enhance interaction and generate support from the community.
  - Supporting the enhancement of community service provision.
17. The Programme’s regeneration strategy is established; we are focused on completing identified projects.

## **Old Papatoetoe Programme Achievements**

18. Since the Programme’s inception in 2017 and prior to that under Auckland Council Property Limited, Eke Panuku has helped to uplift Old Papatoetoe’s attractiveness, liveability, and connectivity. Recent achievements include:
- Selling 91 Cambridge Terrace to enable 29 townhouses, developed by the NZ Housing Foundation, that provide affordable housing with a shared ownership scheme, an improved street presence and achieve a Homestar 6 rating.
  - Securing an unconditional development partner for our flagship site at \$6.3million and starting construction on 3 St George Street (Tavern Lane/Piko Toetoe) to develop 100-120 of residential units and some commercial use facing the main street. This will enable and support activation in the town and provide connections through to the Allan Brewster Leisure Centre and Stadium Reserve.
  - Upgrading Chambers Laneway to provide improved visibility to the park and residential developments. Improved safety and accessibility with the removal of the canopy, new paving and landscaping, new bus shelters and a mural by local mana whenua artist referencing the identity of the place.
  - Near completion of Cambridge Terrace Extension providing access to the Stadium Reserve and to new development sites on 27 St George Street, a connection to Wallace Road, a dedicated bike lane and new on street vehicle parking.
  - Starting construction of the Stadium Reserve upgrade including a new playground, basketball half court, and improved green spaces. Along with the neighbouring Allan Brewster Leisure Centre, this space will be the ‘recreational heart’ of Old Papatoetoe.
  - From ACPL: Upgrades to the Papatoetoe Mall, a New World Supermarket sale and redevelopment with Wallace Road carpark, town square and eight new townhouses on 89 Cambridge Terrace by NZ Housing Foundation.
  - Completing the Summary Masterplan for Old Papatoetoe.

- Six years of operation of the Foodhub, an interim activation with non-financial benefits.
  - Supporting a calendar of placemaking, such as a significant event that closed St George Street for a fashion show.
  - Supporting several key tenants find new venues.
  - Working with key stakeholders over an eight-year period.
  - Supporting the Historical Society and GymCity into new premises.
19. The Programme's benefits realised to date include 7,072m<sup>2</sup> of public realm improvements, 4,045m<sup>2</sup> of commercial Gross Floor Area (GFA) and \$16.9 million of sales receipts. The commercial GFA includes the Papatoetoe Mall's 10 tenancies and supermarket upgrade. These achievements, along with other public realm projects already underway, will help transform Old Papatoetoe. In turn, we expect this will drive demand for remaining development sites.
20. Upcoming projects being prepared by Eke Panuku include:
- Cambridge Terrace Extension and carpark – completion due August 2025
  - Old Papatoetoe Stadium Reserve capital works upgrade – completion due February 2026
  - 27 St George Street (netball and gardens) site sale – Go to Market in FY26 or FY27 subject to statutory processes.
  - Old Papatoetoe Community Hub - support Auckland Council's Service Investment and Programming team on how to best deliver community service provision in FY26.
  - Papatoetoe Library Precinct Optimisation, which is a potential site sale of remaining land subject to the Community Hub project final location and size. This project will commence investigation in FY27.
  - 98 St George Street and 15 Kolmar Road site, the leftover area from the intersection. Upgrade to be confirmed subject to intersection funding and delivery secured by others.

## Programme Summary

21. Problems identified in the 2017 HLPP and 2020 Programme Business Case are still applicable:
- Visitor competition from neighbouring town centres:** Old Papatoetoe's long-established commercial, retail and sporting activities have moved away from the old town centre to Hunters Corner (new Papatoetoe) and other surrounding areas.
  - Lack of housing diversity and unaffordability:** House prices in Old Papatoetoe have increased significantly over time. An influx of new residents puts pressure on the housing market, resulting in increased rents and prices that can displace low-income households and community networks.
  - Fragmented urban form:** The popularity of private car use has dominated development decisions in Old Papatoetoe. The community may be less willing to explore their public realm and local service offerings because some pedestrian connections are interrupted and perceived as unsafe.
22. The Programme responds to these challenges by:
- **Creating greater sense of place and identity:** Public good investments into Stadium Reserve area will provide amenity and identity for the local community as a new destination. Supporting investigations into a future Community Hub will also enhance town centre vitality.

- **Providing various ownership models and price points for new housing:** Housing in Old Papatoetoe offers different models such as shared ownership opportunities, and market sales at different sizes, typologies and prices. New buyers will have a greater variety to choose from.
- **Stitching the town with pedestrian connections and housing:** Three new north-south pedestrian connections from St George Street to the upgraded Stadium Reserve will provide quality safe connections. New developments within the town are structured to enhance connections and activate the place. The Cambridge Terrace Extension allows vehicular connectivity with the park.

23. The Programme follows the same **Goals** and **Strategic Moves** as previous strategic documents:

**Goal 1: Enhance town centre vitality:** Cater for growth and build the town centre’s economy.

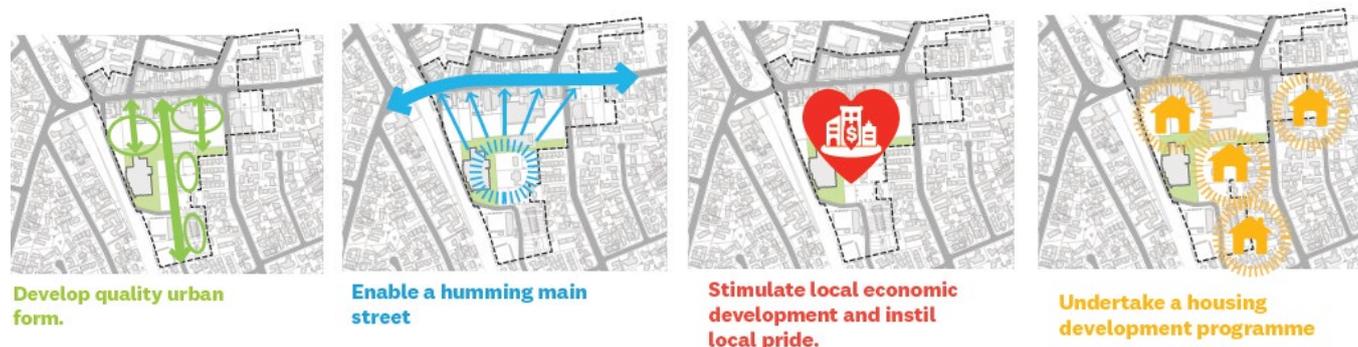
**Goal 2: Make a step change in housing:** Increase housing supply and choice within the town centre.

**Goal 3: Improve connections to and within the town centre:** Better links from the main street to Stadium Reserve to benefit the town centre.

**Goal 4: Look for opportunities for collaborative partnerships with mana whenua:** Working towards shared strategic outcomes.

**Goal 5: Demonstrate leadership in sustainable development:** Embracing the sustainability agenda and show the market how sustainability can be integrated into town centre intensification.

**Strategic Moves:**



24. A key focus of the Programme for the next few years is securing an agreement for the redevelopment of 27 St George Street, which used to be referred to as ‘netball and gardens’. It will provide activation and passive surveillance to the park and achieve the goals of enhancing town centre vitality and a step change in housing. Given the developments of recent years and our increased knowledge of the local market, we estimate that a development of approximately 52 units in two buildings of three-storey walk-ups and some terrace housing is possible on the site. However, the Auckland Unitary Plan allows built form up to six storeys thanks to its proximity to the Papatoetoe and Puhinui Interchange Station (1km south).

25. Another focus is providing support and collaboration with Auckland Council’s Service Investment and Programming (SIP) team to investigate and agree how to improve community service provision in the Old Papatoetoe town centre. This work is in the initiation stage but is anticipated to progress quickly as the local board has it listed as one of its top priorities. Integrating existing service within the popular Allan Brewster Leisure Centre and Papatoetoe War Memorial Library will be explored to continue to meet the needs of the Old Papatoetoe community, based on a community needs assessment. A confirmed location for a Community Hub will support identified future development site sales. The project will then seek funding through the Long-term Plan process or via other funding tools such as local board wide site optimisation.

26. The last sites to redevelop depend on other projects:
- Papatoetoe War Memorial Library Carpark Optimisation project – This is dependent on agreeing the planning outcomes for a Community Hub. A three-storey walk-up housing development could potentially be developed on the site subject to library carpark needs.
  - The Kolmar site sale (98 St George Street and 15 Kolmar Road) depends on the Ōtara – Papatoetoe Local Board’s plans for the intersection straightening which indicatively over \$5m. A small development that can frame and activate the corner could still be achieved and included in the programme as a long-term aspiration at the end of the programme.
27. At the end of the programme, Old Papatoetoe will be unlocked, and regeneration will be catalysed. The public realm works, and initial urban redevelopment projects will enable and encourage a thriving main street, with new supermarket, new residents in modern housing, new and safer street and walking and cycling connections, improved community service provision supported and an upgraded civic and open spaces – all within walking and cycling distance of two Train Stations and integrated bus services.

## **Programme Changes**

28. The main changes to the Old Papatoetoe Programme since 2020, are:
- a. Updated delivery timeframes for individual projects, increasing the life of the programme by four years compared to 2017 and by one year compared to 2020.
  - b. Revised site sale forecasts. Some have resulted in higher or lower revenue outcomes, whilst two others have been, in part, removed from the programme. However, net sales revenue is similar at \$23.7million.
  - c. Changes to 98 St George Street and 15 Kolmar Road site resulted in lost revenue and lower housing benefits.
  - d. Removal of the 84 Cambridge Terrace site sale (southern Bowling Club) due to flooding impacts resulted in lost revenue and lower housing benefits.
  - e. Since the 2020 Programme Business case and following the 2021/22 masterplanning phase, the Community Hub investigation scope has further refined its space needs and locations options. In addition, through this process it has become clearer that the Eke Panuku role in the Community Hub is to focus on enabling the property and location choice aspects and take on more of a support role to the council’s lead. Our role as lead agency is to investigate and agree a scope and location/s of enhanced community services provision. Funding for delivery will be advocated for through the Long-term Plan process.
  - f. The previous PBC in 2020 forecasted that the Programme would deliver 260 new homes. This forecast has since been revised down to 210 new homes. The change is mainly attributed to the loss of 84 Cambridge Terrace / southern Bowling Club site (18 units) due to flooding impacts, more conservative estimates for remaining sites due to market demand and rescoping of 98 St George Street & 15 Kolmar Road site and the Library Precinct site. These were estimated at 30+60 units, now reduced to approximately 20 units.
  - g. Increased public realm space – The 2025 PBCO includes areas that have been developed as part of private sites but provide public benefits. These include laneway through the 3 St George Street site (#7 on the Spatial Delivery Plan) and the Old Papatoetoe Mall and Supermarket carparking and square area (#2 and 3 on the Spatial Delivery Plan). The area for the Stadium Reserve upgrade increased in scope and cost by \$1.8million and the Cambridge Terrace

Extension scope was refined and budget increased by \$4.3million. A new space, Chambers Laneway, has been added to the scope of the programme costing \$2.9million.

- h. The creation of a 'Small T' project across the programme for \$0.6m. Small T is a set of minor upgrades to the location across programme, such as new lighting, planting, public Wi-Fi and similar.
29. A summary of the reasons for changes between the 2017 High Level Project Plan, the 2020 Programme Business Case and the 2025 Programme Business Case Overview are attached to this document (**Attachment B**).

## **Ngā ritenga ā-pūtea | Financial and resourcing impacts**

30. The key financial and resourcing impacts are:
- a. Since the previous Programme Business Case, programme costs have increased slightly from \$31.7 million to \$32 million. There have been increase and decreases across the programme resulting in only minor change. This has been driven by increases in capital investment and operational expenditure, construction cost escalation and a slight extension of the programme life. In addition, an increase is attributed to public realm upgrade projects with scopes revised that cater for refined stormwater management and site-specific needs. Eke Panuku's role in the delivery of a new Community Hub is a support function, and only staff time and OpEx will be expended to determine the final scope and location. The local board and council staff will seek to obtain funding through its current funding mechanisms.
  - b. Resources for this programme are sufficiently allocated for FY26. The programme makes the following financial assumptions:
    - i. The property market will support sales of property in a timeframe that supports reinvestment, and that sufficient capital funds through reinvestment remain available.
    - ii. That there is sufficient operational expenditure available to support ongoing change initiatives in the location.
    - iii. Continued support for projects from key stakeholders such as the Ōtara-Papatoetoe Local Board, Auckland Council departments such as Community Parks and Facilities, Auckland Transport and Mana Whenua with interest in the area.

## **Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations**

31. The key risks to the Old Papatoetoe Programme are:
- a. **Stagnating property market** – across all property sectors it is a challenging environment to develop property to its full Unitary Plan enabled density. There is currently limited demand for high density living in the centre of Old Papatoetoe. However, we expect demand to increase over time as Old Papatoetoe grows. Commercial sector development in Old Papatoetoe is also stagnant with growth largely absorbed through back filling developments from the previous cycle. Failure to sell the Programme's development sites in a timely manner poses a risk to the Programme's forecasted benefits and timeframes.
  - b. **Competition from neighbouring town centres** could potentially weaken the attractiveness of Old Papatoetoe and result in people traveling to neighbouring centres for education, shopping, work or leisure. Old Papatoetoe is expected to attract more residents and visitors with public realm investments and with the well-established supermarket, it is a good retail location for a significant catchment. The risk of competing town centres is managed through our

regeneration strategy for Old Papatoetoe which is investing in projects that will help it remain a vibrant town offering a range of residential opportunities, excellent transport connections and nearby key employment areas.

- c. **Redevelopment of car parking sites** – The Library Car park is well used, and it poses a risk as to whether the Ōtara-Papatoetoe Local Board will agree to develop part of the site.
- d. **Milestone delivery** – all projects face challenges that impact delivery and milestone timeframes. This is actively managed through risk registers for individual projects and the programme.

## **Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts**

32. The Old Papatoetoe Regeneration Team at Eke Panuku established and maintains a good relationship with the Ōtara-Papatoetoe Local Board and key stakeholders through regular communications and engagement to ensure a joined-up approach.
33. Through high-quality, transparent and timely communications and engagement, we protect our reputation, de-risk projects and ensure our partners and stakeholders receive the right information at the right time.
34. Overall, the Old Papatoetoe Programme will have a positive impact on stakeholders, but it is acknowledged that individual projects may not gain the support of every stakeholder. Key stakeholders and partners include:
  - a. **Ōtara-Papatoetoe Local Board** – We provide regular Programme updates to the Local Board and seek input on individual projects. The Local Board actively engage with our Programme and seek the best outcomes for the Old Papatoetoe community.
  - b. **Mana Whenua** – We update Eke Panuku Mana Whenua Forum regularly on our design and programme changes. Our engagement with mana whenua supports meaningful input and oversight across the entire life cycle of projects.
  - c. **Papatoetoe Community Network** – We regularly update the Network on our plans for the area.
  - d. **Historical Society** – We have worked with this stakeholder from the time that they were asked to relocate from 91 Cambridge Terrace – The Depot site. We helped them move and we continue to support and include them in the projects and processes we are currently progressing.
  - e. **Auckland Transport (AT)** – Eke Panuku has worked with AT to understand the transport issues around Old Papatoetoe and has received support to all our projects to date including for parking, walking and cycling, intersections and prioritisation of the network.
  - f. **Avant Group** – We have monthly meetings with this development partner to ensure a ‘no surprises’ working relationship and to identify ways we can support each other’s work.

## **Tauākī whakaaweawe Māori | Māori outcomes impact**

35. We encourage and promote Māori outcomes by:
  - a. Incorporating cultural narratives into the design of public realm improvements.
  - b. Providing commercial opportunities through sites sales.
  - c. Providing procurement and contracting opportunities.
  - d. Incorporating tikanga.

- e. Exploring partnership opportunities with mana whenua forum as we progress the programme. (Te Ākitai partnered with Avant for the 3 St George Street development).
36. All public realm projects in Old Papatoetoe have been designed in collaboration with mana whenua and incorporate the narrative of Kohuora (mist of life) as one of the key themes and ensuring stormwater management and native planting. The mural on the western wall of the supermarket facing Chambers Laneway was designed and delivered by a Māori artist to help raise understanding of the native birds in the area specifically the matuku hūrepo (bittern) and others.

## **Tauākī whakaaweawe āhuarangi | Climate change impact**

37. While there is low climate sensitivity and exposure projected for the Old Papatoetoe area, this coincides with low adaptive capacity, meaning that when climate impacts do occur, the local community has limited resilience and resources to respond or adapt. As a result, this area is deemed moderately vulnerable. Anticipated climate impacts in Old Papatoetoe will increase the importance of urban regeneration that addresses climate adaptation through considering flood and heat issues. There is also the opportunity to mitigate for future climate change through reducing carbon emissions via the design of buildings and the public realm and encouraging a low carbon lifestyle through intensification in an area well served by public transport and amenities.
38. Key climate changes predicted to affect Old Papatoetoe are:
- increased flood risk: mitigated by public realm projects – particularly the detention basin created in the southern end of the reserve.
  - increased frequency and severity of drought conditions: mitigated by ensuring appropriate tree canopy coverage for the area.
  - increased temperatures: mitigated by provision of increased planting in Old Papatoetoe including creating landscaping within at grade car parking areas to reduce heat island effects to provide shade and reduce impervious areas.
39. Embodied carbon emissions will increase due to construction activity occurring in the Programme. The Programme’s investment in walking and cycling infrastructure will help to reduce operational greenhouse gas emissions from transport in the long term. Eke Panuku is also targeting a Homestar 7 rating for apartment developments and Homestar 6 rating for townhouses. Attaining these ratings will help improve energy efficiency and reduce carbon emissions from the operation of buildings. All public realm projects have been carefully assessed for their impacts on existing trees to limit a reduction in canopy cover in the area. Our public realm projects meet the net gain in canopy coverage key performance indicator from the Eke Panuku Public Realm Standards - no loss of canopy cover from the regeneration programme. The Old Papatoetoe Programme ensures increasing tree canopy and reaches ‘Good Cover’ of 26%. The rest of the South Auckland has very low cover of less than 15%.

## **Ngā koringa ā-muri | Next steps**

40. Old Papatoetoe’s urban regeneration strategy is now mature. We are focused on implementing identified individual projects. This will involve finishing public realm projects, supporting delivery of a community hub project, taking development sites to market, and continuing placemaking activities.

## **Ngā tāpirihanga | Attachments**

Attachment A – Old Papatoetoe Programme Business Case Overview 2025

Attachment B – Programme change summary

## **Ngā kaihaina | Signatories**

Ian Wheeler, Chief Operating Officer

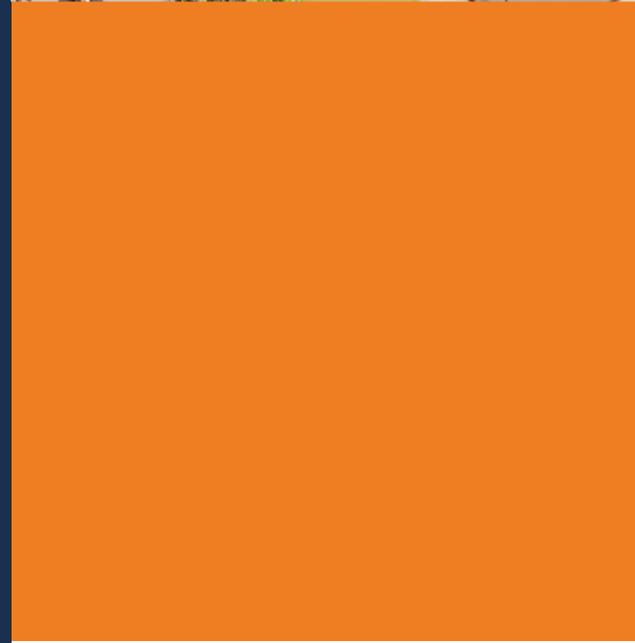
David Rankin, Chief Executive



# Old Papatoetoe

**Programme Business Case  
Overview PBCO 2025**

June 2025 |

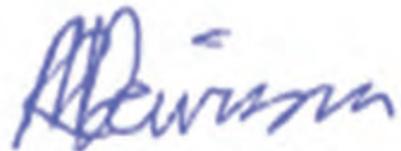


# Contents

Contents .....	<b>2</b>
Purpose.....	<b>2</b>
Location Context What we have achieved so far.....	<b>3</b>
Cultural Narrative Summary .....	<b>4</b>
Context .....	<b>5</b>
High Level Project Plan (HLPP) .....	<b>6</b>
Problem Definition.....	<b>7</b>
Preferred Regeneration Approach Summary .....	<b>8</b>
The Commercial Plan.....	<b>9</b>
The Financial Plan .....	<b>10</b>
The Benefits Plan .....	<b>11</b>
Spatial Delivery Plan.....	<b>12</b>
Delivery Programme .....	<b>13</b>
Key Programme Changes .....	<b>14</b>

## Reviewed and signed by:

Richard Davison  
Priority Location Director - Old Papatoetoe



Date: May 2025

# Purpose

The purpose of this Programme Business Case Overview is to provide an up-to-date summary of the agreed urban regeneration programme for Old Papatoetoe. This document illustrates the vision, goals and key moves of the Old Papatoetoe High Level Project Plan 2017, and achievements to date. It outlines the direction and outcomes for the future, key projects, timelines, investment and benefits, and captures programme changes that respond to the changing context and environment over recent years.

We reassess our programmes every three years in response to the changing context, and recalibrate our approach accordingly.

Some key changes that have affected all locations include:

- 1. Economic pressures** mean it is more difficult to achieve development than we had originally planned. Development programmes are being delayed, our housing numbers and property sales have decreased and construction cost increases are significant.
- 2. Post-Covid socio-economic changes** and how local neighbourhoods are used.
- 3. Auckland Council and Auckland Transport changing budgets and priorities.** We are taking more of a lead agency approach to bring effect to things that are within our control.
- 4. Climate change and flooding** the significant impacts of flooding in 2023/24.
- 5. Changing priorities** of significant government-led infrastructure projects.

## References

Eke Panuku, Unlock Old Papatoetoe High Level Project Plan 2017

Eke Panuku, Unlock Old Papatoetoe Programme Business Case 2020

Eke Panuku, Approved Project Business cases and Change Requests - various

# STRATEGIC CASE

What we have achieved so far...

## Location Context

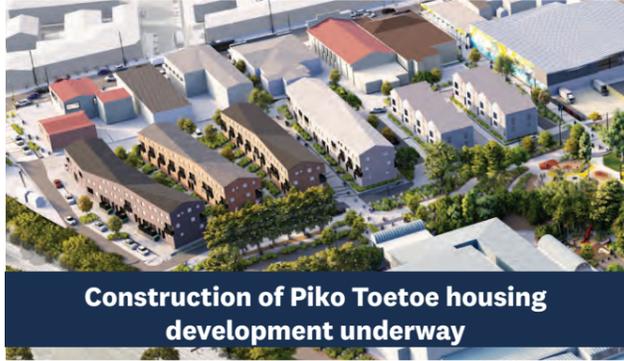
Old Papatoetoe is a South Auckland suburb located to the north-west of Manukau Central, and 17 kilometres southeast of Auckland city centre. It is located on the southern train line with a station at the western end of the town centre. It has good access to many nearby employment hubs such as the airport, Manukau, East Tamaki, Penrose and Middlemore.

Old Papatoetoe township (Unlock Old Papatoetoe project area) is a traditional railway village that has recently celebrated its 150-year anniversary. Many of its original civic functions and heritage buildings still survive but some of the long-established commercial, retail and sporting activities have moved away from the old town centre to Hunters Corner (new Papatoetoe) and other surrounding areas.

The suburb is characterised by lower density, detached single homes and whilst the median house price is significantly below the Auckland-wide median, the ability for an average-income household to afford a home in the area has declined over time.



Stadium Reserve underway



Construction of Piko Toetoe housing development underway



Papatoetoe Mall and Plaza



Site sale and completed construction at 91 Cambridge Terrace



Cambridge Terrace Extension new road alignment



Sale of 89 Cambridge Terrace in partnership with New Zealand Housing Foundation



Upgrade of bus stop area and plaza in front of Chambers Building



Local Board upgrade of Chambers Building



Chambers Lane upgrade



New World Supermarket and car park upgrade

# Pūrākau: Cultural Narrative Summary

Mana whenua engagement on the Old Papatoetoe programme has articulated a cultural narrative specific to the area:

## Kohuora ki te uru, Tāmaki moana ki uta he toetoe hei tīpare ki waenganui

This whakatauki (proverb) describes the boundaries of Papatoetoe, with the Kohuora Crater to the west, the shores of the Tāmaki River to the east, and Papatoetoe in the middle as the garland headdress.

The wider landscape is dominated by Ngā Tapuwae a Matāoho, the footprints of Matāoho, the vulcan deity associated with the creation mythology of the many volcanic cones and craters across Tāmaki Makaurau, applicable specifically to the Kohuora explosion crater in Papatoetoe, Crater Lake and Pukaki Crater close by.

Kohuora is referred to the mist that forms in the crater, once a lake, then swamp and once a source of freshwater.

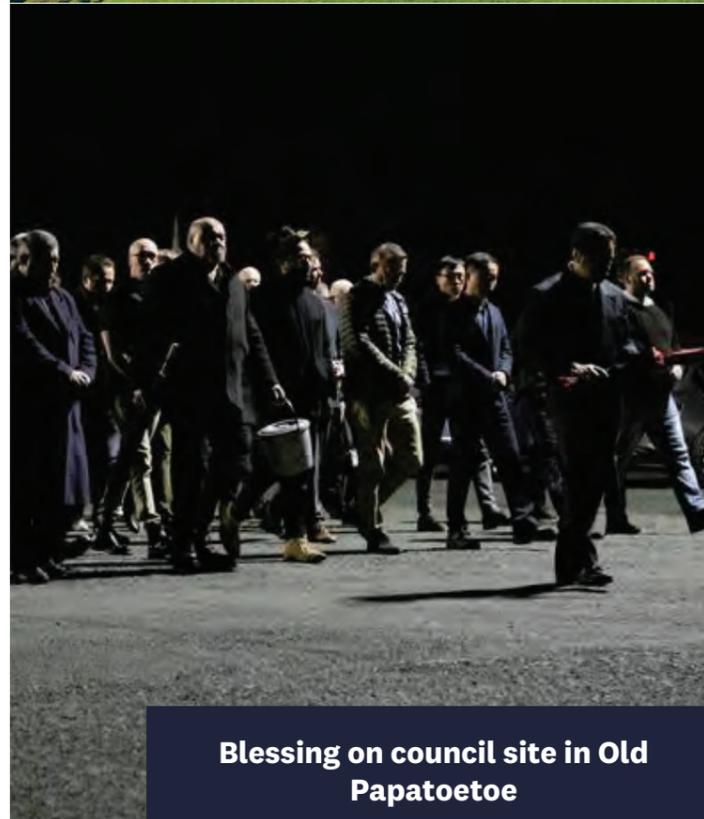
Papatoetoe was a portage area for early ancestors and many waka, and an important trade link for many Māori on the east and west coasts upon a rich ecological and cultural landscape extending out to the Manukau Harbour and the Tāmaki River.

Goods such as vegetables, dried fish, and flax were transported by canoe via Papatoetoe for trade in the wider Tāmaki Makaurau area.

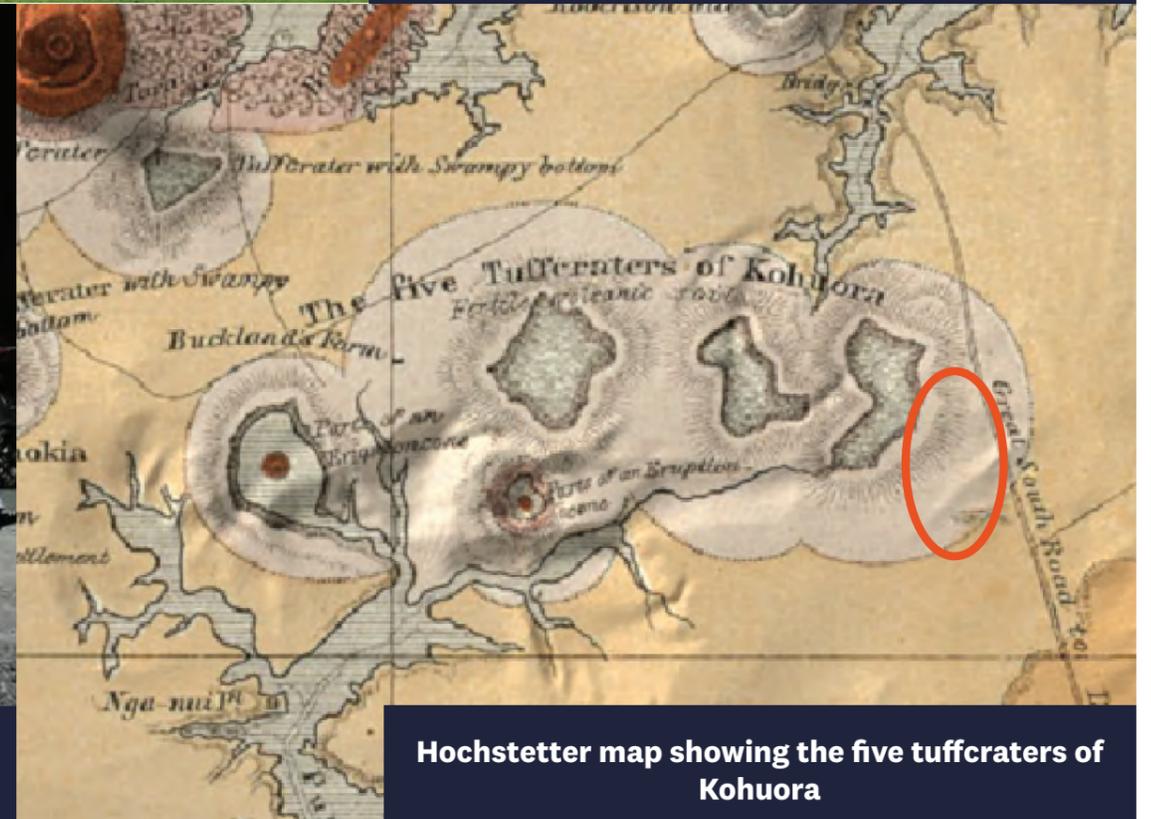
*This pūrākau is a summary only of key landscape features common to mana whenua iwi with a connection through this area. For more detailed stories of the place engagement with individual mana whenua representatives is critical.*



View of crater hill, Ngā Kapua Kohuora



Blessing on council site in Old Papatoetoe



Hochstetter map showing the five tuffcraters of Kohuora

# Context Location area

Old Papatoetoe is a key Eke Panuku regeneration area, where we aim to revitalise the town centre, provide opportunity, and promote a healthy, sustainable lifestyle.

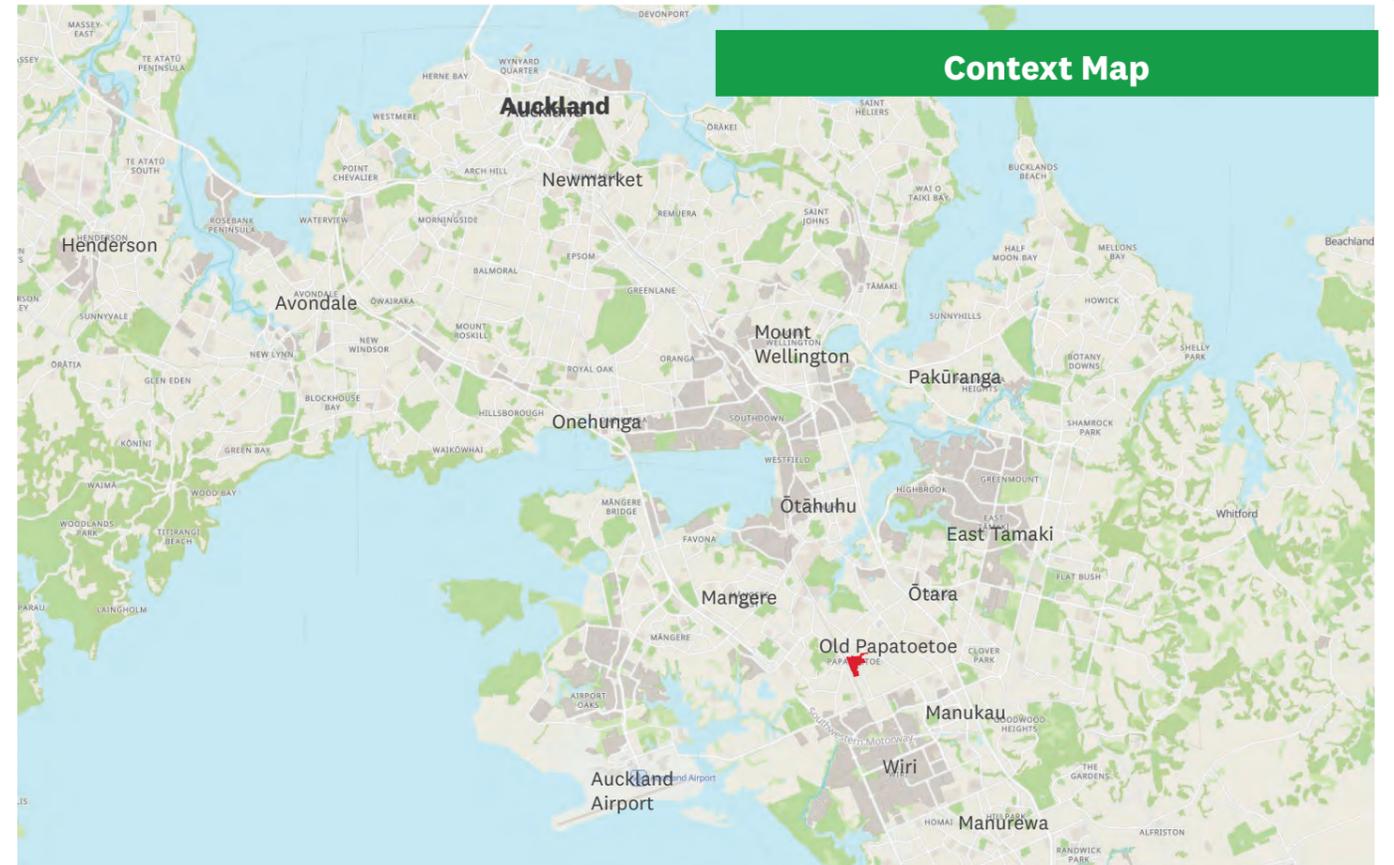
Located 17 kilometres south of Auckland’s city centre and less than five kilometres from the Auckland Airport, the area spans approximately 12 hectares. It encompasses the Old Papatoetoe main street (St George Street), the Papatoetoe train station, and several Auckland Council-owned properties.

With excellent connectivity to key regional destinations—including Auckland Airport, Middlemore Hospital, Manukau, Wiri, the Puhinui Interchange, and the city centre—Old Papatoetoe is positioned as a vibrant and accessible hub.

## Why Papatoetoe?

Papatoetoe was chosen as an Eke Panuku Regeneration location due to a number of key attributes:

-  + Scale & Impact
-  + Key Land Holdings
-  + Commercially viable & market attractive
-  + Partnership Opportunities
-  + Leverage off previous investment
-  + Proximity to Public Transport



# Old Papatoetoe High Level Project Plan (HLPP)

The HLPP document was adopted by the Auckland Council Planning Committee in 2017 giving Eke Panuku the mandate to act as the lead regeneration agency for this area. The HLPP established the goals and key strategic moves, which we refer to and follow in the masterplanning process.

The vision for regenerating Old Papatoetoe originated from the Ōtara-Papatoetoe Local Board Plan.

The full HLPP document and other updates for Old Papatoetoe can be found at:

<https://www.ekepanuku.co.nz/neighbourhoods/old-papatoetoe/>

## Vision

*“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”*

## Goals



### Goal 1: Enhance town centre vitality

Cater for growth and build the town centre’s economy.



### Goal 2: Make a step change in housing

Increase housing supply and choice within the town centre.



### Goal 3: Improve connections to and within the town centre

Better links from the main street to Stadium Reserve to benefit the town centre.



### Goal 4: Look for opportunities for collaborative partnerships with mana whenua

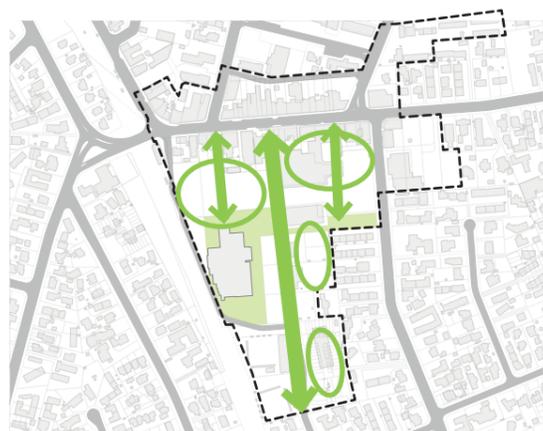
Working towards shared strategic outcomes.



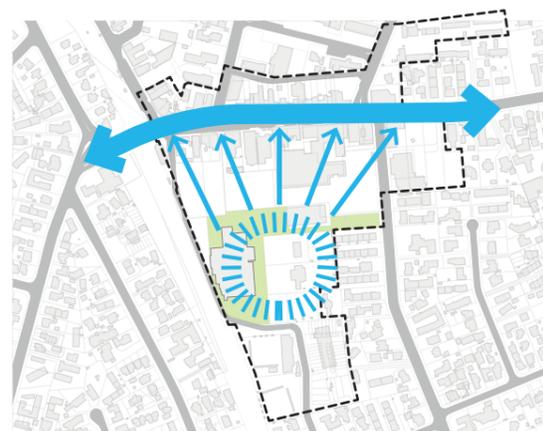
### Goal 5: Demonstrate leadership in sustainable development

Embracing the sustainability agenda and show the market how sustainability can be integrated into town centre intensification.

## Strategic Moves



**Develop quality urban form.**



**Enable a humming main street**



**Stimulate local economic development and instil local pride.**



**Undertake a housing development programme**

# Problem Definition Challenges & response

## Problem Definition

The key problems facing Old Papatoetoe are:

### 1. Visitor competition from neighbouring town centres:

Long-established Old Papatoetoe commercial, retail and sporting activities have moved away from the town centre to Hunters Corner (new Papatoetoe) and other surrounding areas.

**2. Lack of housing diversity and unaffordability:** House prices in Papatoetoe have grown significantly over time. The influx of new residents puts pressure on the housing market. It can produce inflated rents and prices that can displace many existing low-income households and community networks.

**3. Fragmented urban form:** The popularity of private cars has dominated development decisions in Old Papatoetoe. The community may be less willing to explore their public realm and local service offerings because some pedestrian connections are interrupted and perceived as unsafe.



Town centre severed and dominated by heavy traffic on roads and the train tracks



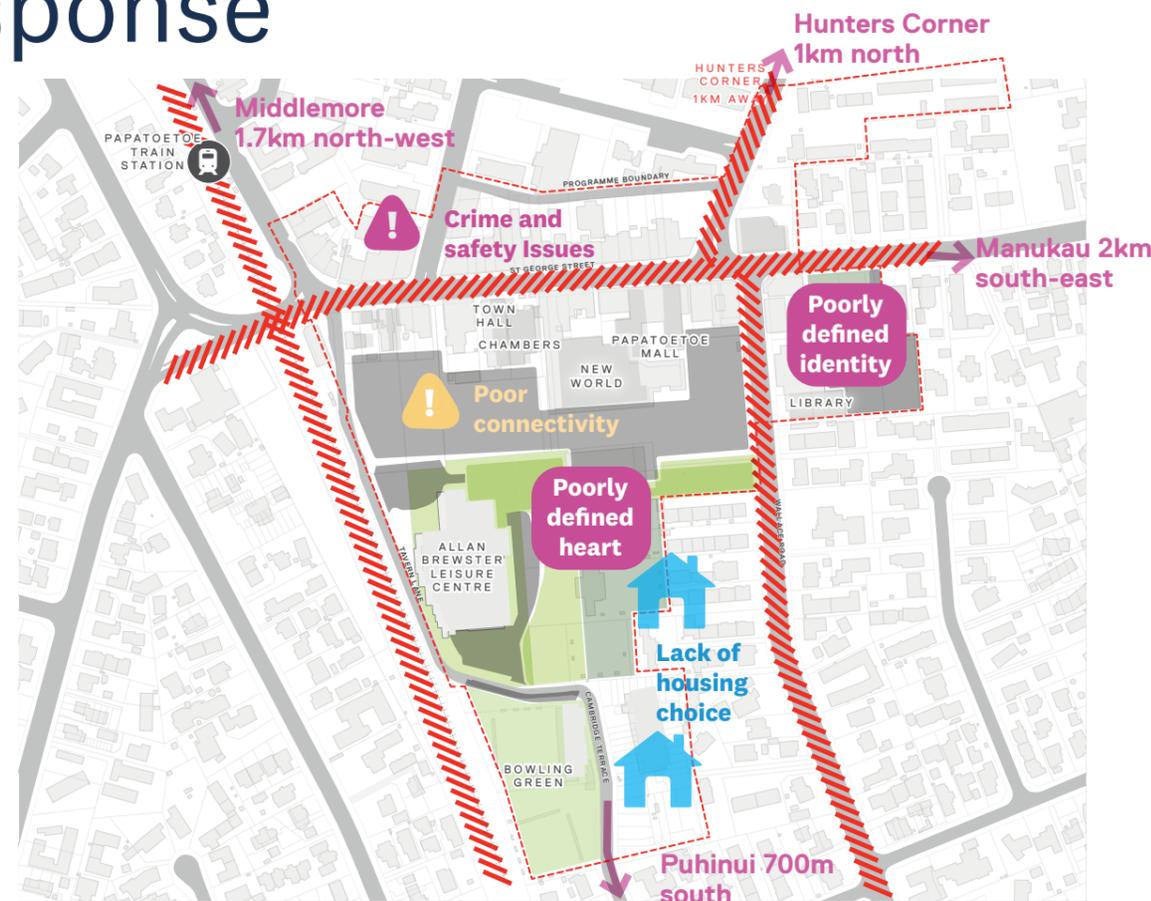
Lack of housing choice - this is changing but more needs to be added to fully grow.



Poor connections for pedestrians. Driving is the dominant option due to no or disconnected pedestrian links.



Poorly defined town centre heart and identity with competing town centres nearby.



## Response

**Creating greater sense of place and identity:** Public good investments into Stadium Reserve area will provide amenity and identity for the local community as a new destination. Supporting council's investigations into a future Community Hub will also enhance town centre vitality.

**Providing various ownership models and price points for new housing:** Housing in Old Papatoetoe have different models including shared ownership opportunities, and market sales at different sizes, typologies and prices. New buyers will have a greater variety to chose from.

**Stitching the town with pedestrian connections and housing:** Three new N-S pedestrian connections from St George Street to the upgraded Stadium Reserve will provide quality safe connections. New developments within the town are structured to enhance connections and activate the place. The Cambridge Terrace Extension allows vehicular connectivity with the park.



New residential developments with a variety of typologies within and close to town centre.



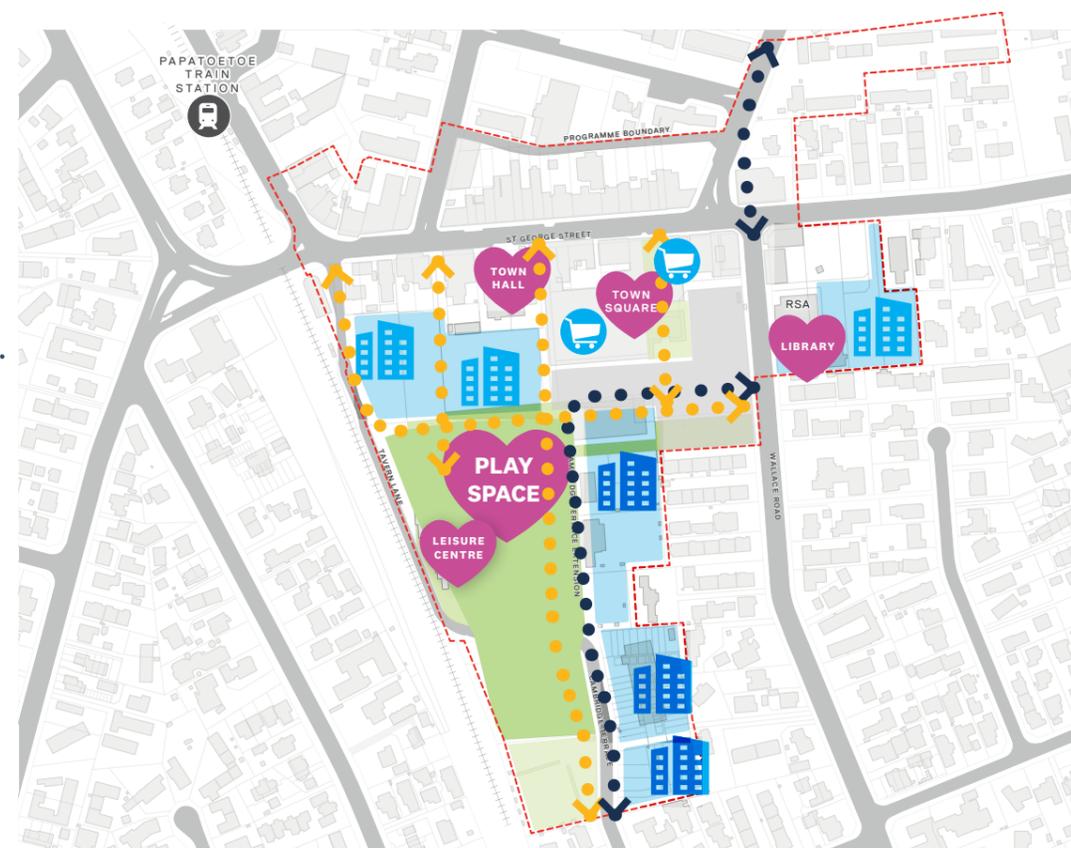
More pedestrian and cycling links weaving through the centre connecting N-S and E-W.



Upgrades to existing community facilities and improved open spaces will bring communities together, strengthen the heart and the identity of Old Papatoetoe.



Cambridge Terrace Extension will connect into the heart of the town.



# Preferred Regeneration Approach Summary

## Strategic Levers



Old Papatoetoe’s regeneration approach will be to complete the public good investment projects and enable housing developments that will activate the centre.

The public good investments in the area will change the amenity of the place, instil local community pride and catalyse the housing market. Public good projects include the upgrade of the Stadium Reserve with new play area and outdoor equipment for families and children and an extension of the Stadium Reserve to the south with open green space. This area will also act as a stormwater detention basin to help manage the flooding issues.

The Cambridge Terrace Extension will enhance safety around the Stadium Reserve and provide improved access to housing. Additionally, the introduction of well-lit pedestrian connections will promote a healthier lifestyle and activate the area.

Council and Local Board continue to investigate options to create a Community Hub to meet community needs.

# The Commercial Plan

## Market Conditions

### Residential

Auckland's residential redevelopment sector is struggling to maintain momentum. The economic downturn is exacerbated by weakening residential property values, soaring construction costs and tightened lending criteria.

In Old Papatoetoe, the local sales market remains weak, however, supply remains strong with significant stock still flowing through from the previous property cycle. Listings, which include a significant portion of new builds, continue to increase, reflecting new builds are being completed, but not selling quickly.

Over the medium term, waste water network capacity constraints in the Ōtara-Papatoetoe Local Board area will restrict new build development activity. This will see the supply and demand of housing stock balance out and likely make housing developments that are able to commence, more feasible.

## Commercial Plan Response

### 1. Staged delivery to match market demand.

Development opportunities will be staged and phased in a realistic way that is reflective of market conditions, with limited community disruption.

### 2. Ensure public amenity and connectivity are timed with housing delivery.

An upgraded public realm and co-ordinated community infrastructure are an integral part of the programme that will assist in attracting investors and future residents and increase the vitality and attractiveness of the centre. Housing stock in close proximity to new and high-quality public assets will act as a key point of difference in a competitive market.

### 3. Provide commercial amenity to growing town centre population

As new housing is developed and the town centre develops, a critical mass of people and demand for new commercial and retail amenities will also grow. This will provide opportunities for new businesses to establish which in turn, will improve the development feasibility for new premises and buildings.

### Retail/Commercial

Demand for new and re-furbished retail and office spaces within the Old Papatoetoe town remains subdued. Whilst vacancies are generally low, there is little variation in the retail/ commercial offering. The buildings are generally dated and tenancy size relatively small but with good street frontage.

As the town centre develops there is likely to be increased demand for modern and quality space as evidenced by the Papatoetoe Mall development.



# The Financial Plan

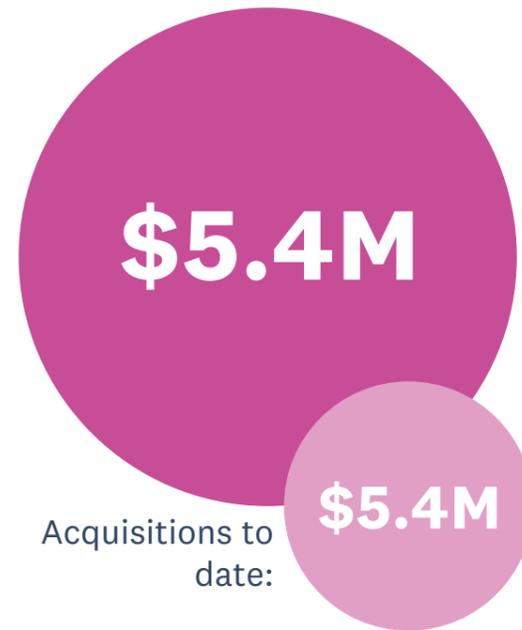
Total programme financials with spend to date February 2025 stated with life of the programme FY17-FY31.

## Site sales



Sales revenue expected to be achieved over the life of the programme. This figure does not include the resale of sites acquired using the Strategic Development Fund.

## Acquisitions



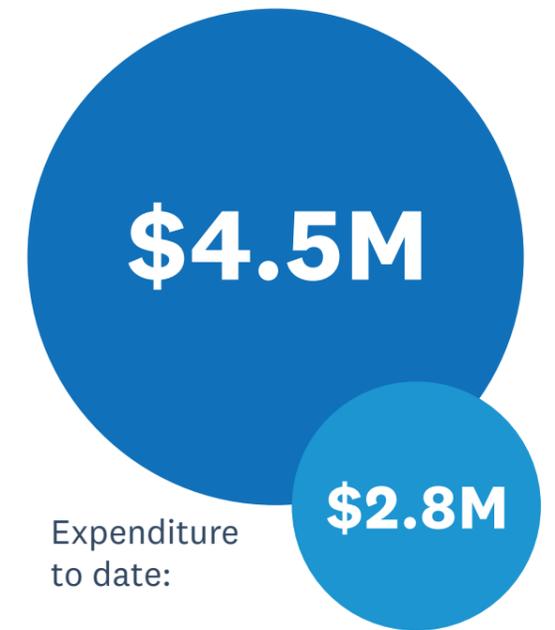
Funds used to acquire property for future development and sale, public realm and/or infrastructure.

## Capital investment



Funds used over the life of the programme to upgrade, and/or build long-term assets; such as property, infrastructure or public realm. This figure excludes acquisitions.

## Operational expenditure



Funds used to support the preparation and roll out of the programme; such as placemaking, planning, investigations, communications and engagement.

# The Benefits Plan What does success look like?

The total value assessment (TVA) quantifies the estimated economic benefits beyond the financial case and enables human and environmental resources to be put to best use for society's collective benefit.

A BCR (Benefit Cost Ratio) over 1.0 suggests a programme is economically successful. The BCR for this programme is 1.42:1

### Key benefits include:

- Accelerated housing for Auckland, Eke Panuku 'unlocks' brownfield development sites before they would otherwise be developed.
- New job opportunities for construction and expansion of labour force.
- Energy efficient homes, reduced vehicle use, and construction waste minimisation initiatives.

### Non-monetised benefits include:

- Catalyst effect: improved public amenity may prompt private developments within the vicinity of the project area.
- Improving amenity - completing Stadium Reserve upgrade and a new playground
- Increased resilience to climate change and flooding events through Stadium Reserve upgrades.
- New open space and connections that increase town centre amenity and safety.
- Residents reduced health risk and carbon emissions through easier access to public transport.
- New commercial spaces increase town centre activity.



\* This is an estimated new homes figure and is a conservative minimum number of homes expected from the programme. It does not represent the highest and best use under the Unitary Plan. A development partner may deliver more than current estimates.

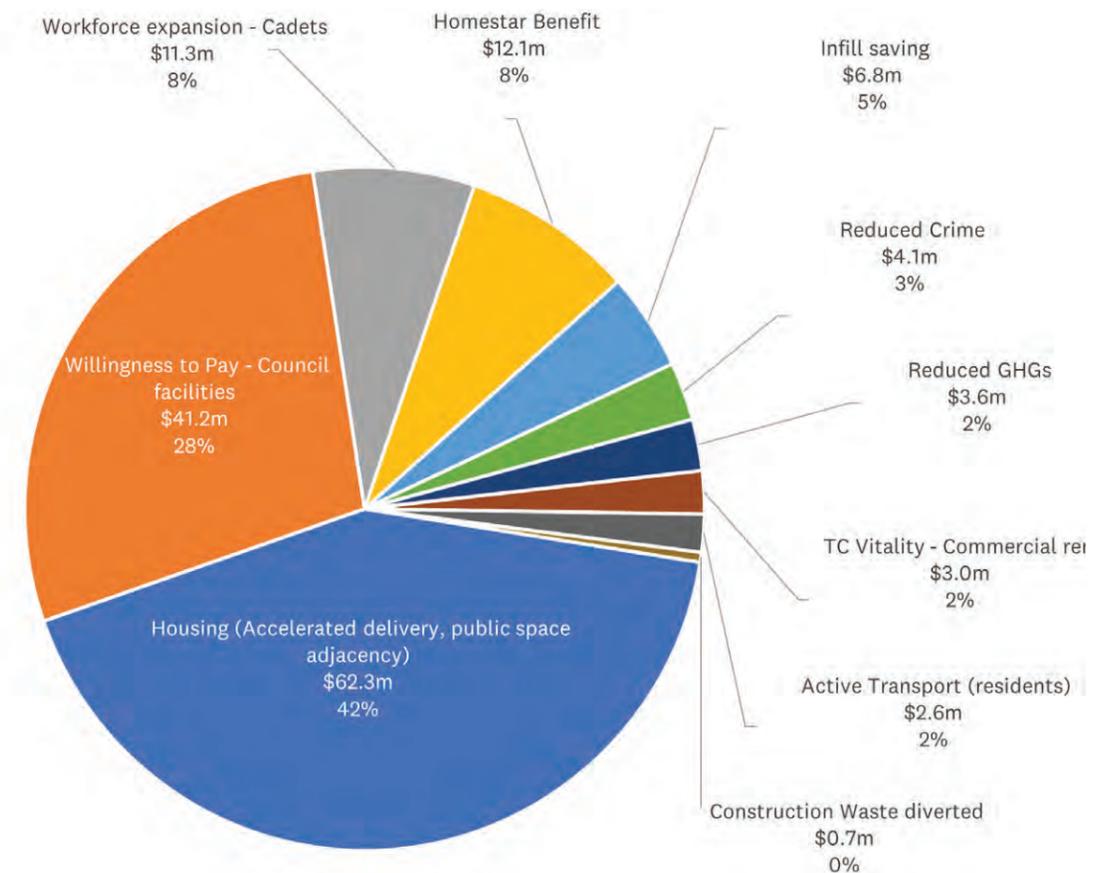
\*\*4,045sqm of the Commercial GFA is a renewed GFA.

\*\*\* Public realm includes areas in private ownership but with public access/easements.

The Old Papatoetoe PBC economic analysis details \$104.4m of economic cost, \$147.6m of benefits, and net benefit of \$43.2m.

The BCR is 1.42:1.

### Old Papatoetoe PBCO 25 \$147.6m economic benefit breakdown



**1.42:1**  
BENEFIT COST RATIO  
OLD PAPATOETOE

# Spatial Delivery Plan for Old Papatoetoe

## PROJECTS:

### COMPLETED

- 01 89 CAMBRIDGE TERRACE
- 02 02 PAPATOETOE MALL
- 03 03 SUPERMARKET AND CARPARK
- 04 91 CAMBRIDGE TERRACE - THE DEPOT
- 05 CHAMBERS LANEWAY UPGRADE

### SHORT TERM: FY 2026

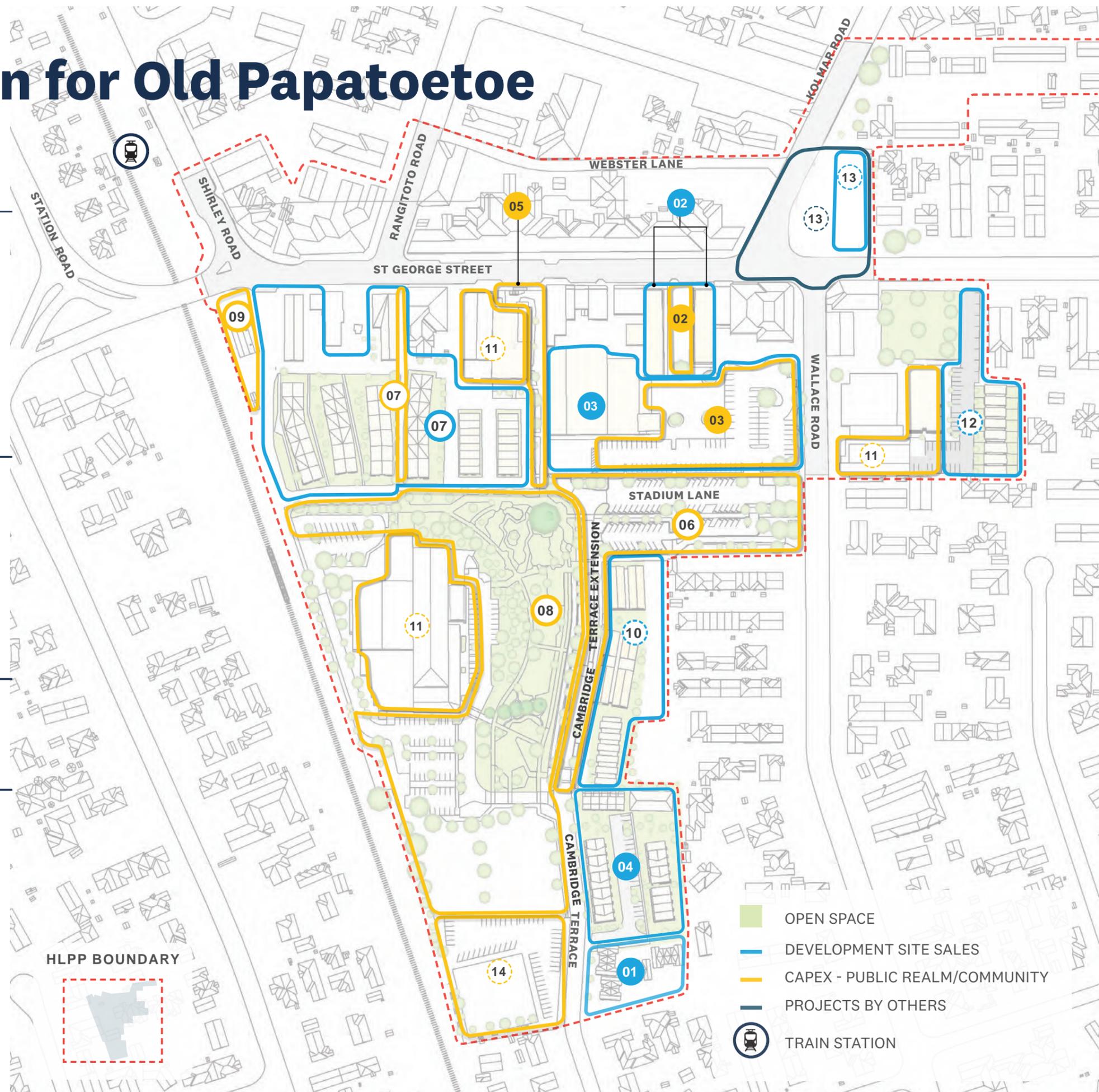
- 06 CAMBRIDGE TERRACE EXTENSION & CARPARK
- 07 07 3 ST GEORGE STREET - ST GEORGE'S LANES
- 08 PAPATOETOE STADIUM RESERVE WORKS
- 09 1 ST GEORGE ST OPTIMISATION

### MEDIUM-TERM: FY 2027

- 10 27 ST GEORGE STREET (NETBALL & GARDENS) SITE SALE

### LONG-TERM: FY 2028+

- 11 COMMUNITY HUB & ARTS DEVELOPMENT (BY AUCKLAND COUNCIL)
- 12 PAPATOETOE LIBRARY PRECINCT OPTIMISATION
- 13 13 98 ST GEORGE ST & 15 KOLMAR RD & INTERSECTION
- 14 84 CAMBRIDGE TERRACE



# Delivery Programme

Throughout the life of the programme we will be undertaking masterplanning, placemaking, engagement and communications in Old Papatoetoe.

Project Name and Number	Delivered to date	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
<b>Public Realm Projects</b>							
02 Papatoetoe Mall	DELIVERED						
03 Supermarket and Carpark	DELIVERED						
05 Chambers Laneway Upgrade	DELIVERED						
06 Cambridge Terrace Extension	CONSTRUCTION						
07 3 St George St (laneway)		CONSTRUCTION					
08 Papatoetoe Stadium Reserve Works	CONSTRUCTION						
09 1 St George Street Optimisation		CONSTRUCTION					
11 Community Hub & Arts Development (by Auckland Council)		PLAN	PLAN	PLAN	CONSTRUCTION	CONSTRUCTION	
14 84 Cambridge Terrace			PLAN	CONSTRUCTION			
<b>Site Sales/Development Sites</b>							
01 89 Cambridge Terrace	COMPLETE						
02 Papatoetoe Mall	COMPLETE						
03 Supermarket and Carpark	COMPLETE						
04 91 Cambridge Terrace - The Depot	COMPLETE						
07 3 St George Street (St George's Lanes)	CONSTRUCTION						
10 27 St George St (netball & gardens)		PLAN		CONSTRUCTION			
12 Papatoetoe Library Precinct Optimisation			PLAN	CONSTRUCTION			
13 98 St George St and 15 Kolmar Rd & Intersection							PLAN

**Delivery Risks:** The programme outlined above is indicative only and subject to a number of risks and dependencies including construction delivery risks, funding risks, resourcing and property market dynamics.

# Summary of Old Papatoetoe Programme Changes

**Note on definitions:** Not all figures are directly comparable as working definitions of key benefits such as sales, housing (highest and best use vs minimum required) and acquisitions (SDF vs Capital Acquisitions) have evolved over time.



	2017 High Level Project Plan	2020 Programme Business Case	2025 Programme Business Case Overview
<b>Site sales</b>	<b>\$20.5-23.5M</b>	<b>\$23M</b>	<b>\$23.7M</b>
<b>Dwellings</b>	<b>120-190+</b>	<b>260</b>	<b>210</b>
<b>Commercial GFA</b>	<b>4,045sqm</b>	<b>3,000 sqm</b>	<b>4,395 sqm</b>
<b>Public realm GFA</b>	<b>18,800sqm</b>	<b>27,000 sqm</b>	<b>30,720sqm</b>
<b>TVA</b>	<b>na</b>	<b>1.06:1</b>	<b>1.42:1</b>
<b>Cost - Capex</b>	<b>\$9.7M</b>	<b>\$20.6M</b>	<b>\$22.1M</b>
<b>Cost - Opex</b>	<b>\$3.64M</b>	<b>\$5.7M</b>	<b>\$4.5M</b>
<b>Cost- Acquisitions</b>	<b>\$4M</b>	<b>\$5.4M</b>	<b>\$5.4M</b>
<b>End date</b>	<b>2027</b>	<b>2030</b>	<b>~ 2031</b>
<b>Key reasons for changes:</b>	<ul style="list-style-type: none"> <li>+ The initial HLPP focused on goals and key moves. The plan did not specify exact public realm projects in detail. The intention to acquire land was indicative and the programme was formative in its targets and aspirations.</li> <li>+ The public realm costs were not well defined or scoped as the programme was in its early stages.</li> <li>+ The 4,045sqm of commercial GFA represent the upgrade and refresh of the Papatoetoe Mall and NewWorld Supermarket and carpark sites.</li> </ul>	<ul style="list-style-type: none"> <li>+ This iteration of the programme was during a more positive economic cycle and aspirations for development revenue and development capacity influenced the increase in dwelling numbers and public realm investment extent from the 2017 version.</li> <li>+ The cost of public realm projects became clearer and the need to extend the programme by three years was also required and reflects some incremental cost increase.</li> </ul>	<ul style="list-style-type: none"> <li>+ Following engagement on the masterplan in 2021-2022 there were further changes to details of the programme and its projects.</li> <li>+ Site sale revenue forecasts have matured or been completed and informed the increase in site sales. Dwelling capacity and forecasts represent some agreements completed and a further refinement of the outputs of site development.</li> <li>+ The public realm projects' scope continued to increase as the main three public realm projects became clearer and their costs increased too. The decision to remove Community Hub from Eke Panuku scope meant that the total forecasted Capex hasn't increased by much. The Community Hub project will be led and delivered by Auckland Council with our support.</li> <li>+ The forecast end date of the programme has also minimally changed.</li> </ul>

**Vision:**

*“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”*

*ngā mihi*



## Attachment B – Old Papatoetoe Programme Changes – High Level Project Plan to Programme Business Case Overview 2025

	High Level Project Plan 2017	Programme Business Case 2020	Programme Business Case Overview 2025
<b>Strategic case</b>			
Programme goals	5 goals: <ul style="list-style-type: none"> <li>- <b>Goal 1: Enhance town centre vitality</b></li> <li>- <i>Cater for growth and build the town centre's economy.</i></li> <li>- <b>Goal 2: Make a step change in housing</b></li> <li>- <i>Increase housing supply and choice within the town centre.</i></li> <li>- <b>Goal 3: Improve connections to and within the town centre</b></li> <li>- <i>Better links from the main street to Stadium Reserve to benefit the town centre.</i></li> <li>- <b>Goal 4: Look for opportunities for collaborative partnerships with mana whenua</b></li> <li>- <i>Working towards shared strategic outcomes.</i></li> <li>- <b>Goal 5: Demonstrate leadership in sustainable development</b></li> <li>- <i>Embracing the sustainability agenda and show the market how sustainability can be integrated into town centre intensification.</i></li> </ul>	No change	No change
Key moves	4 strategic moves: <ul style="list-style-type: none"> <li>- 1: Develop quality urban form.</li> <li>- 2: Enable a humming main street</li> <li>- 3: Stimulate local economic development and instil local pride.</li> <li>- 4: Undertake a housing development programme</li> </ul>	No change	No change
<b>Economic case – Key Benefits</b>			
New homes	<b>120-190</b> <i>Based on highest and best use.</i>	<b>260</b> <i>Includes 84 Cambridge Terrace and 98 St George Street+ 15 Kolmar Road site.</i>	<b>210</b> <i>84 Cambridge Terrace and 98 St George Street + 15 Kolmar Road, have been removed from the programme. Continued high expectations for 27 St George Street and some for library carpark optimisation site.</i>
Commercial	<b>4,045 m<sup>2</sup></b> <i>Includes supermarket and Papatoetoe Mall.</i>	<b>3,000 m<sup>2</sup></b> <i>This number was incorrect. It didn't include the supermarket or the Mall but included the commercial on ground level for the 3 St George Street development (Piko Toetoe) and 98 St George Street + 15 Kolmar Road site.</i>	<b>4,395 m<sup>2</sup></b> <i>This number includes the supermarket and the mal, and only 350sqm for the Piko Toetoe site, which is based on latest understanding of deliverables.</i>

	<b>High Level Project Plan 2017</b>	<b>Programme Business Case 2020</b>	<b>Programme Business Case Overview 2025</b>
Public realm	<b>18,800 m<sup>2</sup></b> <i>Based on general special arrangements.</i>	<b>27,000 m<sup>2</sup></b> <i>Based on more refined project scope.</i>	<b>30,720 m<sup>2</sup></b> <i>Based on full understanding of project scope as they are being delivered plus all public easements that are delivered in the private properties.</i>
Financial return (sales receipts)	<b>\$20.5-23.5 million</b> <i>Includes 8 sites.</i>	<b>\$23 million</b> <i>Included 9 site sales.</i>	<b>\$23.7 million</b> <i>Includes 8 sites, remodelled to suit latest changes to the programme such as 98 St George St and 15 Kolmar site which can still sell but for lower value. The increase in site sales despite less land to sell than in 2020, is a result of increased pricing.</i>
Total Value Analysis (benefits to cost ratio)	<i>No TVA was produced for the 2017 HLPP</i>	<b>1.06:1</b> <i>This is the first TVA carried out for Unlock Papatoetoe. The primary benefit is the accelerated delivery of housing and increased choice, also is the key economic and strategic outcome for Panuku. This is supported by enhanced high street vitality and business activity—key drivers of urban regeneration. Additional benefits, comprising 1% to 11% of total value, includes improved safety, community engagement, brownfield infrastructure savings, housing quality, and active transport outcomes.</i>	<b>1.42:1</b> <i>The overall value has increased primarily due to the expansion of public realm areas. While housing provision continues to represent a significant proportion of the TVA, it is now supplemented by a substantial contribution from Willingness to Pay for council facilities. Other benefits identified in the 2020 model remain relevant, with additional benefits now attributed to workforce expansion and Homestar.</i>
<b>Financial case</b>			
Acquisition costs	<b>\$4 million</b> <i>This was acquisition for the Papatoetoe mall sites.</i>	<b>\$5.4 million</b> <i>The acquisition increased to include 7 St George Street acquisition.</i>	<b>\$5.4 million</b> <i>No change.</i>
Capital expenditure	<b>\$9.7 million</b> <i>High level plan, no detail understanding about scope of work for each area.</i>	<b>\$20.6 million</b> <i>Increase area for public realm projects, price increase and matured scope.</i>	<b>\$22.1 million</b> <i>Capital Budget for Community Hub and 84 Cambridge Terrace have been removed from the programme. The total programme life budget has increased as a result of the expanded scope of public realm works, including the area increase in Stadium Reserve, Cambridge terrace extension and the creation of Chambers Laneway.</i>
Operating expenditure	<b>\$3.6 million</b>	<b>\$5.7 million</b>	<b>\$4.5 million</b>
Programme income	<i>Refer benefits above</i>	<i>Refer benefits above</i>	<i>Refer benefits above</i>

	<b>High Level Project Plan 2017</b>	<b>Programme Business Case 2020</b>	<b>Programme Business Case Overview 2025</b>
<b>Management case</b>			
Programme completion	<b>2027</b> <i>Assuming development sites completed within 10 years</i>	<b>2030</b> <i>Extended timing due to longer time required for masterplanning, development, consenting and changes.</i>	<b>2031</b> <i>Additional time required due to programme refocus and market conditions.</i>
Summary of programme focus	Focus was on site sales.	Focus was on Stadium reserve upgrade and connections.	Focus is on connections and public realm enabling site sales.

## Avondale Programme Business Case Overview

Author: Richard Davison, Priority Location Director

June 2025

*Some information in this report should be treated as confidential, as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information to:*

- *enable any local authority holding the information to carry on, without prejudice or disadvantage commercial negotiations (s7(2)(i)).*

## Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- approves the reviewed Programme Business Case Overview for the Avondale priority location programme.
- approves the expected benefits to be realised for the Avondale programme being:
  - Gross Site sales forecast of \$56.2m
  - 1151 dwellings facilitated by Eke Panuku
  - 1200 sqm of non-residential space enabled as part of the consented Avondale Central development
  - 13,060sqm of new or improved public realm through site sale outcomes, civic space or street upgrades.
- approves a programme life cost, projected to end in 2029, of \$18.6m net, being gross expenditure of \$74.8m, including OpEx of \$6.5m, CapEx of \$23.4m and acquisition costs of \$44.9m, less projected gross site sales of \$56.2m.
- notes the net spend to date is \$6.2m with the significant remaining spend for Te Hono at \$14.8m still to come over the next two years.
- notes the completed and settled site sales to date are \$21.8m.

## Whakarāpopototanga matua | Executive summary

- This paper seeks formal approval of the reviewed Programme Business Case Overview for the Avondale priority location programme.
- The programme commenced in 2016. The projected end date of this programme is 2029.
- The vision for the Avondale programme is to “build on Avondale’s great accessibility, train station, schools and community to create a strong, vibrant centre where the growing population wants to live, work and play.”
- The four goals of the Avondale programme, as set out in the High Level Project Plan, are:
  - Enhance and restore the natural environment
  - Sustainable, enabled and connected community

- c. Stimulate local growth, investment and innovation
  - d. Liveable communities.
5. The total anticipated investment in the programme is \$74.8m. The actual spend to date on the programme has been approximately \$55.2m, which includes acquisitions of approximately \$44.7m, making the net spend to date \$6.1m accounting for net sales to date.
  6. Avondale has received significant investment in recent years by both central and local government. Eke Panuku has facilitated 324 units through four development sites, 96 St Georges Road (102 units) by Kāinga Ora, Aroha (117 units) and Set Apartments (72 units) by Ockham Residential and Whakawhiti Loop by New Zealand Housing Foundation (33 units). A larger portion of the housing delivery has been led and delivered by Kāinga Ora, which has delivered 338 new homes in the area surrounding the town centre through its flagship Community Lane project with 236 units. A further 139 units are proposed to be delivered in coming years at 18 Elm Street by Kāinga Ora. For Auckland Council and Eke Panuku, there is still approximately 700 units to be delivered from the Avondale Central development, as well as the sale of the existing Avondale library and community centre site, with the development outcome still to be determined. Auckland Transport has completed several key upgrades, including replacing the footpath paving along Great North Road and the shared walking and cycling path connecting Avondale to New Lynn, and linking into the Waterview Shared Path.
  7. The cost benefit ratio for Avondale is 1.24:1, with a net economic benefit of \$90.2m. The most significant economic benefit is new homes and improved economic viability, and enhanced community and civic space.
  8. The Avondale programme is in its final stage of delivery. It is focused on the delivery of the Te Hono, the new library and community hub with upgraded town square the sale of the existing land at the existing Avondale library and community centre at 93-99 Rosebank Road. The settlement and construction of the Avondale Central development is also a key focus. These three projects will make a significant contribution to the Avondale main street environment and restitch the town centre together and complete the unlock programme.

## Horopaki | Context

9. The below table sets out previous relevant decisions.

<b>Previous Board / Auckland Council engagement and decisions</b>		
Date and meeting	Document	Decision / Outcome
November 2017	Eke Panuku Board	Approved Avondale High Level Project Plan
November 2017	Auckland Planning Committee	Approved Avondale High Level Project Plan
2019	Eke Panuku Board	Approved Avondale Enhanced Programme Business Case 2019
2020	Eke Panuku Board	Avondale Tomorrow Supporting Masterplan

# Nga whiringa me te taatai | Options and analysis

## Kua whakaarohia nga whiringa | Options considered

10. Our approach to delivering the strategic outcomes for the Avondale programme is reviewed frequently and updated to reflect changing circumstances.
11. The delivery of all projects and how they are realising the benefits for Avondale have been considered in this Programme Business Case Overview review.
12. The Programme Business Case Overview is attached to this report for reference (**Attachment A**).

## Avondale programme to date

13. Since its inception in 2017, we have delivered a range of projects within the Avondale programme. These are set out in more detail in the Programme Business Case Overview.
14. To date over 560 homes have been facilitated by Eke Panuku development partners plus Kāinga Ora. A further additional 839 new homes have resource consent, including Manawa/Avondale Central (Eke Panuku) and 18 Elm Street (Kāinga Ora).
15. Te Hono, the new library, community hub (facility) and upgraded town square, a joint partnership with Auckland Council's Community Facilities team, has resource consent and will proceed to construction in late 2025 once procurement is completed. Benefits are yet to be achieved but include:
  - a. approximately 5300m<sup>2</sup> of upgraded public realm including an improved and enlarged town square and shared pedestrian / cycle access way to the north of the site by June 2028. This will provide an important walking and cycling connection for new residential development at 6-10 Racecourse Parade, the Set Apartments and the potential redevelopment of the Avondale Racecourse.
  - b. contribution to canopy cover increase within priority location area (Urban Ngahere Strategy) by the delivery of 60 trees by June 2028.
  - c. overall project contribution towards Greenstar 5 rating credits and sustainable development goals including trees, recycled paving and waste minimisation.
16. Recent benefits realised to date includes:
  - a. Car park at 28 Racecourse Parade. This includes the integration of water sensitive stormwater infrastructure to manage runoff sustainably. Across the project area, there is an estimated net increase of approximately 400m<sup>2</sup> of stormwater infrastructure on sites divested by Eke Panuku. In addition to these environmental upgrades, this project has contributed to a greener urban environment, with a net increase of 20 trees and 210 plants. This enhances the urban canopy and supporting local biodiversity.
  - b. Crayford St West Streetscape improvements. This delivered approximately 2,660m<sup>2</sup> of upgraded public space. This enhanced streetscape has created a safer, more accessible connection between the train station, main street, to the future Te Hono site, the local primary school and the Avondale Central/Manawa Development.

## Avondale programme

17. In FY25, we completed the deconstruction of 42 vacant terrace houses at 10 Racecourse Parade which had weather tightness problems and the tenants had previously been relocated. These

homes, previously used for Kāinga Ora tenancies, were removed to enable the future development of the combined 6–10 Racecourse Parade sites.

18. Te Hono reached several key milestones in FY25, with detailed design completed, resource consent granted, and deconstruction works successfully carried out. Enabling works to prepare the site are now underway as we prepare for construction to begin in late 2025.
19. The site at 93–99 Rosebank Road will be brought to market once construction of Te Hono is well underway. The intention is to seek requests for proposals from developers that will deliver an outcome adding further value to the town centre and its ongoing regeneration. The proceeds from this site sale are earmarked to help fund the construction of the buildings at Te Hono, supporting the delivery of this important community hub. The proceeds of sale are part of the Unlock programme.
20. Placemaking has played a vital role in the Avondale Programme to foster connection, local pride, and a strong sense of belonging. With passionate locals at its heart, we've tested ideas through early collaboration to shape spaces that reflect the community and support lasting change.

### **Programme changes**

21. The main changes to the Avondale Programme since 2019 are:
  - a. In 2019, the decision was made to exclude securing the Avondale Racecourse from the programme, based on the understanding that Kāinga Ora (then Housing New Zealand) was actively pursuing it. Instead, the focus shifted to acquiring 10 Racecourse Parade from Kāinga Ora, to create an amalgamated site with 6 Racecourse Parade, alongside a proposed swap or sale of 18 Elm Street. At the same time, we explored the potential acquisition of 1907 Great North Road and 22 Elm Street, however, these options were not progressed.
  - b. The sale of 1817 Great North Road to Ockham Residential to deliver 117 units at the Aroha Apartments. This has been completed and occupied for a few years now.
  - c. The completed and settled sale of 18 Elm Street to Kāinga Ora, which is still to be developed. The Resource Consent has been granted for 139 units. Kāinga Ora is going through organisational change and this project is currently on hold.
  - d. The acquisition of 10 Racecourse Parade, vacant land formally occupied by the 3 Guys supermarket, allowed us to amalgamate it with the site we already own at 6 Racecourse Parade. On 30 June 2022, we signed a Development Agreement with a preferred development partner to redevelop the combined site, now known as 6-10 Racecourse Parade or Avondale Central. This increased the proposed number of units to approximately 700 units.
  - e. In late 2020, architects and landscape architects were appointed to design Te Hono (the new Avondale Library, Community Hub and Upgraded Town Square) being jointly delivered by both Eke Panuku and Auckland Council teams, split between the built form by council and public realm by Eke Panuku. During 2022/23, Te Hono faced a funding challenge due to rising construction costs. In September 2023 council voted to reallocate \$15m from the planned Whau Aquatic and Recreation Centre development budget to secure the future of Te Hono. The project has resource consent and will proceed to construction in late 2025 and is planned to be completed in mid to late 2027.

## **Ngā ritenga ā-pūtea | Financial and resourcing impacts**

22. The overall financial cost of this programme is forecast to be \$18.6m net over the period 2017 - 2029.
23. This \$18.6m net cost is the result of gross costs of \$74.8m and less projected gross site sales of \$56.2 m.
24. The programme makes the following financial assumptions:
25. That the property market will facilitate the sale of the property at 93-99 Rosebank Road in a timeframe that supports the need to reinvest these proceeds of sale in to Te Hono, and that sufficient capital funds during the construction remain available for use.
  - a. That there is sufficient operational expenditure available to support ongoing change initiatives in the location.
  - b. Partner funding and/or support from Auckland Council is available to support community services.

## **Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations**

26. The most significant risk to this programme is the property and real estate market. Development and sales times are slowing and values decreasing, although market cycle will change in due course and increase site values. This is coupled with increased construction costs. This continues to slow progress and realisation of benefits in the programme.
27. At the project level this property risk is most evident in the sale and purchase terms, the scale of the development and timing of the Avondale Central development. The sites at 6-10 Racecourse Parade are currently in the Conditional Development Agreement stage and being negotiated. [REDACTED] These negotiations reflect the risk of the market cycle Auckland is currently facing around property values, market demand for apartments and construction costs to make it work.
28. This is also evident for the future sale price and terms required the of 93-99 Rosebank Road site, the existing community centre and library, where the sale proceeds are to contribute towards the cost of Te Hono once sold.
29. Delivery risks are actively managed through the risk register and monitoring of projects.
30. Reputation and stakeholder expectation risks are mitigated by regularly engaging with stakeholders to understand priorities and communicate constraints.
31. This cost benefit analysis of the programme will require review every three years to confirm that all planned projects should continue.

## **Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts**

32. The Whau Local Board has been and continues to be a strong advocate for the Avondale regeneration programme and the Te Hono project. Its support has included the reallocation of \$15m from the Whau Aquatic & Recreation Centre development budget and the sale of the existing community centre to help enable and complete the delivery of Te Hono.
33. The Avondale Business Association continues to be a key partner in supporting project delivery, placemaking initiatives, and community engagement. It is actively engaged in helping us manage the impacts of construction on local businesses, recognising the scale of change and potential disruption in the town centre over the coming years.

34. We also work closely together on practical suggestions that benefit both local businesses and the wider community, such as the installation of a new toilet block to improve amenities in the area. We are committed to continuing this partnership to support and advocate for Avondale's business community throughout this period of transformation.
35. The programme regularly communicates and engages directly with a variety of partners and stakeholders in the area. The scale of communications and engagement activity corresponds to the scale of our work's impact, disruption, risk and opportunity profile, or importance. Comprehensive communications and engagement plans guide activity to ensure a joined-up approach.
36. Through high-quality, transparent and timely communications and engagement, we protect our reputation, de-risk projects and ensure our partners and stakeholders receive the right information at the right time.

### **Tauākī whakaaweawe Māori | Māori outcomes impact**

37. Through a series of hui, mana whenua played a vital role in shaping the vision, goals, principles, and strategic moves outlined in the High-Level Project Plan and the 2019 Programme Business Case.
38. Mana whenua engagement has been central to shaping the Unlock Avondale cultural narrative, one grounded in whakapapa, mātauranga Māori, and Te Ao Māori. This narrative acknowledges longstanding connections to the Whau River, its tributaries, local kāinga, and natural resources. It affirms core values such as kaitiakitanga, whanaungatanga, and manaakitanga, providing a meaningful cultural lens for future planning and development. The narrative supports an ongoing partnership with mana whenua, the expression of cultural identity, application of Te Aranga design principles, and a people-centred urban environment that is both environmentally responsive and inclusive of visible, integrated stormwater solutions.
39. Mana whenua receives annual updates on the programme, with dedicated opportunities to provide feedback and guidance.
40. Mana whenua has been integral to the supporting the development of the heart of the town centre through Te Hono project and the name Te Hono was gifted by mana whenua representatives from Te Kawerau ā Maki and is supported by Te Ākitai Waiohua, Ngāti Te Ata, and Ngāti Whātua Ōrākei.
41. Projects delivered as part of the Avondale programme have sought opportunities for mana whenua collaboration: through cultural design input, procurement and economic development pathways.
42. In addition to Te Hono, other site sales and capital projects have actively sought opportunities for Māori and mana whenua. This includes weightings in site sales Requests For Proposals and construction tenders that require Māori outcomes or assessments through evaluation criteria. The process enables opportunities for Māori and mana whenua organisations to partner with others, building capacity and capability to deliver a property development and grow Māori business through awarding contracts to increase experience in the built environment sector.

### **Tauākī whakaaweawe āhuarangi | Climate change impact**

43. Increasing the density of housing in Avondale will result in reduced carbon emissions through improved utilisation of existing infrastructure and transit-oriented development.
44. Eke Panuku has adopted a minimum standard of a Homestar 6 rating for all homes, resulting in warmer, drier and more energy efficient buildings.
45. All public realm projects consider green infrastructure and water sensitive design for increased flood resilience, ecological and biodiversity benefits and provision of increased shade and shelter

for storm events and hotter days. The Te Hono project will include carbon impact assessments. We also follow sustainable procurement targets and will use deconstruction approaches to reuse materials and reduce waste to landfill, where appropriate.

46. Te Hono, Avondale's much-anticipated library and community hub with an upgraded town square, has proudly received a 5 Green Star – Green Star NZ Design and As Built v1.0 Design Certified Rating from the New Zealand Green Building Council. This prestigious recognition signifies NZ Excellence in sustainable building design, marking a significant milestone for this new community facility and upgraded public realm in Avondale.

## **Ngā koringa ā-muri | Next steps**

47. The current focus in Avondale is on the joint council and Eke Panuku delivery of Te Hono, a new library and community hub with an upgraded town square. Soon after this, the focus for Eke Panuku turns to the sale of the current Avondale library and community centre site at 93-99 Rosebank Road, and the construction of the Avondale Central development. Together, these projects will significantly enhance the Avondale main street environment and play a critical role in completing the Unlock Avondale regeneration programme.
48. This Programme Business Case Overview will be reviewed again in three years. By that time it is expected that the programme will have completed its final initiatives and will primarily focus on monitoring development agreements and managing the operational maintenance of completed capital projects.

## **Ngā tāpirihanga | Attachments**

Attachment A – Avondale Programme Business Case Overview 2025

## **Ngā kaihaina | Signatories**

Ian Wheeler, Chief Operating Officer

David Rankin, Chief Executive



# Unlock Arohdale

Programme Business Case  
Overview PBCO 2025

June 2025



# Contents

Contents .....	2
Purpose.....	2
Strategic Case.....	3
Pūrākau: Cultural Narrative Summary .....	4
Context .....	5
Avondale High Level Project Plan (HLPP) .....	6
Preferred Regeneration Approach Summary .....	8
The Commercial Plan.....	9
The Financial Plan .....	10
The Benefits Plan .....	11
Spatial Delivery Plan for Avondale .....	12
Delivery Programme .....	13
Summary of Avondale Programme Changes .....	14

## Reviewed and signed by:

Richard Davison  
Priority Location Director - Unlock Avondale



Date: April 2025

# Purpose

The purpose of this Programme Business Case Overview is to provide an up-to-date summary of the agreed urban regeneration programme for Avondale. This document illustrates the vision, goals and key moves of the Avondale High Level Project Plan 2017, The Avondale Supporting Masterplan, the Programme Business Cases and the achievements to date. It outlines the direction and outcomes for the future, the key projects, timelines, investment and benefits, and captures programme changes that respond to the changing context and environment over recent years.

We reassess our programmes every three years in response to the changing context, and recalibrate our approach accordingly.

Some key changes that have affected all locations include:

- 1. Economic pressures** mean it is more difficult to achieve development than we had originally planned. Development programmes are being delayed, our housing numbers and property sales have decreased. Construction has seen cost increases, but these have started to reduce.
- 2. Post-covid socio-economic changes** and how local neighbourhoods are used.
- 3. Auckland Council and Auckland Transport changing budgets and priorities.** We are taking more of a lead agency approach to bring effect to things that are within our control.
- 4. Changing priorities** of significant government-led infrastructure projects.

## References

Eke Panuku, Unlock Avondale High Level Project Plan 2017

Eke Panuku, Unlock Avondale Enhanced Programme Business Case 2019

Eke Panuku, Avondale Tomorrow Supporting Masterplan 2020

Eke Panuku, Approved Project Business cases and Change Requests - various

# Strategic Case

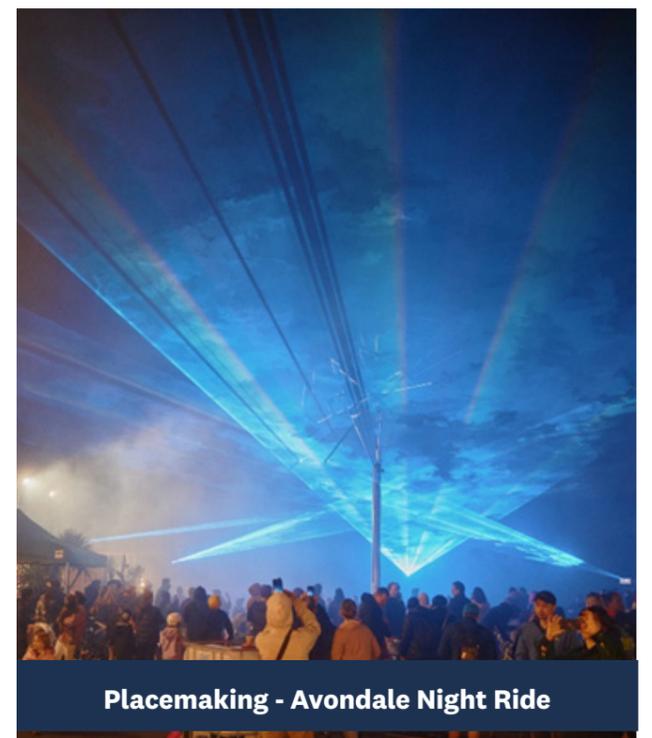
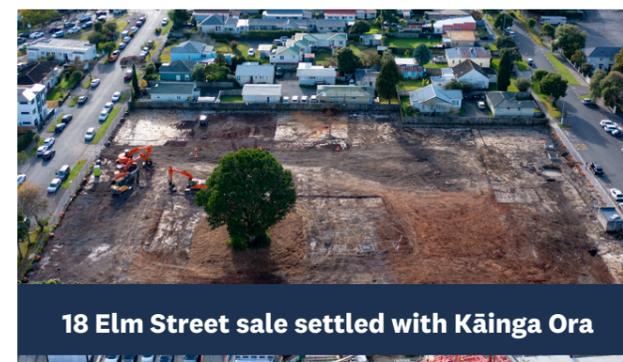
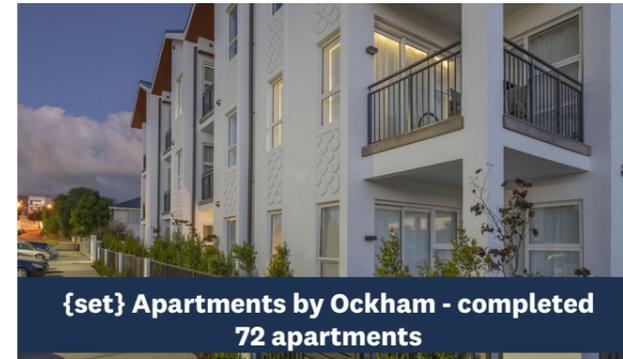
## Location Context

Avondale is a key regeneration location for Eke Panuku, with a strong focus on transforming the town centre, increasing housing supply, and establishing a vibrant new community hub. With strategic public investment unlocking private development potential, Avondale is well-positioned for long-term growth and transformation.

The location has been undergoing change in recent years:

- + Approximately 560 homes have already been delivered through Eke Panuku (222) development partners and Kāinga Ora (338) in Avondale town centre.
- + Over 800 additional homes are planned to be delivered with our development partners, including major developments such as Avondale Central and 18 Elm Street.
- + Upgraded Crayford Street West, creating a stronger link between the train station and town centre.
- + New safe cycle paths now connects Avondale to New Lynn and Auckland City.
- + Te Hono – library, community hub and upgraded town square has received resource consent and is progressing toward construction at the end of 2025.
- + Placemaking has played a vital role in Avondale to foster connection, local pride and a sense of belonging. With passionate locals at its heart, we've tested ideas through early collaborations to shape spaces that reflect the community and support lasting change.

What we have achieved so far...



# Pūrākau: Cultural Narrative Summary

Mana whenua acknowledge Te Awa Whau - the Whau River, as a very significant feature within the wider Avondale area. The streams of Wai Tahurangi, Te Kotuitanga, Rewarewa, Taroa, and Wairau provided valuable connections and resources for the nearby pā and kāinga of Te Whau, Motu Karaka, Motu Manawa, Owairaka, Tauparepare and Puketapapa.

The Whau River, named after the whau tree, was well travelled by mana whenua with Te Tōangawaka (the Whau Portage) providing a vital connection between the east coast harbour of Waitematā and the west coast harbour of Manukau.

Kāinga along the Whau River were reflective of seasonal gathering, and occupation was dependent on the maramataka, dictating the time of year different resources were harvested. Māra kai/mahinga kai flourished along the river, with the fertile soils of the peninsula providing ideal growing conditions. Today, midden and archaeological features serve as remnants of the long history of settlement in the area by mana whenua.

The intertidal flats of the Waitematā and Manukau were the feeding grounds for several species of coastal birds. A favourite was the kuaka (godwit) which were caught for eating during the autumn months of March and April. Stories tell of nooses made from the leaves of the tī kōuka/tī rākau (cabbage tree) being strung across the feeding grounds of the Whau and at night torches were lit to drive the kuaka into the nooses. Others tell of long poles being used to strike the birds as they flew by.

*This pūrākau is a summary only of key landscape features common to mana whenua iwi with a connection through this area. For more detailed stories of the place engagement with individual mana whenua representatives is critical.*



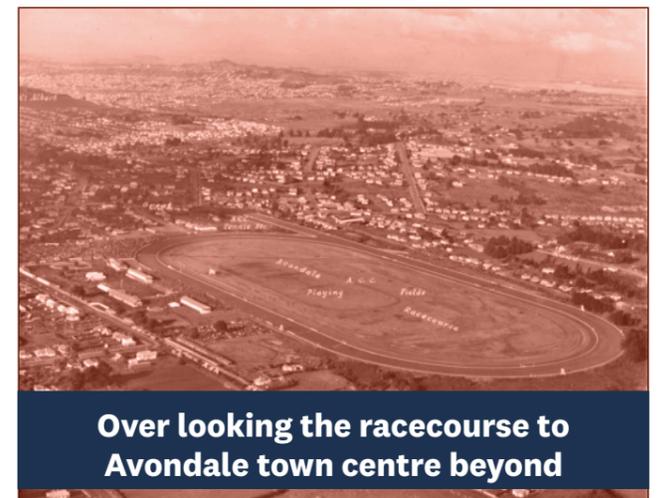
**Te Whau River looking east to Avondale**



**The mouth of the Whau River**



**Te Whau River meets Avondale**



**Over looking the racecourse to Avondale town centre beyond**

# Context Location area

Avondale is a central - west Auckland suburb located 9km from the centre of Auckland. The Unlock Avondale priority area covers approximately 68 hectares. This includes the main retail strip along Great North Road, the Avondale train station, and the Avondale Racecourse. The racecourse land itself remains outside our ownership.

It was selected as an Unlock location because of its excellent public transport connections which will be further improved when City Rail Link (CRL) is opened. It also has large areas of Council and government landholdings, and significant opportunities for private sector development with identified capacity for growth.

Avondale has seen the positive outcomes of this approach, with significant new developments completed in partnership with Kāinga Ora, and the private sector.

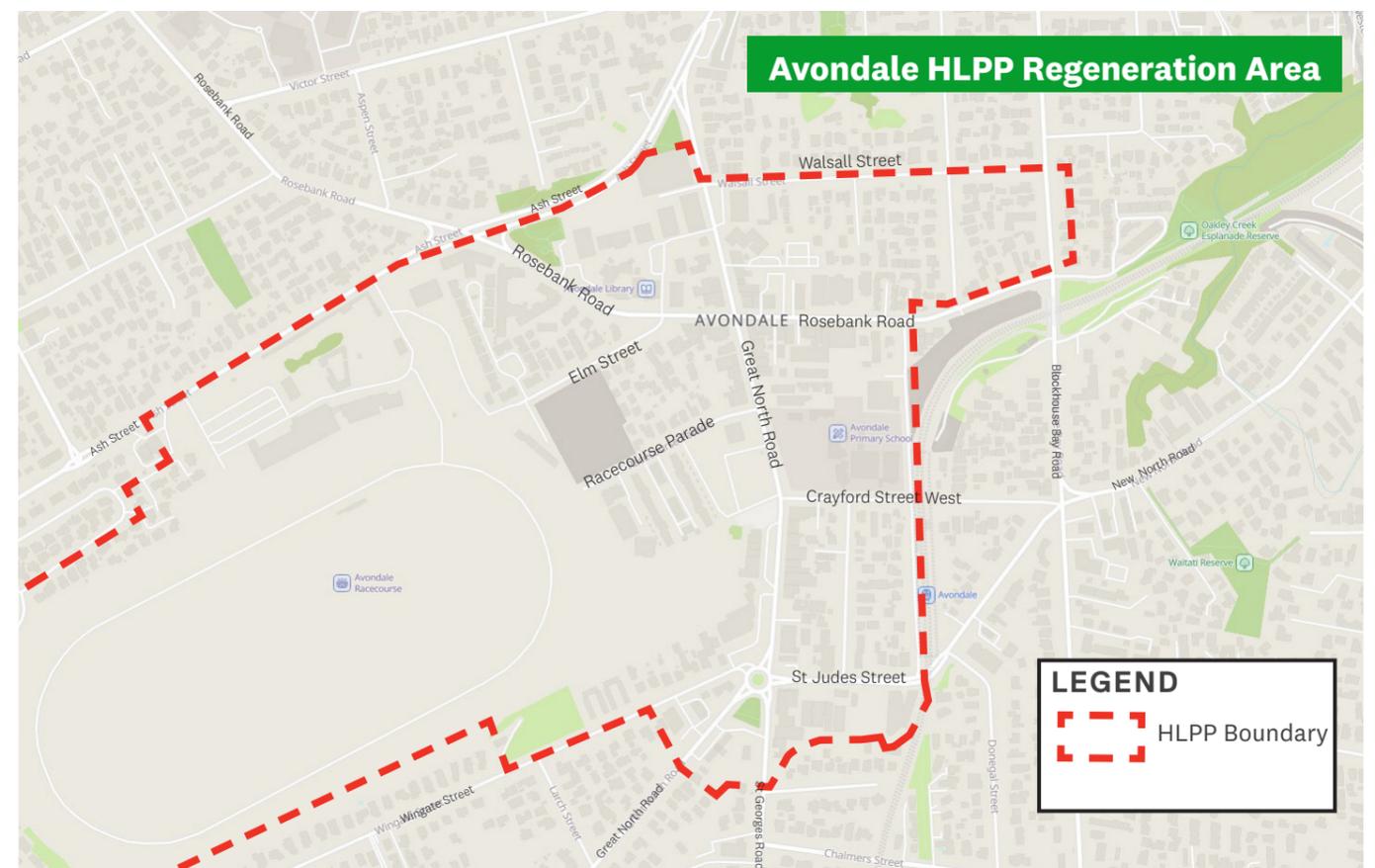
The recent market slowdown has resulted in limited residential development. Eke Panuku and Auckland Council have maintained strong momentum in the heart of Avondale by completing the design for Te Hono — a new library and community hub, with an upgraded town square and surrounding open spaces.

The Avondale Programme has entered its final stage of delivery. A key milestone is the development the Avondale Central site. This is a significant residential project set to transform the town centre by ‘filling the gap’ along the main street and delivering much-needed housing. The future sale of the community centre site at 93 - 99 Rosebank Road will mark the final step in completing the Unlock Avondale programme.

## Why Avondale?

Avondale was chosen as an Eke Panuku Regeneration location due to a number of key attributes:

-  + Scale & Impact
-  + Key Land Holdings
-  + Commercially viable & market attractive
-  + Partnership Opportunities
-  + Leverage off previous investment
-  + Proximity to Public Transport



# Avondale High Level Project Plan (HLPP)

The Unlock Avondale programme vision supported by four goals was approved on 9 November 2017 by resolution of the Auckland Council Planning Committee. The committee endorsed the 2017 Avondale High Level Project Plan (HLPP), Eke Panuku as the lead delivery agency for Avondale, and approved the disposal of council owned properties for the project.

In 2019 the Avondale Enhanced Business Case, and in 2020 Avondale Tomorrow Supporting Masterplan further refined the strategic moves to what is used today.

## Vision

*“To build on Avondale’s great accessibility, train station, schools and community to create a strong, vibrant centre where the growing population wants to live, work and play.”*

## Goals

### Goal 1: Enhance and restore the natural environment

Increase in the use of low-impact design devices to manage storm water issues, and the number of green buildings and sustainable design

### Goal 2: Sustainable, enabled, connected community

Increase in the public’s perception of safety in the town centre. Increase in public satisfaction with the quality of the town centre development

### Goal 3: Stimulate local growth, investment and innovation

Increase in occupier satisfaction with the quality of the town centre. Increase in private investment in the town centre

### Goal 4: Liveable Communities

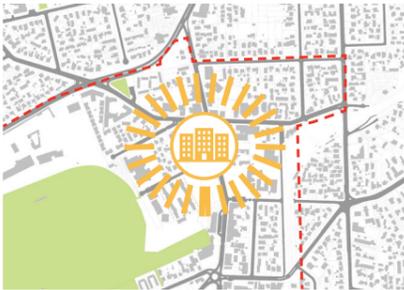
Increase in the number of dwellings that are affordable, accessible and sustainable. Diversity of dwelling units (size, type, price points). Increase in residents’ sense of community and pride in the way the town centre looks and feels.

## Strategic Moves



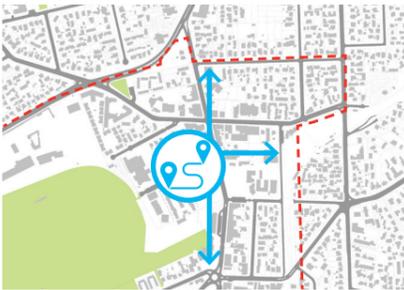
**MOVE 1:**  
**Enliven the heart of Avondale town centre**

*Bring new life to underused land, upgrade the town square and develop a multi-use community facility.*



**MOVE 2:**  
**Create high quality residential neighbourhoods**

*We will build quality new residential areas with mixed tenure and typologies through the development of council-owned land and working with other land owners, including the Crown*



**MOVE 3:**  
**Strengthen connections with the town centre**

*Improve the physical links between the town centre and activity hubs, including the train station and cycleways.*



**MOVE 4:**  
**Foster the growth of local businesses**

*Increase the vitality of the centre by attracting new residents and investment into Avondale.*

# Problem Definition Challenges & response

## Problem Definition

The key problems facing Avondale are:

**1. Significant gap on main street** - the main street is long, has poorly defined entries and a significant gap in the centre.

**2. Poor quality connections** - block sizes are large, walking and cycling connections are poor quality, and train station is hard to find and walk to.

**3. No community heart** - existing community facilities are on the edge of the town, and are no longer fit for purpose. The town square is poor quality and is poorly defined due to no civic buildings next to it.

**4. Limited residential development** - limited amount of higher density development, and some existing housing is poor quality.



Walking and cycling connections are poor. Block sizes limit connectivity.



Limited housing of variable quality.



Main street has a significant break in the centre.



Poorly defined town square. Civic buildings are at edge town centre.

## Response

**1. Core** - Create a strong core that attracts and holds activity in the centre of Avondale.

**2. Open space** - Improve the quality and usability of the existing open space.

**3. Thriving main street** - Support Great North Road to be a thriving main street: the physical, social and economic backbone of Avondale.

**4. New connections** - Improve and future-proof connections within the town centre with a focus on walking, cycling and public transport.



New residential/retail/commercial mixed use development to bring vitality to town centre.



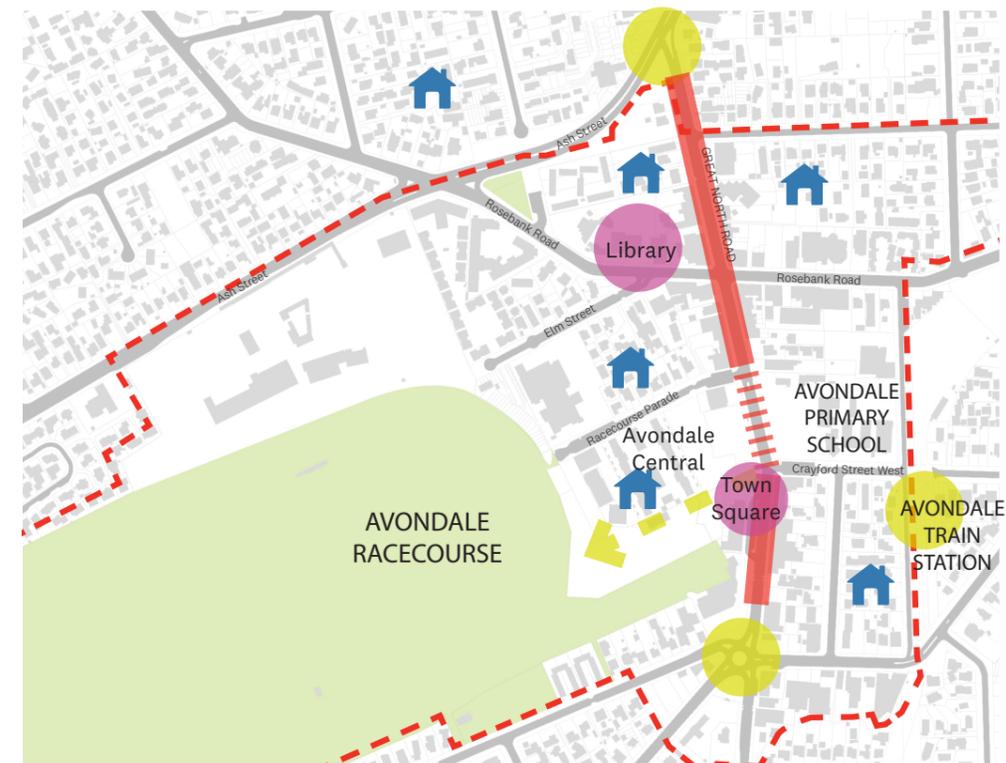
Increase number and quality of connections through the town centre.



Upgraded town square, complements new community hub and reserve.

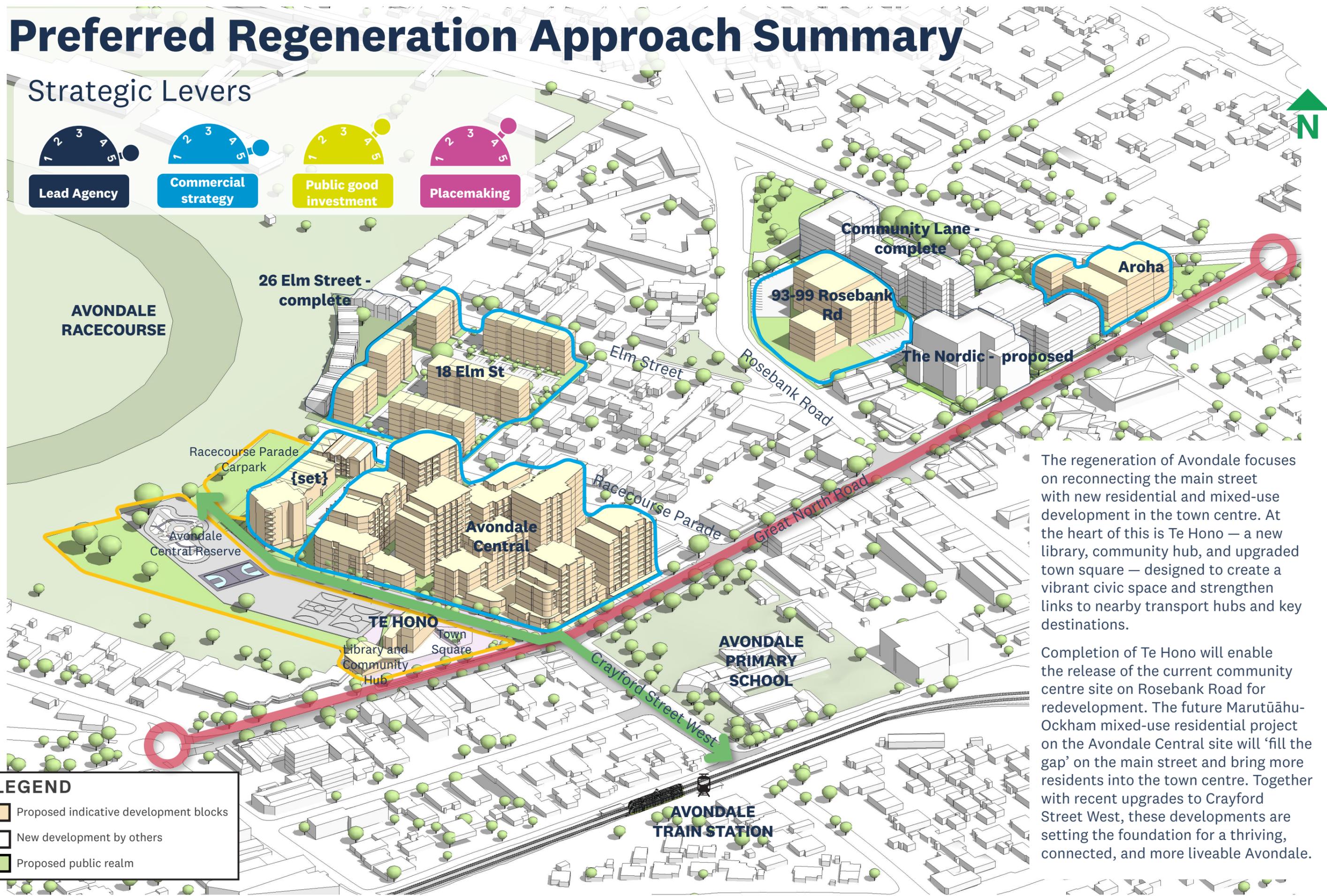
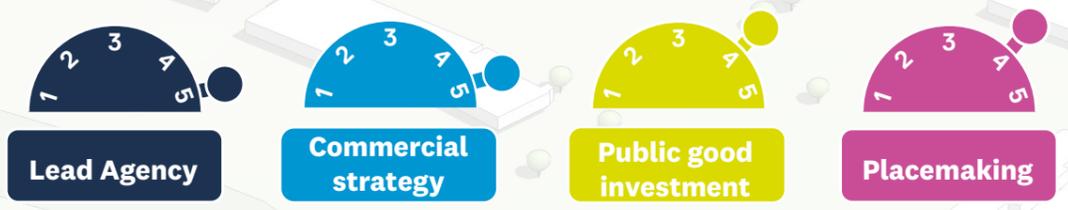


New development on Great North Road to 'stitch' the main street together.



# Preferred Regeneration Approach Summary

## Strategic Levers



The regeneration of Avondale focuses on reconnecting the main street with new residential and mixed-use development in the town centre. At the heart of this is Te Hono — a new library, community hub, and upgraded town square — designed to create a vibrant civic space and strengthen links to nearby transport hubs and key destinations.

Completion of Te Hono will enable the release of the current community centre site on Rosebank Road for redevelopment. The future Marutūāhu-Ockham mixed-use residential project on the Avondale Central site will ‘fill the gap’ on the main street and bring more residents into the town centre. Together with recent upgrades to Crayford Street West, these developments are setting the foundation for a thriving, connected, and more liveable Avondale.

**LEGEND**

- Proposed indicative development blocks
- New development by others
- Proposed public realm

# The Commercial Plan

## Market Conditions

### Retail/Commercial

The Avondale town centre commercial precinct is primarily a strip of retail which addresses Great North Road with predominately single level retail premises. The commercial strip was constructed from the early 20th century through to the mid 2010's and the buildings are generally of a lower quality.

There is currently limited demand for suburban retail and commercial premises. Despite the generally lower quality of retail buildings within Avondale there is limited vacancy.

Market interest in higher quality retail or food and beverage space is expected to grow as the local resident population and pedestrian count grow. A condensed fine grain retail offering as part of new mixed use development would likely meet feasibility thresholds for new tenants, and therefore developers.

Supporting the existing retailers throughout redevelopment is essential to maintain Avondale's reputation as a service and entertainment precinct serving its local catchment.

Delivering a new supermarket or major food retail offering is considered highly desirable to meet a current gap in services within the walkable retail catchment. However, this may be challenging due to limited land availability and current market conditions. To accommodate the required footprint and parking, such a development would need to be located off the main retail strip.

### Residential

Auckland's residential development sector is struggling to maintain momentum, with weak demand, particularly in the apartment sector. This is primarily driven by the large number of options available in the market at a price point comparable with apartment prices. A substitution effect is occurring where a purchaser will substitute an infill/cross lease unit, townhouse or terrace for an apartment at a certain price point.

The Avondale residential market has experienced a 4.6% gain over the past year, with a median sale price of \$915,000. There has been a 17.8% decline from the market peak in 2021.

The private sector and Kāinga Ora have been active in developing Avondale in recent years, including:

- + Aroha, 117 apartments by Marutūāhu Ockham at 1817 Great North Road, completed in 2023
- + 236 apartments for older people by Kianga Ora at 3-5 Community Lane, completed in 2024.

The residential market approach will consider key observations from recent completed developments:

- + Scale ranging from 27-192 units
- + Varied typology mixes, with a weighting to two-bedroom units
- + One carpark required for 2 bedroom and larger apartments
- + Secondary sales values ranging between \$8,000 - \$12,500 per sqm.

For the substitution effect to support apartment development in Avondale, two bedroom apartments will need to be delivered below \$700,000 which is achievable but by no means straight forward and units need to be compact and well designed.

The development viability of apartments remains difficult with the downturn in the economy and is exacerbated by weakening residential property values, and tight bank lending criteria. Construction costs have been high but are starting to reduce.

### Market Feedback

Feedback from the 2024 Request for Development Proposals for a master-developer led redevelopment of Avondale, echoed by market commentators, is that:

- + Current economic conditions are making apartment deliveries challenging for some developers. 2 - 3 level walk-ups are currently more viable.
- + Modern strip retail offerings are difficult to let as price points become too high for independent retailers. A more condensed retail / hospitality offering in the form of a food precinct provide rent price points that are feasible for family run businesses.
- + Large, complex brownfield redevelopment constrained by delivery timeframes generates material risk pricing.
- + In the New Zealand development market, there are a small number of developers with the capability to deliver the urban regeneration outcomes desired for Avondale.
- + Research shows that supermarket led development can provide the critical mass to make a town centre thrive.

As a response to this feedback and current economic conditions, we are taking on a master developer role. We will stage development in smaller areas, and take sites to market at appropriate times to ensure some higher density housing is delivered later, when the market lifts.

## Response

- 1) Deliver public realm projects to support the thriving town centre and encourage private sector investment. Including working with Auckland Council community facilities to deliver the Te Hono precinct.
- 2) Support the existing town centre during the construction of public realm works. This will be through initiatives such as providing temporary off street parking to ensure town centre remains a vibrant service and entertainment destination.
- 3) Supporting our development partner to deliver a high quality residential precinct at 6 - 10 Racecourse Parade (Avondale Central). This will in the long term help to underpin population growth.
- 4) Take the existing council facilities at 93 - 99 Rosebank Road to the market in FY 2026 to achieve urban renewal outcomes through a market led process. Development of this site to be progressed following the relocation of the Avondale Library and Community Centre to Te Hono.



# The Financial Plan

Total programme financials with spend to date stated FY 2017 to FY 2025, with end date FY 2029.

## Site Sales



Sales revenue expected to be achieved over the life of the programme.

## Acquisitions



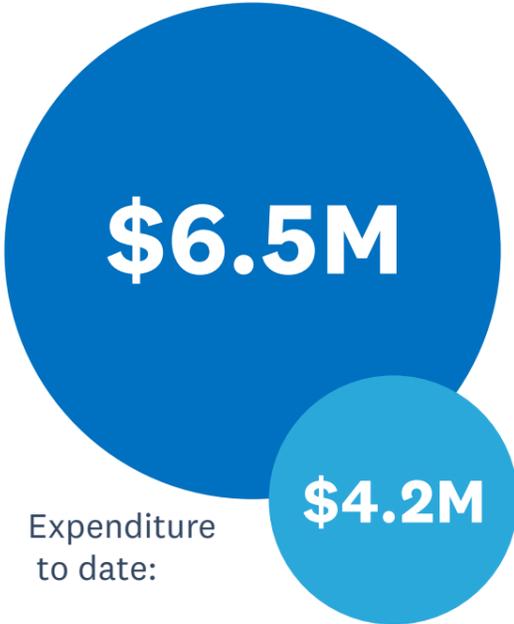
Funds used to acquire property for future development and sale, public realm and/or infrastructure.

## Capital investment



Funds used over the life of the programme to upgrade, and/or build longterm assets; such as property, infrastructure or public realm. This figure excludes acquisitions.

## Operational expenditure



Funds used to support the preparation and roll out of the programme; such as placemaking, planning, investigations, communications and engagement.

# The Benefits Plan What does success look like?

The total value assessment (TVA) quantifies the estimated economic benefits beyond the financial case and enables human and environmental resources to be put to best use for societies collective benefit.

A BCR (Benefit Cost Ratio) over 1.0 suggests a programme is economically successful. The BCR for this programme is 1.24:1

### Key benefits include:

- Accelerated housing for Auckland, Eke Panuku ‘unlocks’ brownfield development sites before they would otherwise be developed.
- New job opportunities for construction and expansion of labour force.
- Energy efficient homes, reduced vehicle use, and construction waste minimisation initiatives.

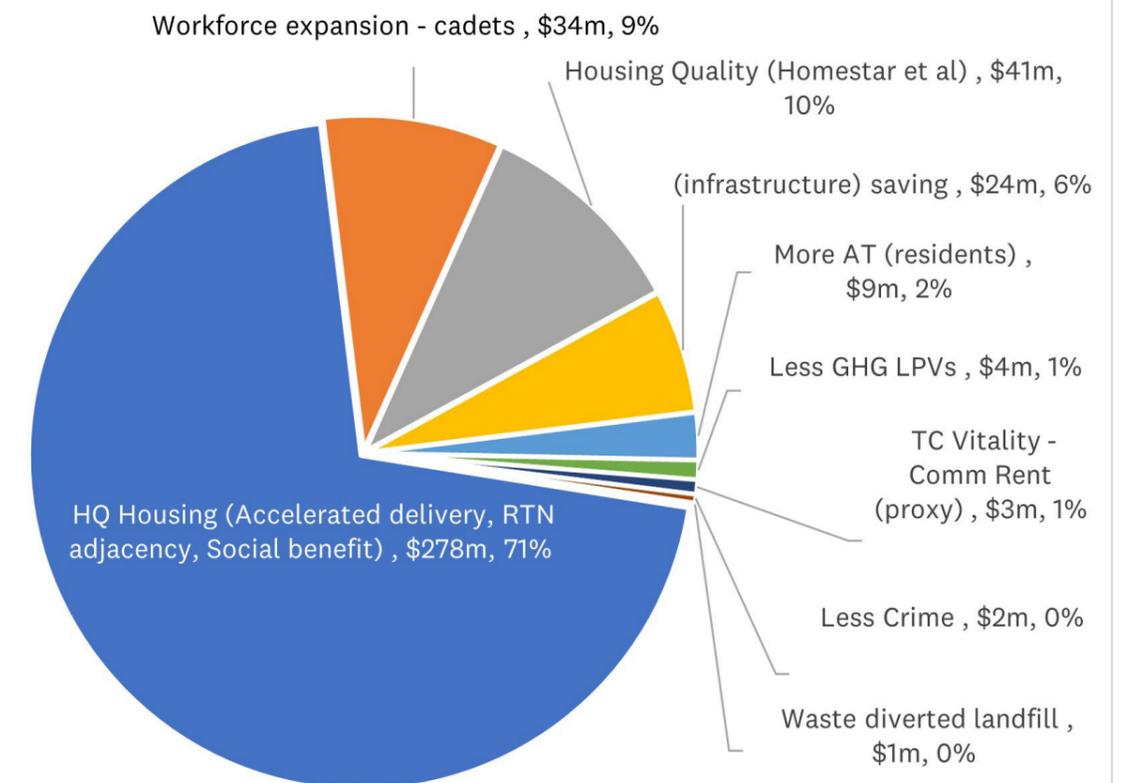
### Non-monetised benefits include:

- Catalyst effect: improved public amenity may prompt private developments within the vicinity of the project area.
- Increased range of housing typologies, increase in affordable and social housing.
- New proposed retail development, plus Te Hono creates a contiguous, improved, main street
- New community hub, open space and connections that increase town centre main street footfall.
- Residents reduced health risk and carbon emissions through increased public transport use.
- Increased safety through better designed open spaces and more ‘eyes on the street’ from increased residents.

The Avondale PBC economic analysis details \$376.8m of economic cost, \$467m of benefits, and net benefit of \$90.2m.

The BCR (Benefit To Cost Ratio) is 1.24:1

### Avondale PBCO 25 \$467m economic benefit breakdown



\* This estimated new homes figure is a conservative minimum number of homes expected from the programme based on approved business cases and the minimum required from essential outcomes as represented in development agreements. It does not represent the highest and best use enabled under the Unitary Plan, however a development partner may deliver more than the minimum homes required.

**1.24:1**  
**BENEFIT COST RATIO**  
**AVONDALE**

# Spatial Delivery Plan for Avondale

## PROJECTS COMPLETED

- 01 CRAYFORD STREET WEST STREETScape
- 02 PUBLIC CAR PARKING FACILITY TO SUPPORT TE HONO - AVONDALE COMMUNITY HUB
- 03 24-26 RACECOURSE PARADE (SET APARTMENTS, OCKHAM RESIDENTIAL)
- 04 TRENT STREET/WHAKAWHITI LOOP (HOUSING FOUNDATION/EKE PANUKU)
- 05 AROHA APARTMENTS (OCKHAM RESIDENTIAL & MARUTŪĀHU IWI)
- 06 1971-1987 GREAT NORTH ROAD - ACQUISITION
- 07 AVONDALE 18 ELM STREET(KĀINGA ORA) - SITE SALE COMPLETE, DEVELOPMENT TO FOLLOW
- 08 26 ELM STREET (ANSON HOUSING DEVELOPMENT)
- 09 NEW LYNN TO AVONDALE SHARED PATH (AUCKLAND TRANSPORT)
- 10 WATERVIEW SHARED PATH (AUCKLAND TRANSPORT)
- 11 COMMUNITY LANE - HOUSING FOR OLDER PEOPLE (KĀINGA ORA)

## SHORT TERM: FY 2026

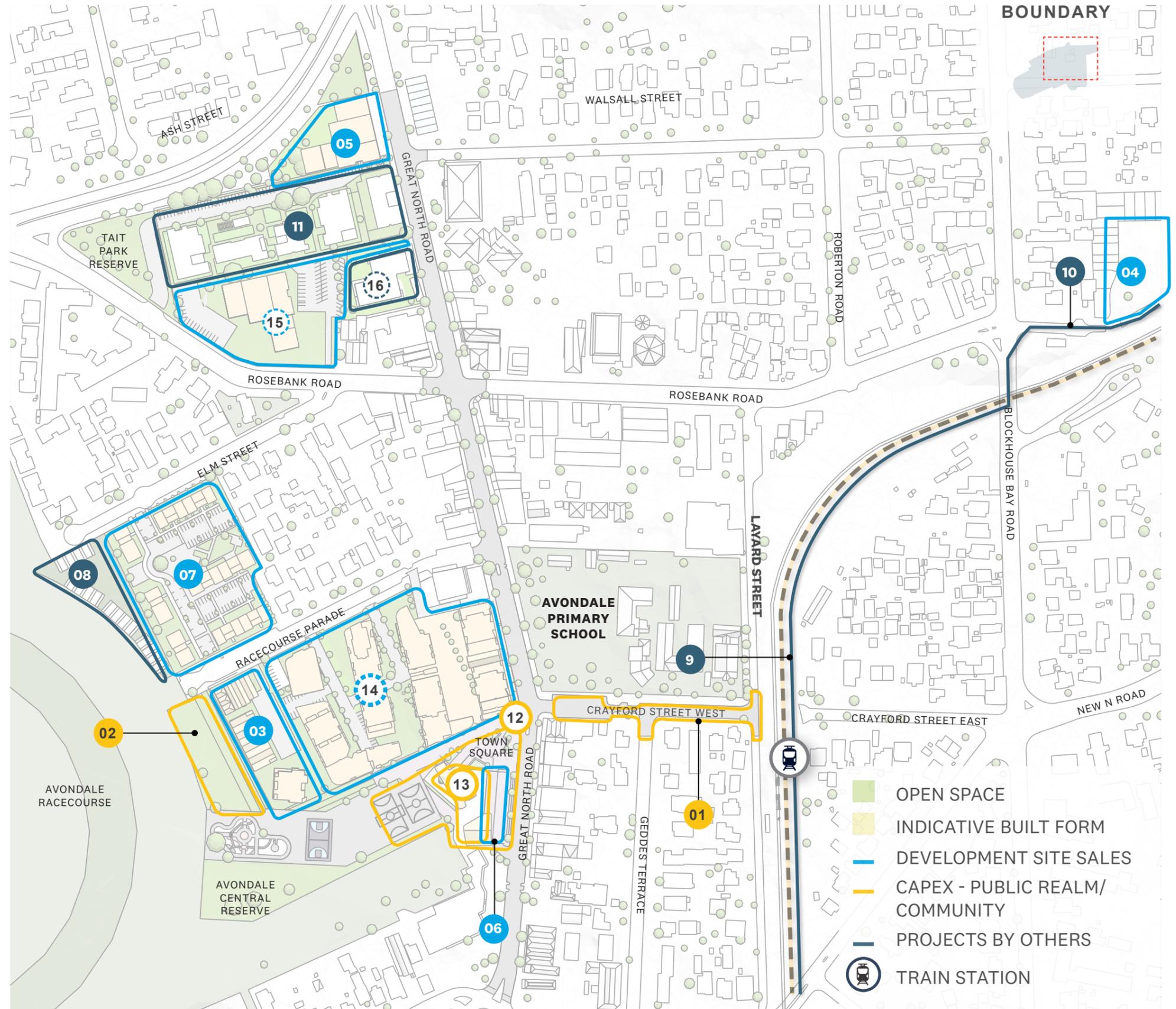
- 12 AVONDALE CIVIC PRECINCT (AVONDALE TOWN SQUARE).
- 13 TE HONO LIBRARY & COMMUNITY HUB (AUCKLAND COUNCIL)

## MEDIUM TERM: FY 2027

- 14 AVONDALE CENTRAL, 6 & 10 RACECOURSE PARADE

## LONG-TERM: FY 2028+

- 15 93-99 ROSEBANK ROAD SITE SALE (CURRENT LIBRARY & COMMUNITY CENTRE)
- 16 THE NORDIC APARTMENTS



HLPP BOUNDARY

# Delivery Programme

Throughout the life of the programme we will be undertaking masterplanning, placemaking, engagement and communications in Avondale.

Project Name	Delivered to date	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034+
<b>Public Realm Projects</b>											
01 Crayford Street West	DELIVERED										
02 Public car parking facility to support Te Hono - Avondale Community Hub	DELIVERED										
12 Avondale Civic Precinct (Avondale Town Square and reserve)		PLAN		CONSTRUCTION							
13 Te Hono Library & Community hub (Auckland Council)		PLAN		CONSTRUCTION							
<b>Site Sales/Development Sites</b>											
03 24-26 Racecourse Parade (SET Apartments Ockham Residential)	COMPLETE										
04 Trent Street/Whakawhiti Loop (Housing Foundation/Eke Panuku)	COMPLETE										
05 Aroha Apartments (Ockham Residential & Marutūāhu)	COMPLETE										
06 1971-1987 Great North Road - Acquisitions	COMPLETE										
07 Avondale 18 Elm Street (Kāinga Ora)	COMPLETE										
08 26 Elm Street (Anson Housing Development)	COMPLETE										
09 New Lynn to Avondale shared path (Auckland Transport)	COMPLETE										
10 Waterview shared path (Auckland Transport)	COMPLETE										
11 Community Lane (Highbury Triangle)- Housing for older people (Kāinga Ora)	COMPLETE										
14 Avondale Central, 6 & 10 Racecourse Parade		PLAN					CONSTRUCTION				
15 93-99 Rosebank Road site sale (current library and community centre)		PLAN					CONSTRUCTION				
16 The Nordic Apartments	TBC										

**Note:** The Unlock Avondale programme ends in 2029 after settlement on the last sites. This graph indicates post settlement construction, which will have a monitoring phase.

**Delivery Risks:** The programme outlined above is indicative only and subject to a number of risks and dependencies including construction delivery risks, funding risks, resourcing and property market dynamics.

# Summary of Avondale Programme Changes

**Note on definitions:** Not all figures are directly comparable as working definitions of key benefits such as sales, housing (highest and best use vs minimum required) and acquisitions (SDF vs Capital Acquisitions) have evolved over time.



	2017 High Level Project Plan	2019 Programme Business Case	2025 Programme Business Case Overview
<b>Site sales</b>	\$35M	\$34.4M	\$56.2M
<b>Dwellings</b>	989	900	1151
<b>Commercial GFA</b>	na	na	1,200 sqm
<b>Public realm GFA</b>	3,834sqm	na	13,060 sqm
<b>TVA</b>	na	2.02:1	1.24:1
<b>Cost - Capex</b>	\$27M	\$19.4M	\$23.4M
<b>Cost - Opex</b>	na	\$3.8M	\$6.5M
<b>Cost- Acquisitions</b>	na	\$44.4M	\$44.9M
<b>End date</b>	2031	2024	2029
<b>Key reasons for changes:</b>	+	<ul style="list-style-type: none"> <li>+ Dwelling numbers include Eke Panuku, Crown and private sector sites for overall dwelling numbers.</li> <li>+ Racecourse was removed as a potential project.</li> <li>+ Confirmed partnership approach with Kāinga Ora to purchase 10 Racecourse Parade and sell them 18 Elm St.</li> <li>+ Smaller sites on Great North Road, and Racecourse Parade investigated for purchase.</li> </ul>	<ul style="list-style-type: none"> <li>+ End date extended due to poor residential market conditions and ongoing negotiations on 6 - 10 Racecourse Parade</li> <li>+ Scope of town square upgrade increased to include parts of Avondale Reserve next to Te Hono. Subsequent increase in Public Realm GFA and capex.</li> <li>+ Overall increase in dwelling numbers on sites, some sites from 2019 PBC excluded.</li> <li>+ Opex increased as additional years have been added to the programme.</li> </ul>

*Vision: To build on Avondale's great accessibility, train station, schools and community to create a strong, vibrant centre where the growing population wants to live, work and play.*

# *ngā mihi*



## Director interests at 18 June 2025

<b>Member</b>	<b>Interest</b>	<b>Company / Entity</b>	<b>Conflicts pre-identified?</b>
<b>David Kennedy</b>	Chair	Eke Panuku Development Auckland Limited	
	Chair	Beachlands South GP Ltd (JV between NZ Super Fund and Russell Property Group)	
	Director	Cathedral Property Limited	
	Chair	Civix Limited	
	Director	Grantley Holdings Limited	
	Chair	Kaha Ake GP Ltd (JV between NZ Super Fund and Classic Developments)	
	Trustee	New Zealand Housing Foundation	Possible
	Chief Executive	Te Kaha Project Delivery Limited	
	Director	Westhaven Marina Limited	
<b>Kenina Court</b>	Director	Eke Panuku Development Auckland Limited	
	Shareholder	Arrakis Limited	
	Director	BDE Bonus Limited	
	Director	BMNZ Limited	
	Director	Business in the Community (2013) Limited	
	Director	Dua Fellows Holdings Limited	
	Director	Dua Fellows Limited	
	Director	Eight Peaks Holdings Limited	
	Director	Everege Orbis Holdings Limited	
	Director	Fortitudine Trustees Limited	
	Director	Huma Holdings Limited	
	Director	IBS	
	Director	KW Westgate Limited	
	Director	Lovelock Trustees Limited	
	Director	Lujato Trustees Limited	
	Director	Lynch Accommodation Limited	
	Director	Lynch Lane Limited	
	Director	M&G Trustees Limited	
	Director	Nathan Whanau Trustees Limited	
	Director	NTA Holdings Limited	

<b>Member</b>	<b>Interest</b>	<b>Company / Entity</b>	<b>Conflicts pre-identified?</b>
<b>Kenina Court</b> (continued)	Director	Oceania Career Academy Limited	
	Director	Pathfinder Appointors Limited	
	Director	Pathfinder Management Partner Limited	
	Director	Pathfinder Solutions Limited	
	Director	Pathfinder Trustees Limited	
	Director	Pathsol Limited	
	Director	PGFT Trustees Limited	
	Director	Platinum Securities Limited	
	Director	PSL Freedom Limited	
	Director	Rice Family Trustees Limited	
	Director	Silvereye Investments Limited	
	Director	Slice Limited	
	Director	Stak Trustees Limited	
	Director	Twinlion Trustees Limited	
	Director	Up Skill Teams Limited	
<b>Brett Ellison</b>	Director	Eke Panuku Development Auckland Limited	
	Director	Aukaha (1997) Limited	
	Director	Ellison Beech Limited	
	Trustee	Ellison Beech Whanau Trust	
	Director	Erihana Limited	
	Investment Manager	Hapai Property LP Whanau (Commercial, Development and Housing)	
	Director	Ka Taki Te Umere Limited	
	Investment Manager	Koau Capital Partners	
	Trustee	Taieri Block B Trust	
	Chair	Te Runaka Otakou Limited	
<b>Steve Evans</b>	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Director	Kaipatiki FRL Limited Partnership	
	Chief Executive Residential and Development	Fletcher Building Limited	Yes
	Director	Homai General Partner Limited	

<b>Member</b>	<b>Interest</b>	<b>Company / Entity</b>	<b>Conflicts pre-identified?</b>
<b>Steve Evans</b> (continued)	Director	Okahukura GP Limited	
	Member	Steering Group Construction Industry Accord	
	Director	Tauoma FRL Limited Partnership	
	Director	Te Tau Waka Limited Partnership	
	Deputy Chair	Urban Development Institute of New Zealand	Yes
<b>Aaron Hockly</b>	Director	Eke Panuku Development Auckland Limited	

## Director interests: Changes since 28 May 2025

### Additions:

Director	Conflict/interest	Date notified
N/A		

### Deletions:

Director	Conflict/interest	Date notified
N/A		

### Amendments:

Director	Conflict/interest	Date notified
N/A		

## Director Meeting Attendance Register - 2025

Director	2025				
	26 Feb	26 Mar	23 Apr	28 May	25 Jun
David Kennedy	✓	✓	✓	✓	
Kenina Court	✓	✓	✓	✓	
Brett Ellison	✓	✓	✓	✓	
Steve Evans	✓	✓	x	✓	
Aaron Hockly	✓	✓	✓	✓	

**Minutes of the meeting of directors of Eke Panuku Development Auckland Limited, held in partly confidential session, in person at 135 Albert Street, Auckland and online via Microsoft Teams, on Wednesday 28 May 2025**

<p><b>Attending</b></p>	<p><b>Board:</b> David Kennedy (Chair), Kenina Court, Brett Ellison, Steve Evans, Aaron Hockly</p> <p><b>Executive:</b> David Rankin Chief Executive; Gyles Bendall, GM Design &amp; Place; Alaina Cutfield, Head of People &amp; Culture; Angelika Cutler, GM Community &amp; Stakeholder Relations; Carl Gosbee, Chief Financial Officer; Brenna Waghorn, GM Strategy &amp; Planning; Marian Webb, GM Assets &amp; Delivery; Ian Wheeler, Chief Operating Officer; Allan Young, GM Development</p> <p><b>In Attendance:</b> Rachel Wilson, Principal Advisor, Rosemary Geard, Acting Governance Manager (minutes)</p> <p><b>Apologies:</b> Councillor Angela Dalton</p>
<p><b>1.0 Meeting opening</b></p>	<p>The public meeting opened at 10.05am with a karakia. The chair welcomed everyone to the meeting.</p>
<p><b>1.1 Apologies</b></p>	<p>Apologies were received from Councillor Angela Dalton, and from Steve Evans for an early departure.</p>
<p><b>Procedural motion to exclude the public</b></p>	<p>Pursuant to clause 12.3 of the Eke Panuku Development Auckland Ltd Constitution, the public be excluded from confidential papers or parts thereof, so that commercially sensitive issues can be discussed.</p>
<p><b>2.0 Chief Executive's Report</b></p>	<p>David Rankin, Chief Executive, spoke to the report.</p> <ul style="list-style-type: none"> <li>• <b>Grants and Donations</b> [Redacted]</li> <li>• <b>North Wharf</b> [Redacted]</li> <li>• <b>Avondale Central</b> [Redacted]</li> <li>• <b>Greenlane East</b> [Redacted]</li> </ul> <p>The Eke Panuku Board received the report. Rachel Wilson left the meeting.</p>

<p><b>3.0 Health &amp; Safety Report</b></p>	<p>Bernardo Vidal, Head of Health, Safety and Wellbeing, joined the meeting for this item.</p> <p>The Eke Panuku Board discussed and received the Health and Safety report April 2025.</p>
<p><b>4.0 Decision papers</b></p>	
<p><b>4.1 Takapuna Programme Business Case Overview - Review</b></p>	<p>Kate Cumberpatch, Priority Location Director, joined the meeting for this item and introduced the item.</p> <p><b>ACTION:</b> The board requested clarification between the financial costs &amp; benefits and the total value analysis contained in the paper.</p> <p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <ol style="list-style-type: none"> <li>a. approve the reviewed Programme Business Case Overview for the Takapuna priority location programme.</li> <li>b. approve the expected benefits to be realised for the Takapuna programme being: <ol style="list-style-type: none"> <li>i. Site sales of \$35.3 million</li> <li>ii. 535 dwellings</li> <li>iii. 11,700sqm of commercial space</li> <li>iv. 13,700sqm of new or improved public realm.</li> </ol> </li> <li>c. approve a programme life cost, projected to end in 2032, of \$29.9 million nett, being expenditure of \$65.2 million, including OpEx, CapEx and acquisition costs, less projected site sales of \$35.3 million.</li> </ol>
<p><b>4.2 Waterfront Programme Business Case Overview - Review</b></p>	<p>Fiona Knox, Priority Location Director - Major Projects, joined the meeting for this item and introduced the item.</p> <p>On conclusion of discussion, the Eke Panuku board resolved to:</p> <ol style="list-style-type: none"> <li>a. approve the reviewed Programme Business Case Overview for the Waterfront Programme.</li> <li>b. approve the expected benefits to be realised for the Waterfront programme being: <ol style="list-style-type: none"> <li>i. Site sales of \$350M-\$400M</li> <li>ii. 750-1,050 dwellings</li> <li>iii. 56,000 sqm-89,000 sqm of commercial space</li> <li>iv. 147,500 sqm of new or improved public realm.</li> </ol> </li> <li>c. approve a programme life cost, projected to end in 2045, of \$171-\$221M net, being expenditure of \$507M CapEx and \$64M OpEx, less projected site sales of \$350- \$400M.</li> <li>d. note a \$75M CapEx reduction in programme costs since the 2020 Programme Business Case was written. This reduction is primarily due to several major projects being paused or down tuned and the removal of the AC-AG Pier redevelopment from the waterfront programme. Forecasted costs associated with the regeneration of Queens Wharf</li> </ol>



	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The meeting adjourned at 11.29am.</p> <p>The meeting recommenced at 11.41am.</p>
<b>5.0 Information papers</b>	
<b>5.1 Quarterly Risk report</b>	<p>Kingsha Changwai, Manager Corporate Risk and Reporting, joined the meeting for this item.</p> <p>Carl Gosbee, Chief Financial Officer, introduced the item.</p> <p>The Eke Panuku board received the report.</p>
<b>5.2 Quarterly Report to Auckland Council - Q3</b>	<p>Brenna Waghorn, GM Strategy &amp; Planning, introduced the item.</p> <p>The Eke Panuku Board received the report.</p> <p>Barry Potter, Director Resilience and Infrastructure, Auckland Council, joined the meeting.</p>
<b>6.0 Governance matters</b>	
<b>6.1 Minutes meeting held - 23 April 2025</b>	<p>The Eke Panuku Board reviewed and confirmed the minutes of the Board Meeting 23 April 2025, with confidential information included, as a true and accurate record of the meeting.</p>
<b>6.2 Director interests &amp; Director interests projects</b>	<p>The Eke Panuku Board reviewed and received the Register of Directors' Interests report.</p> <p>David Kennedy noted his involvement in a potential bid for the Henderson film studio site. This site is the accountability of Tātaki Auckland Unlimited, not Eke Panuku. It was noted that Allan Young, GM Development, is on the TAU Transaction Steering Group.</p> <p>The Eke Panuku Board reviewed and received the Register of Directors' Interests project report.</p>
<b>6.3 Director meeting attendance</b>	<p>The Eke Panuku Board noted the Directors' meeting attendance.</p>
<b>6.4 Board action list</b>	<p>The Eke Panuku Board received the board action list.</p>
<b>6.5 Board forward work programme</b>	<p>The Eke Panuku Board received the board forward work programme.</p>
<b>6.6 Audit &amp; Risk Committee minutes - 18 November 2024</b>	<p>The Eke Panuku Board received the minutes.</p>

<b>7.0 General Business</b>	There were no items of general business. The meeting adjourned at 11.52am.
<b>8.0 Transition documents</b>	The meeting recommenced at 12.50pm with the board, David Rankin and Carl Gosbee in attendance.  John Strowger, the independent legal advisor appointed to the board, participated virtually providing perspective on the transition from the position of board members and ensuring they are adequately protected in the closure of Eke Panuku.  The Eke Panuku Board received the report.
<b>Meeting close</b>	The meeting closed at 1.10pm.

Confirmed as a true and accurate record:

----- **Chair** ----- **Date**

DRAFT

### Deeds of indemnity and undertaking for board directors

*This report in its entirety should be treated as confidential, as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information if the withholding of the information is necessary to:*

- *maintain legal professional privilege (s7(2)(g)).*

## Transition documents

Author: Carl Gosbee, CFO

June 2025

*This report in its entirety should be treated as confidential, as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information if the withholding of the information is necessary to:*

- *maintain legal professional privilege (s7(2)(g)).*

## Development agreements

Author: David Rankin, Chief Executive

June 2025

*This report in its entirety should be treated as confidential, as releasing it would prejudice the commercial position of Eke Panuku or Auckland Council. In terms of Section 7 of the Local Government Official Information and Meetings Act 1987, Eke Panuku is entitled to withhold information if the withholding of the information is necessary to:*

- *would affect the commercial interest of a third party (s7(2)(b)(ii)); and*
- *would be likely to prejudice or disadvantage the commercial position of Council (s7(2)(h)).*

## General Business

At the time of publishing there were no items of general business.