

Board Report

Date

Wednesday
26 March 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 26 March 2025 | 10.00am–12.00pm

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

		Time
	Public meeting open	10.00am
1.	Welcome / Acknowledgements 1.1 Apologies	
2.	Chief Executive’s report (open items)	
3.	Health and Safety report	
4.	Decision papers (open items) 4.1 Pukekohe Programme Business Case Overview – Review 4.2 Waiapu – Construction contract approval 4.3 Te Wero Wynyard Crossing Bridge – Post-project review	
5.	Governance matters (open items) 5.1 Director interests 5.2 Director meeting attendance 5.3 Minutes meeting held – 26 February 2025	
	Public meeting close and confidential meeting open	
6.	Chief Executive’s report (confidential items)	
7.	Decision papers (confidential items) 7.1 Wai Horotiu, Henderson – Project acquisition 7.2 Waiapu – Construction contract approval 7.3 Te Wero Wynyard Crossing Bridge – Post-project review	
8.	Governance matters (confidential items) 8.1 Director interests’ projects 8.2 Board action list 8.3 Board work forward programme 2025 8.4 Minutes meeting held – 26 February 2025	
	Meeting close	12.00pm

Apologies

At the time of publishing, apologies have been received from Councillor Angela Dalton.

Chief Executive's Report

Author: David Rankin

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

Westhaven Marina earns 5 Gold Anchors

1. Westhaven Marina in Auckland has reached an impressive milestone, becoming New Zealand's second marina to receive the coveted 5 Gold Anchor accreditation. This achievement marks a significant step up from its previous 4 Gold Anchor status, underscoring Westhaven's commitment to excellence in marina management and customer experience.
2. The Global Gold Anchor accreditation is an internationally recognised program that assesses marinas based on their services, procedures, and facilities, including feedback from customer surveys. Delivered in the Asia-Pacific region by the Marina Industries Association (MIA), the accreditation provides valuable insights for consumers regarding the level of service and facilities offered at marinas while also establishing industry benchmarks for marina operators.
3. Westhaven's steady progression from 4 Gold Anchors in 2022 to its newly earned 5 Gold Anchor accreditation in 2025 is a testament to its continuous investment in quality and customer satisfaction. It reinforces Westhaven Marina's position as a premier destination for boaters and marine enthusiasts, setting a high standard for marinas across the region.

Te Ara Tukutuku contamination update

4. By virtue of various historic agreements, Shell held an obligation to undertake the remediation of oil-based contaminants on the site most recently occupied by Stolthaven, on Wynyard Point, once that site was vacated and ceased to be used commercially. Those remediation works commenced in late 2022.

5. The independent environmental consultant engaged to oversee these works has this month reported that Shell’s works are complete. Certification is given that, in respect of the areas that Shell is required to remediate, being areas where oil-based contaminants were present as a result of Shells historic use of the site, “the land remediated by Shell is considered safe and meets the standards required under Environmental Laws for construction, occupation and use as public open space”.
6. This certification discharges Shell’s current obligation. Shell continues to have a contingent liability for any oil-based contamination discovered at a later date.

Urban regeneration alongside the Eastern Busway

7. The executive is progressing its programme of urban regeneration work on land at Pakūranga alongside the Eastern Busway. There has been significant progress in three of the major workstreams in connection with the project focused on council’s land surrounding the Pakūranga Plaza. Simpson Grierson continues to support the executive in connection with these workstreams.
8. The first relates to the revocation of the reserve status of the council-owned land currently utilised for car parking. In line with Reserves Act process, a public hearing chaired by an independent commissioner was held in November 2024 on the proposed revocation. The commissioner considered submissions received, heard those submitters who said they wished to be heard in support of their submission (the owners of Plaza, Sedar Properties, and the owner of Woolworths, GDL), and provided a report on the hearings to inform future steps. The commissioner did not support the objectors’ arguments. The commissioner agreed with Eke Panuku that the land does not have any or sufficient value as reserve and holding it as reserve is neither necessary nor appropriate. The revocation of the reserve status is at the discretion of the Minister of Conservation and the commissioner recommended that council proceed to seek this from the minister. The executive sought and received approval from the Policy and Planning Committee earlier this month to proceed to request this from the minister.
9. The second relates to the High Court claim filed by Sedar seeking declaration of private land use right over the reserve land. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] The hearing on the claim is scheduled for late 2026.
10. [REDACTED]
[REDACTED]



Central Wharves masterplanning engagement

24. In December 2024, the board signed off a project plan for the masterplanning of stage one of the Central Wharves. This included engagement, communications and technical workstreams over the period of four years. The team's focus over the first part of this year has been testing this stage in the context of Port Precinct Framework Plan. This has comprised fruitful discussions and engagement with the following stakeholders:
- Mana whenua partners – led by the Head of Māori Outcomes and the Priority Location Director, one-on-one hui with iwi mana whenua have been held with iwi who have expressed an interest in this kaupapa. We have organised and participated in two hīkoi around the project area over March, one led by Ngāti Whātua Ōrākei, and the second attended by representatives across several iwi. Shortly we will hold three design wānanga with mana whenua to test and challenge the Framework Plan. These discussions are ongoing and are central to the successful working relationship as we progress the masterplan and business case. To assist mana whenua in engaging in this process we have offered to support mana whenua technical consultants and two of the iwi have accepted this offer to date.
 - Council whānau kaimahi – we have designed and lead five sprint workshops with subject matter experts across the council group to test the ideas outlined in the Framework Plan. These have been focused around identifying gaps and updating known data and checking factual understanding. These have proven to be very constructive and useful for testing our previous assumptions and developing up further scenarios to test.
 - City Centre Advisory Panel – a workshop was held with the panel in February, preceded by one-on-one engagement with Heart of the City and City Centre Residents' Association as key stakeholders.
 - Local boards – as previously advised we workshopped the project with the Waitematā, Devonport-Takapuna and Waiheke Local Boards towards the end of 2024. Our next planned interaction with local boards will be to update them ahead of our public engagement period (see below).
25. The next step will be to test the Framework Plan with wider stakeholders and the public. This will occur from mid-April to mid-May and be centred around a series of activations on Queens Wharf to draw people to the site and start imagining future and transitional uses. There will be updated detail on the Eke Panuku Development Auckland and AK Have Your Say websites, along with a feedback form. This will be promoted through a communications and social media campaign. During this time, the team will reach out and meet with stakeholder groups across a wide range of sectors with an interest in the future of these spaces. These include nearby property owners, the urban design and development community, transport groups and the like.
26. In parallel to the above, Eke Panuku Development Auckland is progressing the technical workstreams, including investigating the infrastructure needs and challenges, implementing the first stage of our transitional use strategy, starting with the activations during April and May. We have engaged consultants to assist with providing and analysing material. This includes:
- CBRE – updating City Centre market insights and intelligence, investment pipeline data
 - Market Economics – economic assessment of the cruise sector in Auckland

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CCO Reform – Transition

38. We have now reached an important milestone in the Transition Programme and change process. The staff consultation document was released on 20 March with briefings for impacted staff and teams undertaken prior to release. The proposal is:

- Creation of an “Auckland Development Office” within the council – responsible for driving integrated implementation and delivery of quality urban development in the council’s identified growth priority areas and large-scale projects. The Office is proposed to include urban regeneration and transit-oriented development, commercial property management, council leadership on agreed large-scale projects (including greenfields) and property optimisation support for local boards.
- Creation of an Investment and Innovation Department within the council – focused on economic development and responsible for business attraction, economic transformation and industry/sector development support. With a vision of inclusive, innovative resilient economic growth for a prosperous Auckland.
- A reorganisation of responsibilities for the programming and delivery of events, placemaking and activations across the group. The proposal clarifies that Tātaki Auckland Unlimited lead regional programming and deliver all regional, major and mega events, and all events in the

city centre. Auckland Council Community Events team to deliver local and civic events. The proposed Auckland Development Office to deliver placemaking.

- Enabling functions – co-locating most core support services into council functional teams or Group Shared Services.
- Transfer of c.350 staff including Eke Panuku, Tātaki Auckland Unlimited economic development teams and some teams within council.

39. The ADO (working title) is proposed to be part of the Resilience and Infrastructure Directorate of Council, under Barry Potter (Director) and Parul Sood (Deputy Director). This implementation-focused directorate with close to 1500 staff, includes the following functions: Healthy Waters and Flood Resilience, Building Consents, Group Recovery, Engineering Assets and Technical Advisory, Waste Solutions and Emergency Management. It is proposed that the ADO is led by a General Manager, this is a new role that would be open for applications across the Council Group.

40. [REDACTED]

41. Work is underway to develop a governance framework for the ADO and to clarify who will make what decisions about urban regeneration and property – governing body, local boards, staff (under delegation) and advisory group (if applicable). The options to retain some independent commercial, industry and governance input to transactions, masterplanning and commercial opportunities are still being worked through.

42. A corporate sub-workstream led by Carl Gosbee is working through the closure of Eke Panuku, audit requirements, accounting and reporting, systems, policies, processes and support services. Mayne Wetherell has been appointed as legal advisors to assist and guide officers through the transition.

[REDACTED] has been approached to offer independent legal advice for the Board. At this stage it is envisioned the Board will meet with [REDACTED] and secure advice to enable directors to continue in their roles until the end of the June. It is likely the June board meeting will contain decision papers for the board to approve the sale of all the Eke Panuku assets and liabilities to Auckland Council, on an arm's length basis, and then to approve a dividend payment to the shareholder, effectively cleaning out the balance sheet. After making these decisions the Board Directors will likely individually resign their roles as of 21 June 2025. Auckland Council as shareholder will appoint new directors to facilitate the administrative function of closing the company i.e. the final annual report and audit. We will keep the board apprised as the planning for the transition of all Eke Panuku operations into Auckland Council progresses.



Monthly reporting pack

Period ending 28 February 2025

Executive summary

Programme

- A capex budget of \$98.9m has been agreed with Auckland Council, which has been distributed across our programmes and projects. \$86.6m has been allocated to the regeneration locations, which is in line with the reprioritisation work completed earlier in the year and \$12.3m to the renewals programme. Total spend for February was \$4.4m, year to date \$48.0m which is tracking \$3.4m behind phased budget.
- 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 February was \$1.2m, year to date \$10.5m. There is a \$0.8m expected saving this year in the Central Wharves programme due to the time spent in establishment of the programme and team setup which we will be looking to defer to next year.
- Sales target for this year is \$76m, made up of \$60m from general assets and \$16m from the regeneration locations. Sales in year total \$8.1m. Asset sales continue to be challenging in the current environment.

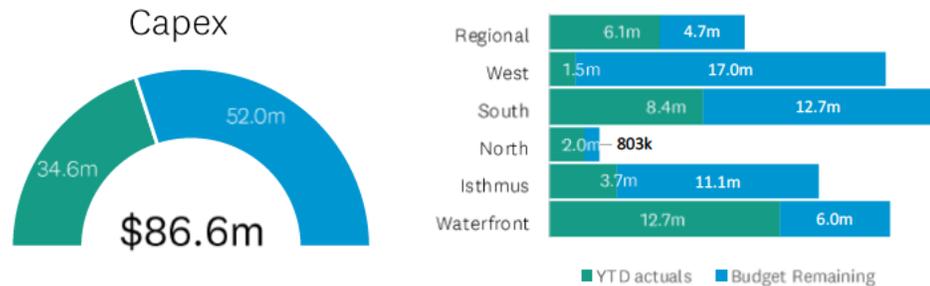
Company wide financials

- Expenditure to date is tracking \$3.2m 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 \$18.5m, which is \$5m favourable to phased budget.

People and Culture

- Our overall FTE is 233.5. This includes our actual FTE of 219.4, 2 contingent workers in FTE roles and 12.1 vacancies.
- The average occupancy for the month was 63%, from a target of 60%.
- Our employee assistance programme Instep saw an increase in new cases this month from 5 to 8, with ongoing cases increasing from 4 to 5 this month.

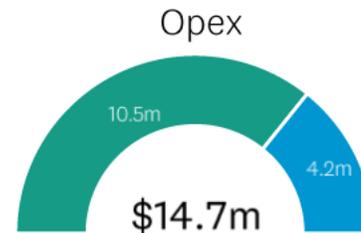
Regeneration summary



Regeneration capital spend to the end of February was \$34.6m, this is \$5.8m behind phased budget. A contributing factor to this underspend relates to supplier pricing in a competitive construction market. A number of projects have come in lower than budget estimates, which amounts to approximately \$2.5m year to date. Spend in February was \$4.4m. Significant spend to date is made up of the following projects:

- Westhaven Seawall upgrade \$7.0m, which is \$1.8m ahead of phased budget. The project was completed in January 2025 and was under budget.
- Te Ara Tukutuku \$3.0m, which is behind phased budget by \$3.4m and is currently forecasted to be \$4.6m under budget in the year. The contamination remediation process has been slower than anticipated which has delayed the start of enabling works.
- Water Edge Response on the Waterfront, including the swimming pool and jump platform. Spend in the year is \$1.8m, which is on budget. The pool opened on time in December 2024.
- Waiapu Precinct in Onehunga is \$1.2m and is tracking ahead of phased budget by \$0.2m.
- In Old Papatoetoe, construction works are complete on the Chambers Laneway upgrade, with \$2.3m spend in year and was within budget. Works continue on the Cambridge Terrace extension with \$1.7m spent to date. The Stadium Reserve project has \$0.6m spend to date.
- Hobsonville wastewater treatment plant upgrade is well underway. Spend to date is \$4.6m, which is \$0.3m ahead of phased budget.
- Roulston Park upgrade is underway with \$1.3m spend to date, construction is still on track to complete in May 2025.

The programmes include transform & unlock and urban redevelopment sites



Regeneration opex spend in February was \$1.2m and year to date is \$10.5m

- The Central Wharves programme is \$0.8m behind budget and is forecast to underspend \$0.8m in year. The under spend will be carried forward to FY26.

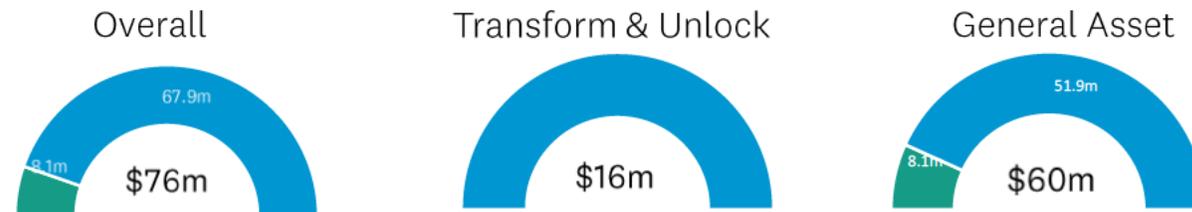
Some unplanned transactions in the regeneration opex area have occurred in year due to changes in accounting treatment, a one off revenue recognition of \$3.2m and an expense of \$2.6m for a previously capitalised cost.

- A property in Northcote was long leased for 125 years and settlement has been made by the purchaser. Financial control have asked us to recognise the entirety of the lease revenue in FY25 and not spread it over the term of the lease as per budget, this \$3.2m of revenue has been recognised.
- Accounting advice from PWC confirmed that the costs of sale of the Downtown Car Park totalling \$2.6m, which Eke Panuku treated as a capital expense must now be treated as an operating expense.

In addition significant scope and design changes have been made to a project in Henderson which has resulted in 2019-2022 project costs to be written back to operating expense \$0.7m.

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

Sales



There were no unconditional asset sales in February 2025.

Total unconditional asset sales for the year to date are at \$8.1m.

The sales target is 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. It is likely that in some places 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, when combined, pose a risk to the programme. These risks refer to the overall status bar and includes an explanation comment.

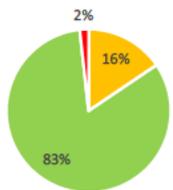
The table also provides a summary of the number of projects within each programme that are in either Initiate, Plan or Deliver phases, and the RAG status for those projects in relation to overall status, cost, schedule, scope and risk.

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

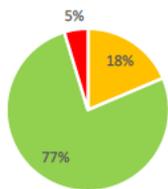
Portfolio summary by PMF Phase

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 194 projects across these phases. Overall, 83% are on track, 15% are at risk and 2% are critical.

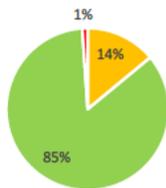
Initiate - 58 projects



Plan - 43 projects



Deliver - 93 projects



	Overall Status	Cost	Schedule	Scope	Risk	Issues
North (12)						
Northcote (7)						
Takapuna (5)						
West (18)						
Avondale (7)						
Henderson (11)						
Waterfront (30)						
Waterfront (30)						
Isthmus (36)						
Maungawhau (1)						
Onehunga (18)						
Panmure (17)						
South (46)						
Manukau (24)						
Papatoetoe (10)						
Unlock Pukekohe (12)						
Regional (39)						
Corporate Property (4)						
Eastern Busway TODs (6)						
Haumaru (1)						
Ormiston (3)						
Property Optimisation (13)						
Supports (12)						
Regional Renewals (13)						
Renewals (13)						

Ormiston is at amber due to the scope, schedule and FY25 budget requirements will be confirmed following a review of Todd's development timetable and revised Scheme Plan.

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.

Henderson is at amber due to a range of setbacks and delays on site sales, public realm and placemaking programmes have all made the Henderson programme experience an overall lack in progress compared to baseline expectations.

Avondale is at amber due to outstanding land acquisition issues and the procurement process for the Te Hono Community Hub. 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 arising from project works being delivered by CRL. These risks arise from uncertainty on urban realm quality, CRL project completion timing and the approval to transfer land to Auckland Council to enable urban renewal delivery.

Panmure is at amber due to development feasibilities impacted by development contributions and a subdued property market resulting in delays and impacting outcomes for development sites and forecast capex spend for FY25 is at risk.

Haumaru Housing is at red as the future funding of the development model for the programme has yet to be determined.

Supports is at amber due to the implication of possibly not reaching the FY25 sales figure target. 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.

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.

Companywide financials

Expenditure



Expenditure year to date is \$25.9m, which is tracking \$3.2m behind phased budget.

People costs are \$2.0m behind budget due to 12.1 vacant roles. There is also budget for additional staff to work on the Central Wharves/Port project this year. This has not been required to date.

There are a number of other expenditure categories with current savings to budget. Consultancy \$0.6m, board costs \$0.1m, audit \$0.2m, marketing and comms \$0.2m and information systems \$0.1m. At this stage, we are expecting there to be an underspend in year.

Managed Property Surplus



Managed Properties net surplus year to date is \$18.5m, which is \$5.0m ahead of phased budget.

- **Commercial Property Portfolio** at \$17.5m surplus, this is \$7.2m ahead of budget. Revenue is up \$5.2m due to properties that were expected to have left the portfolio or be vacant, currently being tenanted. Expenditure is currently tracking \$2.0m behind budget, there may be some savings in spend in year.
- **Business Interests** at \$4.8m surplus is tracking \$0.2m ahead of budget.
- **Marinas operations** at \$6.1m of surplus are (\$0.5m) behind budget. Revenue is currently \$0.5m under budget, this has shown an improvement in the last 2 months with more boats at Silo Marina, but there is a risk that revenue will be under budget by year end.
- **Marina Trusts** at (\$1.2m) surplus is (\$1.1m) 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.

Capital Renewals



Capital renewals are tracking \$1.0m ahead of full year budget with \$13.4m spent to the end of February. The overall capital spend, including regeneration is still expected to meet budget.

Significant projects that make up this spend are from the Shed 10 structural renewals at \$2.1m and the Wynyard Crossing upgrade at \$8.6m.

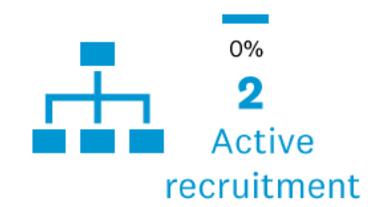
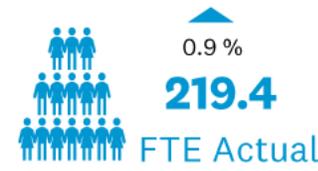


Revenue



Revenue year to date is \$13.5m, which is \$0.4m ahead of phased budget. Recharges to Council projects are slightly ahead of plan.

People and Culture



Our overall FTE is 233.5. This includes our actual FTE of 219.4, 2 contingent workers in FTE roles and 12.1 vacancies.

Of the 12.1 FTE vacancies:

- 2 positions are being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process
- 7 positions are being held (Receptionist, Operations Manager, Development Manager, Senior Project Manager, Head of Property Portfolio, Senior Strategic Project Manager and Principal Regenerative Design Lead)
- 1 is the home role of a seconded employee (Property Transaction Advisor)
- 2.1 positions are vacant (Bridge Controller, Casual Marina Dockmaster and Marina Crew Dockmaster)

Staff turnover has decreased from last month from 8.46% to 8.1%.

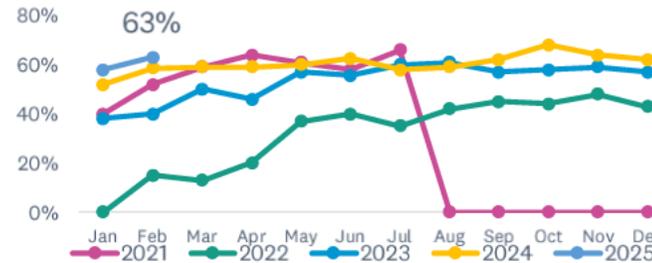
Office occupancy has increased from 58% in January to 63% in February.

This month, as part of our commitment to developing our People Leaders and supporting growth, we have supported technical training requests which align to employee development goals.

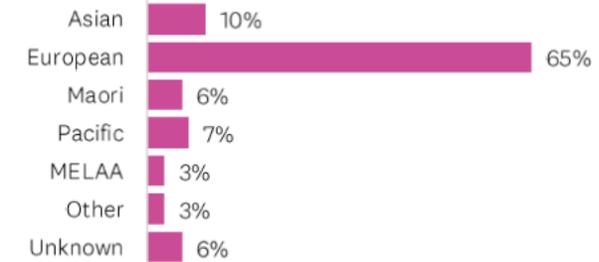
FTE Figures

FTE			Non FTE		
FTE Actual	Contingent in FTE	Vacant roles	Contingent in non-FTE positions	Contingent covering employee leave	Vacant non-FTE positions
219.4	2	12.1	12	4	0
233.5			16.0		

Office occupancy



Ethnicity



Instep EAP usage



Training budget \$324k

\$117.4k

36% spent YTD

Eke Panuku employees can access free confidential counselling support on professional or personal matters through our Employee Assistance Programme, Instep. This month, new cases increased from 5 in January to 8 in February. Ongoing cases have increased to from 3 to 4.





Spatial delivery plans

Activity on our programmes is updated each quarter.
The plans currently show activity from quarter 2 (Oct to Dec 2024).

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.

HLPP BOUNDARY



Community Hub and Cadness Reserve upgrade – Resource consent was lodged in December 2024. The Kaipātiki Local Board, stakeholders and the community remain supportive of the design. The groups currently leasing space in the building will be relocated to the old hall on the corner of Ernie Mays Street and College Road in February 2025. This enables the deconstruction of the Norman King building to proceed and provide ongoing service for the community while the construction of the new community hub takes place. The lodgement of resource consent was one of our FY25 capital milestone targets.

Northcote town centre streets – Extending Ernie Mays Street, a key part of the road network. Developed design began in October 2024 and is expected to be completed by the end of Q3. Lodgement of resource consent will follow. The deconstruction of three buildings will take place between February and June 2025, to enable the first stage of construction to commence in mid-2025.

Northcote Town Centre development – Following the testing of a new strategy for development, negotiations are underway with parties looking at three development sites within the Northcote town centre.

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



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

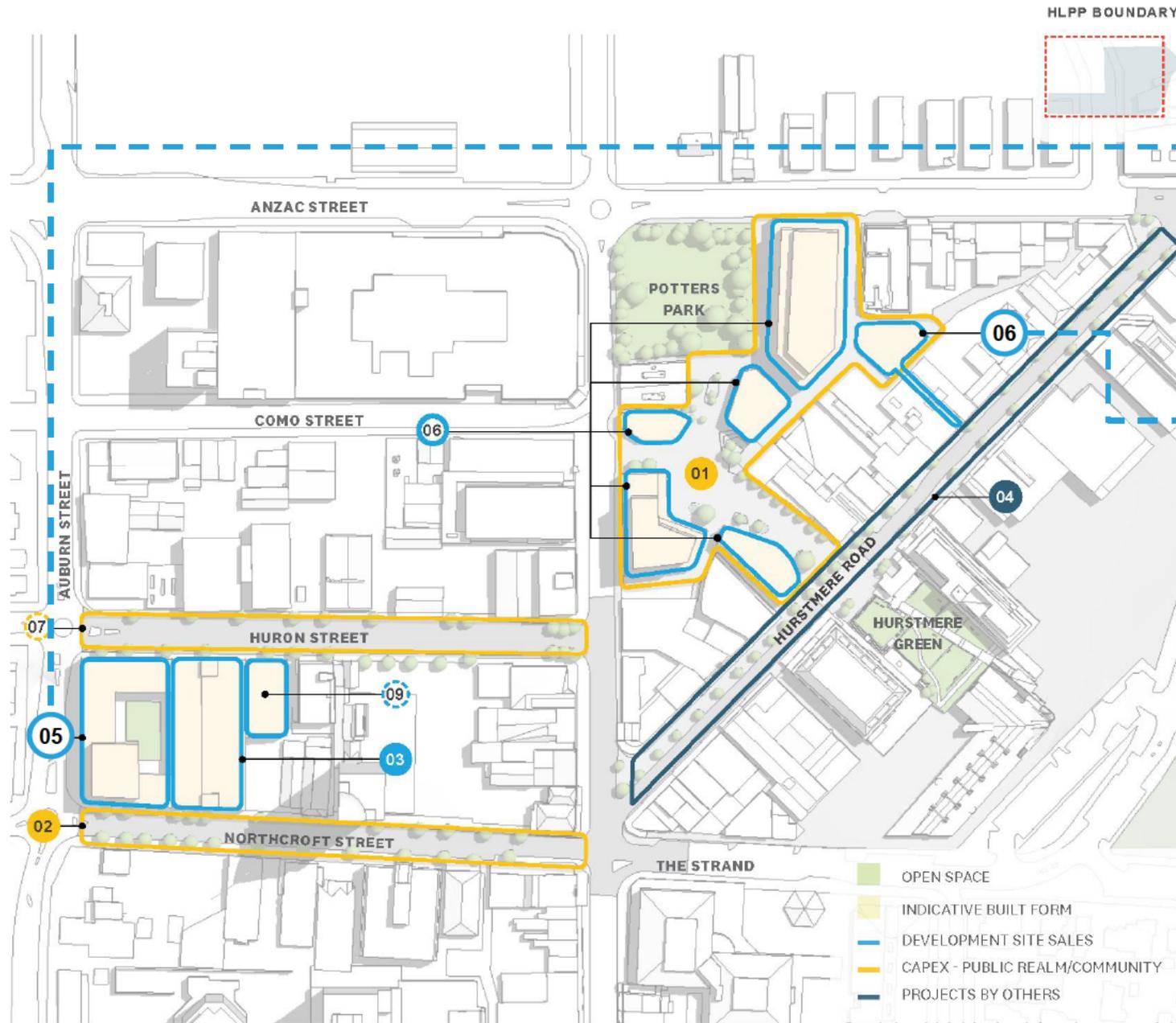
- 01 WAIWHARARIKI ANZAC SQUARE
- 02 NORTHCROFT STREETSCAPE UPGRADE
- 03 TOKA PUIA CAR PARK
- 04 HURTMERE ROAD UPGRADE (AT)

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



HLPP BOUNDARY

Auburn Street developments
 A project to deliver high density, high rise residential and commercial outcomes. The developer of the Auburn Street development is working to satisfy the conditions of the development agreement.

Anzac Street Development site

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

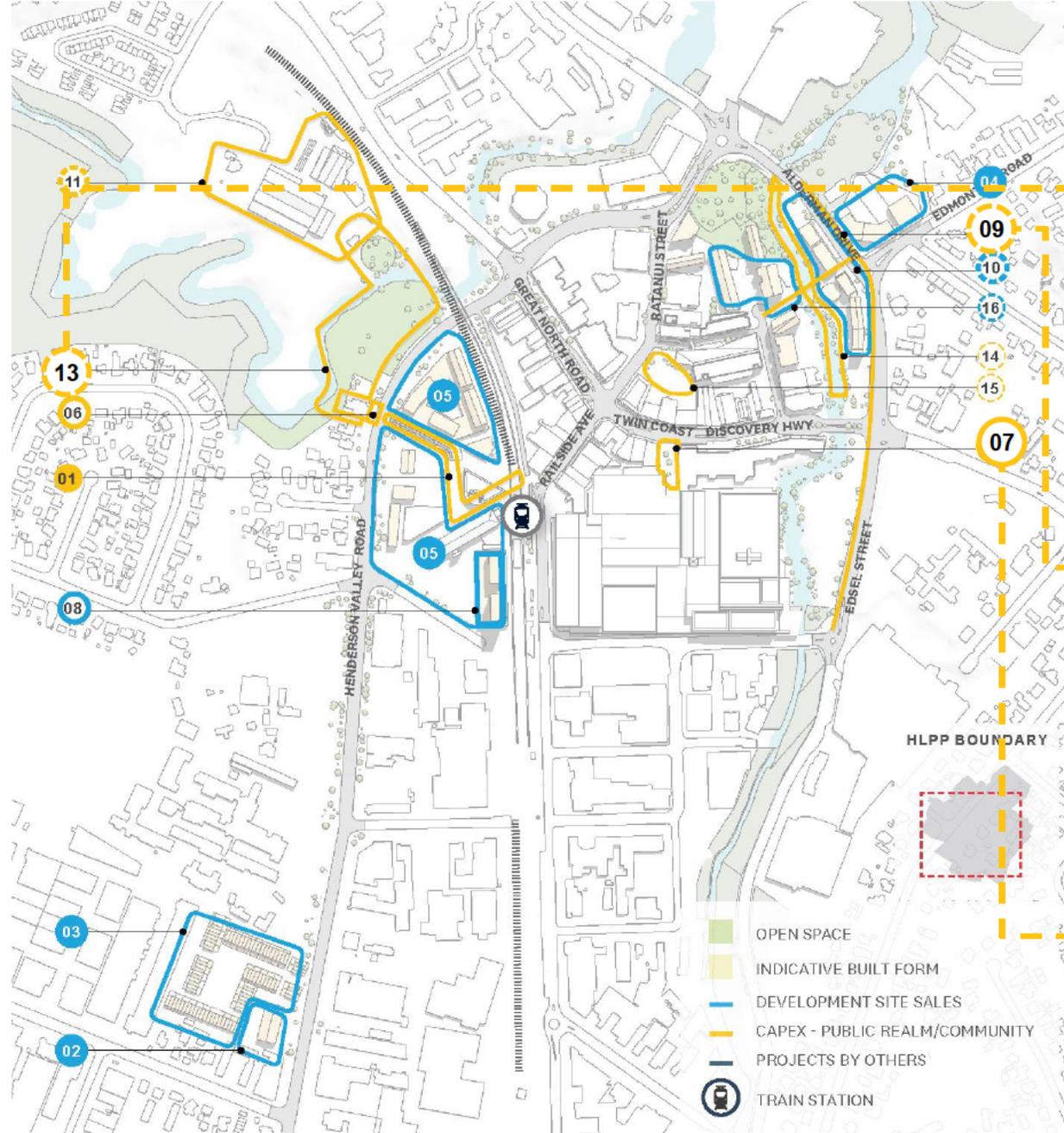
- 06 HENDERSON VALLEY ROAD ENHANCEMENT
- 07 CATHERINE PLAZA UPGRADE
- 08 1C SMYTHE SITE SALE

MEDIUM TERM: FY 2026

- 09 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



Opanuku Link - This project currently includes a new bridge for walking and cycling, a new playground and a shared cycleway, improving the connectivity between the Corban Estate and the Henderson Train Station and town centre. The project parameters are being reset following an alternative options presentation to PSG in December 2024. A change request is currently being prepared to reset the project scope and timing.

Wai Horotiu Henderson Connection - A project which includes a bridge over Oratia Street and elevated connection in Newey's Reserve. Developed Design was approved in December 2024 and the Final Business Case is expected to be approved in February/March 2025. The Final Business Case will include additional land acquisition costs to align with the updated valuation of the West City Carpark and reduced construction costs.

Catherine Plaza upgrade - A project to support the vitality of the town centre businesses. Following resource consent approval in September 2024, Engineering Plan Approval and building consent application were both lodged towards the end of 2024. The SOI capital milestone deliverable of commencing construction remains on schedule to commence by 30th June 2025.



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

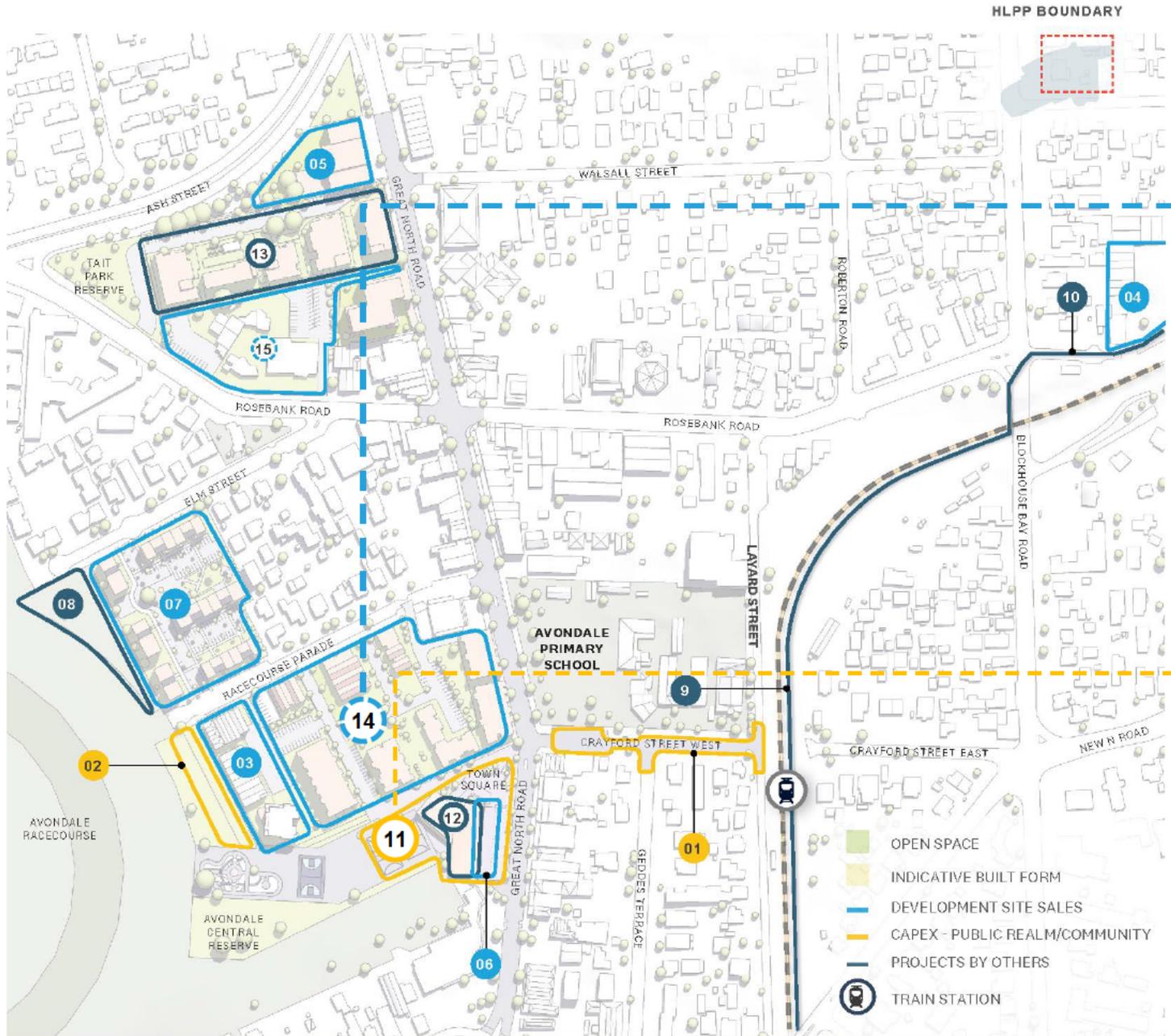
- 11 AVONDALE CIVIC PRECINCT (AVONDALE TOWN SQUARE, CRAYFORD LANE, AND PLAYGROUND)
- 12 TE HONO LIBRARY & COMMUNITY HUB (AUCKLAND COUNCIL)
- 13 Highbury Triangle - Housing for Older People (Kāinga Ora)

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 – Eke Panuku and the development partner have not yet been able to reach agreement on design issues relating to the mixed-use residential development. Further steps are currently being considered to progress the project.

Te Hono – Avondale community hub and town square – Enabling works relating to the deconstruction of the shops at the site are underway and are expected to be completed late February/March 2025. Construction procurement process is also underway.

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 Drafting of an agreement with Whenua Haumi Limited Partnership, which has right of first refusal on the three mixed-use development sites is underway. This will be presented to Whenua Haumi following approval of the transfer of the three sites from the City Rail Link Sponsors (CRL) to Auckland Council. A draft plan for transitional use of development sites post CRL project completion is now 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

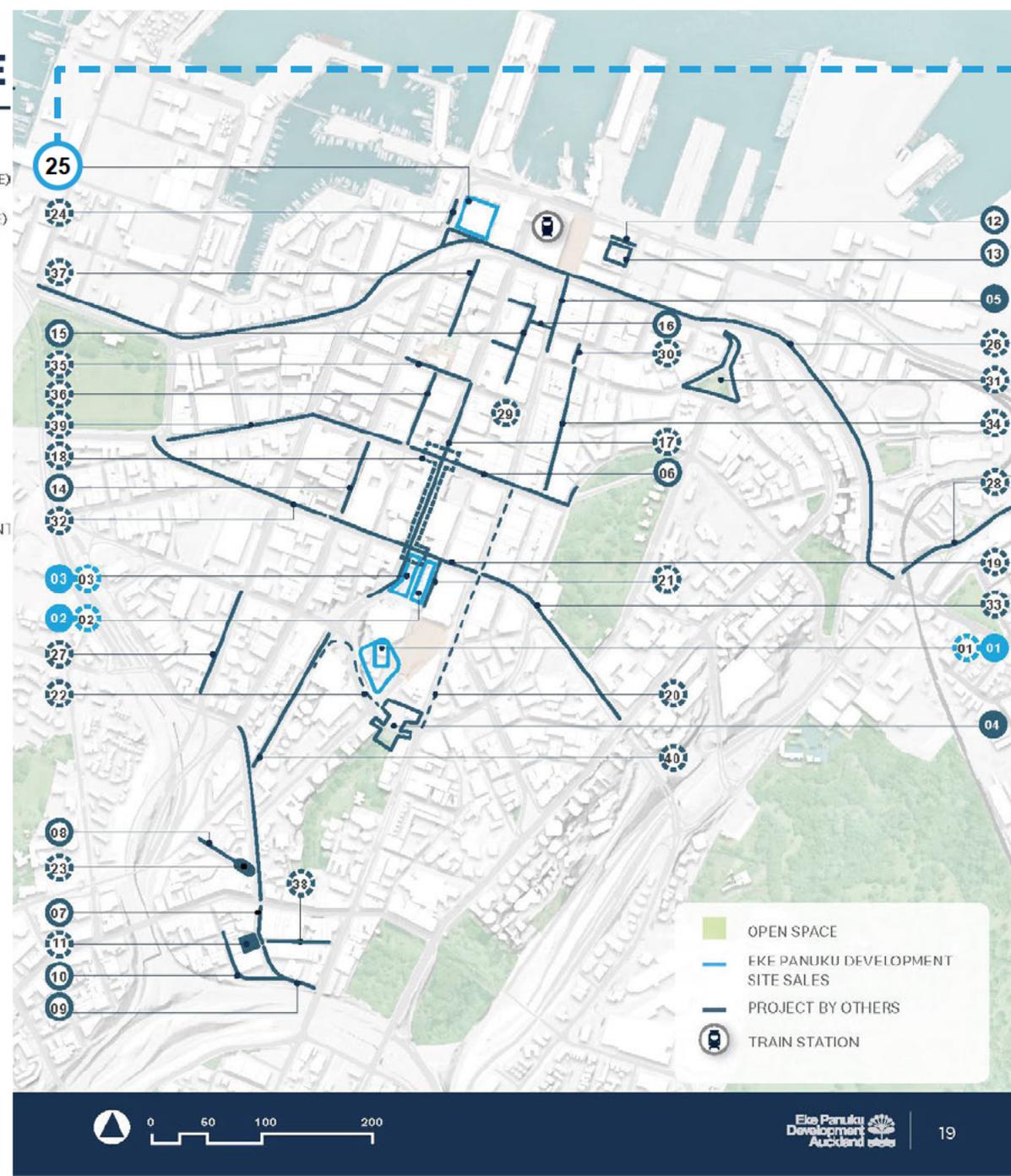
- 01 CIVIC ADMINISTRATION BUILDING DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 02 BLEDISLOE HOUSE REDEVELOPMENT DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 03 CRL OSD: SYMPHONY CENTRE - DEVELOPMENT AGREEMENT (CORPORATE PROPERTY PROGRAMME)
- 04 MYERS PARK UNDERPASS
- 05 LOWER QUEEN ST UPGRADE

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 WAIEMATA 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



Downtown Carpark - The development agreement is now unconditional. Work is underway between Precinct Properties, Eke Panuku, and Auckland Transport.

City Centre Action Plan has been updated in response to the Long Term Plan decisions. The plan has been endorsed by Steerco.

The precinct regeneration plans to support cross agency development sequencing and investment are underway and are expected to be completed by the end of June 2025.

Initiatives to support existing residents and encourage future residential growth in the city are progressing with a comprehensive update presented at the December 2024 City Centre Advisory Panel meeting.

Work is progressing on improving the **experience of the city centre** with the completion of an integrated city centre safety and wellbeing action plan, which sets out a clear governance structure and clarifies roles, responsibilities, and resources. The plan has been endorsed by Auckland Council's Regulatory and Safety Committee, with \$2 million per annum in additional funding allocated through the City Centre Targeted Rate (CTTR) over the next two financial years. A monitoring programme in place, supported by a dedicated resource within Council.

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 works programmes are being reviewed.

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 JELICOE STREET MIXED USE
- 22 WILLIS BOND 'EAST 2' RESIDENTIAL

Westhaven Seawall Upgrade - Project completed ahead of schedule in January 2025. Part of a wider marina enhancement programme the seawall is designed to protect people, buildings and boats from rising sea levels and severe storms - it has also created a more attractive and functional waterfront space for people to enjoy.

Te Ara Tukutuku (Wynyard Point) design - Resource consent for enabling works was granted in January 2025. The contract for Stage 1 - early works has been awarded and works on site is expected to start in February 2025, linked to completion of certification in relation to contamination treatment.

North Wharf development site -

Swimming facility at Karanga Tidal Steps - The Karanga Plaza tidal pool, and jumping platform opened to the public on 20th December 2024. The pool's design incorporates safe swimming zones, swimming lanes, a jump platform, and facilities that ensure a comfortable visit for everyone. It was completed on time and within budget.

The Eke Panuku team worked with Tataki Auckland Unlimited colleagues to enable a successful Sail GP event on Wynyard Point.

Precinct Stage 3 development - Works are likely to complete ahead of schedule and due for completion in February 2025.

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 - New supermarket development. A conditional development agreement with Woolworths was executed in June 2024 and conditions of the agreement are being progressed. An integration agreement, setting out construction along boundaries is close to being finalised.

Civic precinct, Te Pumanawa o Onehunga - Work is underway on the initial design of the town square, hall and youth space.

Waiapu Precinct - Mixed-use residential, commercial developments and new public space, including a playground and connections across the town centre. The public realm and enabling works are progressing well. Construction works are expected to start in April 2025.

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. Acquisition of the remaining 3 sites is progressing.

Onehunga wharf public space - A final business case for the delivery of public space on Onehunga Wharf was approved in November 2024. The first stage of works, which don't require resource consent, are being progressed and delivery is expected in FY26. This will enable the new space to be accessible to the community sooner. It will also help support conversations with stakeholders and the community about how the space could be used.

Work is underway with Auckland Transport and the Maungakiekie-Tāmaki Local Board around the public transport network in **Onehunga town centre**. Investigations are underway for the most suitable area for bus/public transport stations and stops.



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

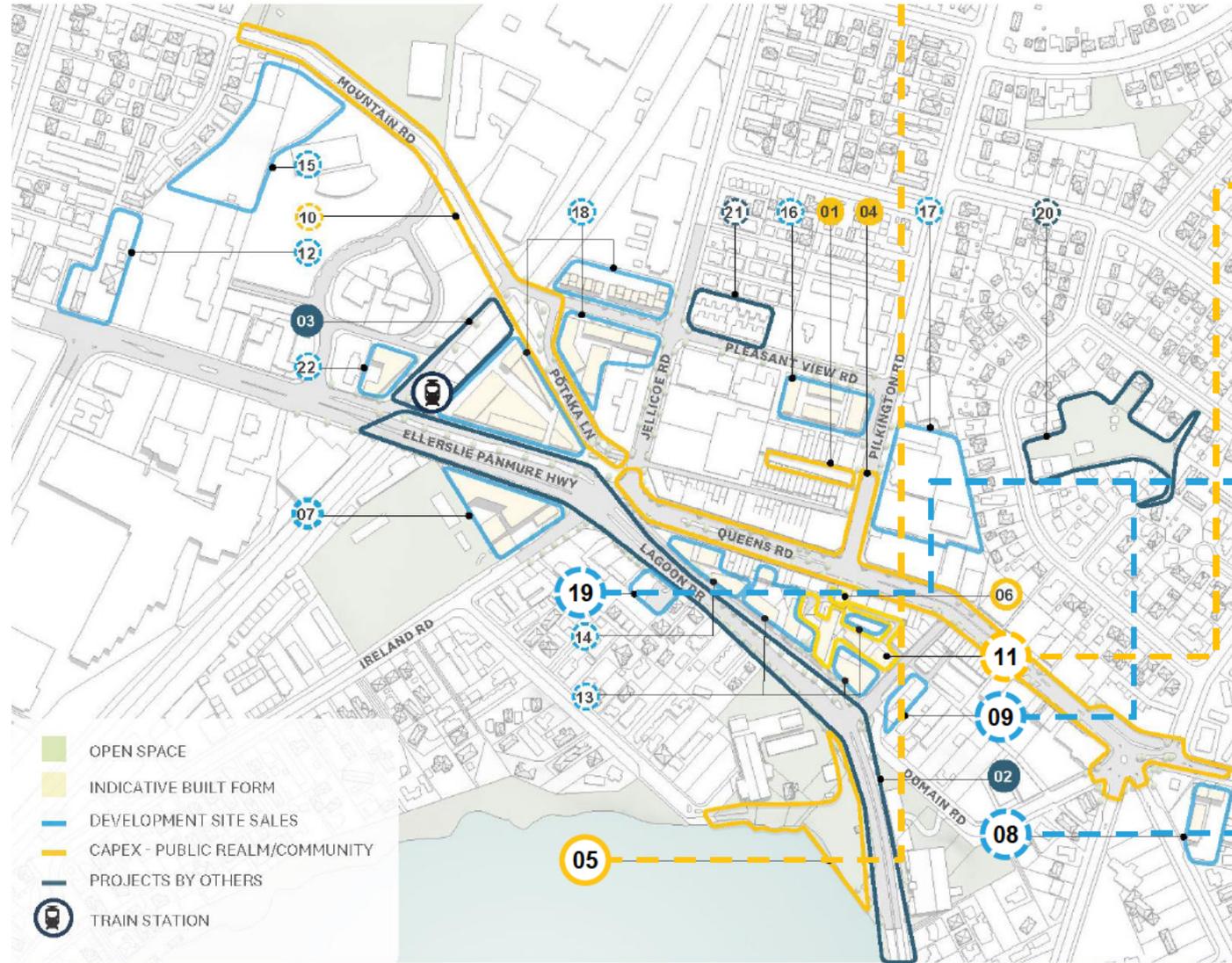
- 05 LAGOON EDGE RESERVE UPGRADE
- 06 PANMURE TOWN SQUARE

MEDIUM TERM: FY 2026

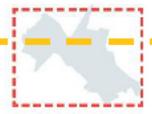
- 07 535 ELLERSLIE PANMURE HIGHWAY SITE SALE
- 08 3 KINGS ROAD SITE SALE
- 09 10 BASIN VIEW LANE SITE SALE

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 Edge Reserve Enhancement
We are on track to commence construction this financial year. Draft consent conditions have been received and an engineering approval application has been lodged.

Basin View Square
Deconstruction of the upper levels of 71-79 Queens Road will start in May/June 2025 to create phase one of the town square. This first stage of the town square (which will create a visual connection to the basin) will enable testing of this space ahead of the permanent town square to be developed as part of the Basin View Precinct development.

Lagoon Drive & Basin View development sites
The sites are expected to be taken to the open market in March/April this year if market conditions improve. Due to the difficult property market, it is unlikely that conditional agreements will be achieved this financial year.

Kings Road development site
The developer has withdrawn from the conditional development agreement due

Proposed development contribution increases also contributed to the decision to withdraw. We are exploring an opportunity to lodge resource consent for the development prior to May 2025 and then take the property back to the market.

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

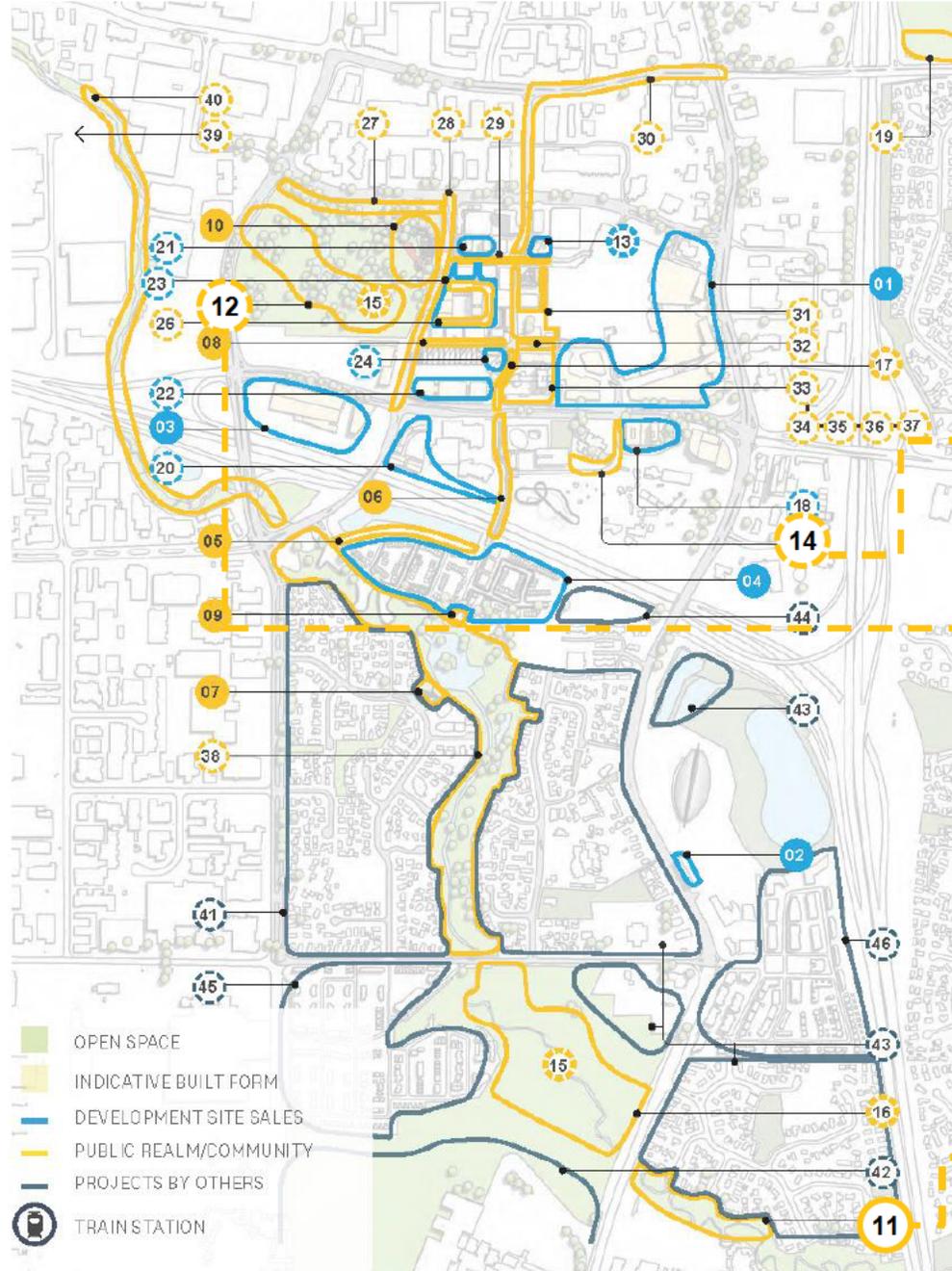
MEDIUM TERM: FY 2026

- 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



13 20 22 24

Development sites at 9 Osterley, 10 Putney, 33 and 50 Manukau Station Road are being progressed including go to market strategy approvals by Eke Panuku Board. Subject to market conditions marketing campaign to commence in March/April this year.

Karina Williams Way - Resource consent was granted last quarter, and an Engineering Plan Approval has now been lodged. We anticipate launching the construction tender process in February/March this year, and works are expected to commence later in the year.

Hayman Park wetland works - Resource consent was lodged in April 2024 and we are continuing to work with Auckland Council to obtain resource consent.

Mannix markets - A celebration of community and culture, located next to the Hayman Park Basketball Court kicked off late January 2025. A perfect event for families and friends to enjoy shopping, entertainment, and delicious food. Eke Panuku had a stall to engage directly with the community.

Puhinui Regeneration - The Aka Raataa Stage 1 Raataa Vine - Procurement for construction has been completed. Works are expected to be completed in FY26. This is one of our FY25 capital milestone targets.

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

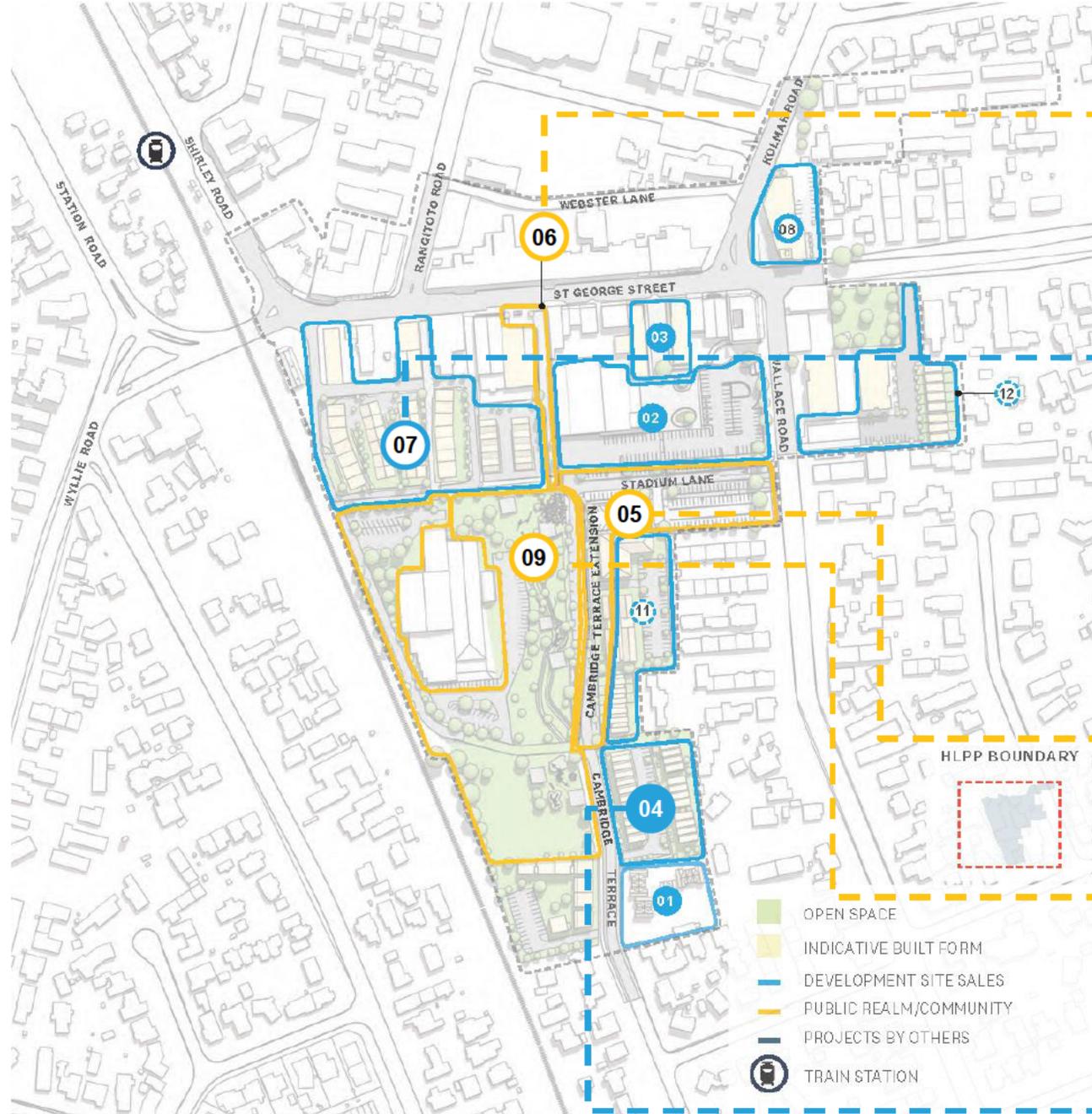
SHORT TERM: FY 2025

- 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 are progressing well. Construction is expected to be completed February/March 2025. Construction completion is one of our FY25 capital milestone targets.

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

Cambridge Terrace extension and carpark – A project which includes upgraded streetscape, laneways and shared path / cycleway. Construction works began in October 2025 and are expected to be completed in May 2025. The construction commencement is one of our FY25 capital milestone targets.

The Stadium Reserve upgrade – A project to create a new accessible playground and additional parks infrastructure to encourage visitation from a wide range of age groups. The construction contract was awarded in January 2025 and works are expected to start in February/March 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

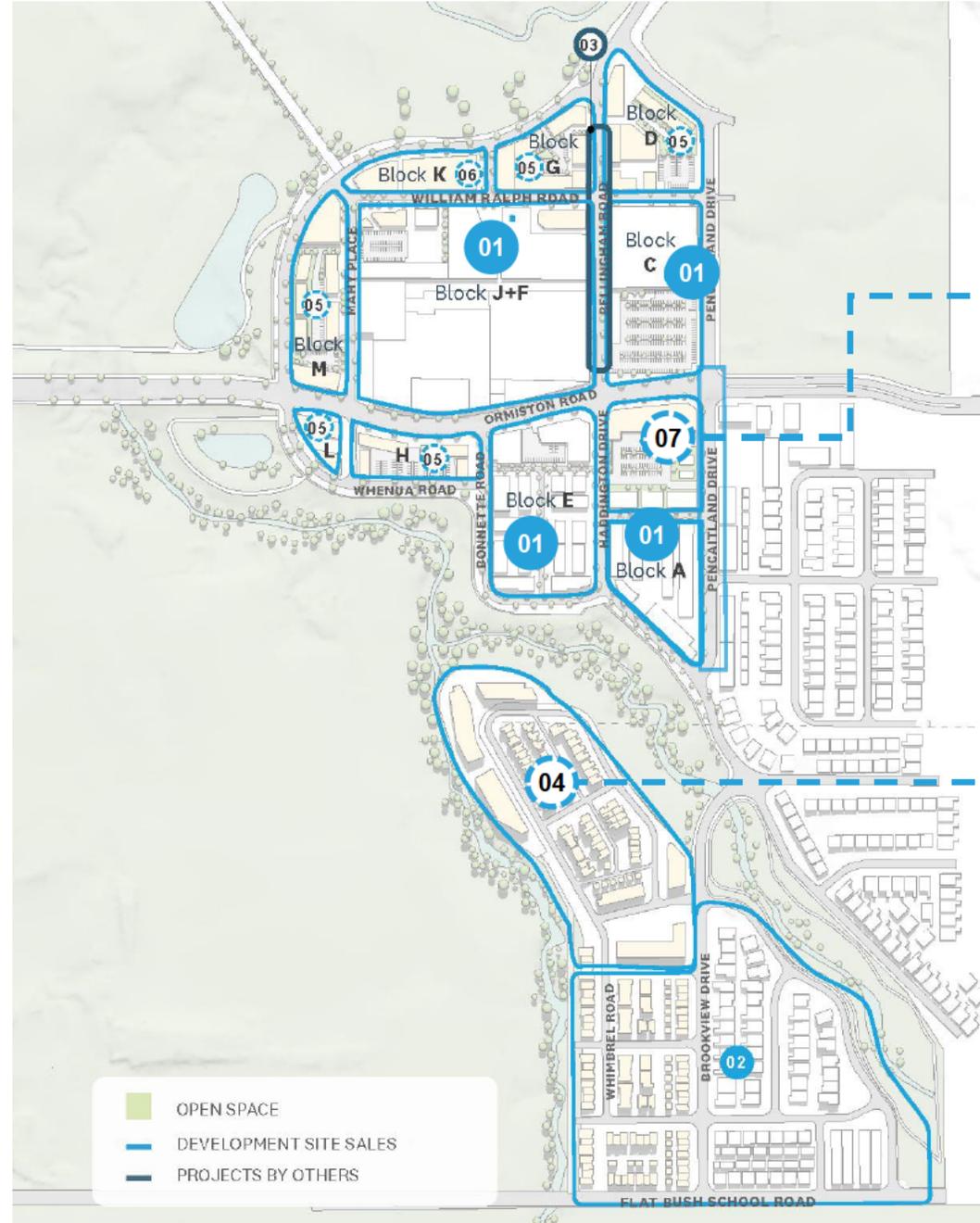
- 03 BELLINGHAM ROAD WORKS (AUCKLAND TRANSPORT)

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)



01 Ormiston town centre - The Bellingham Road extension has been opened.

65 Haddington Drive, Ormiston - The site will be taken to the market in FY25, subject to the prevailing market conditions.

56 Brookview Drive (formerly Stages 2/3 66 Flat Bush School Road) -

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

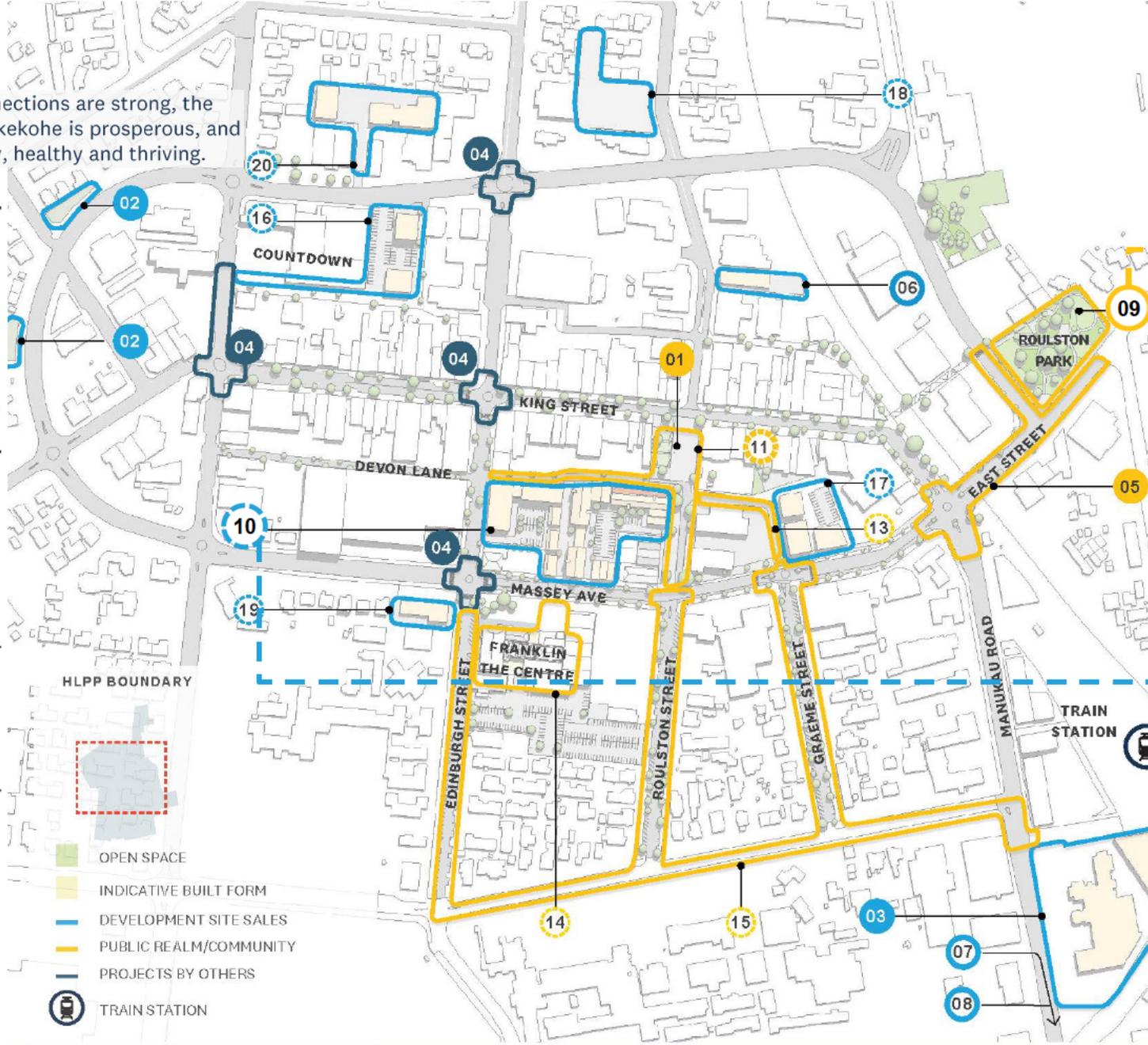
- 06 9 HALL STREET SITE SALE
- 07 174 - 182 MANUKAU ROAD
- 08 2, 4 SVENDSEN ROAD
- 09 ROULSTON PARK UPGRADE

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



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

Roulston Park Upgrade - A new all-age friendly play opportunity in the park and pedestrian crossing on Stadium Drive. Construction works commenced on the park upgrade in November 2024 and are progressing well. Completion is expected in May 2025. Construction commencement was one of our FY25 capital milestone targets.

Edinburgh superblock - A large central development site.



EASTERN BUSWAY TODs PROGRAMME

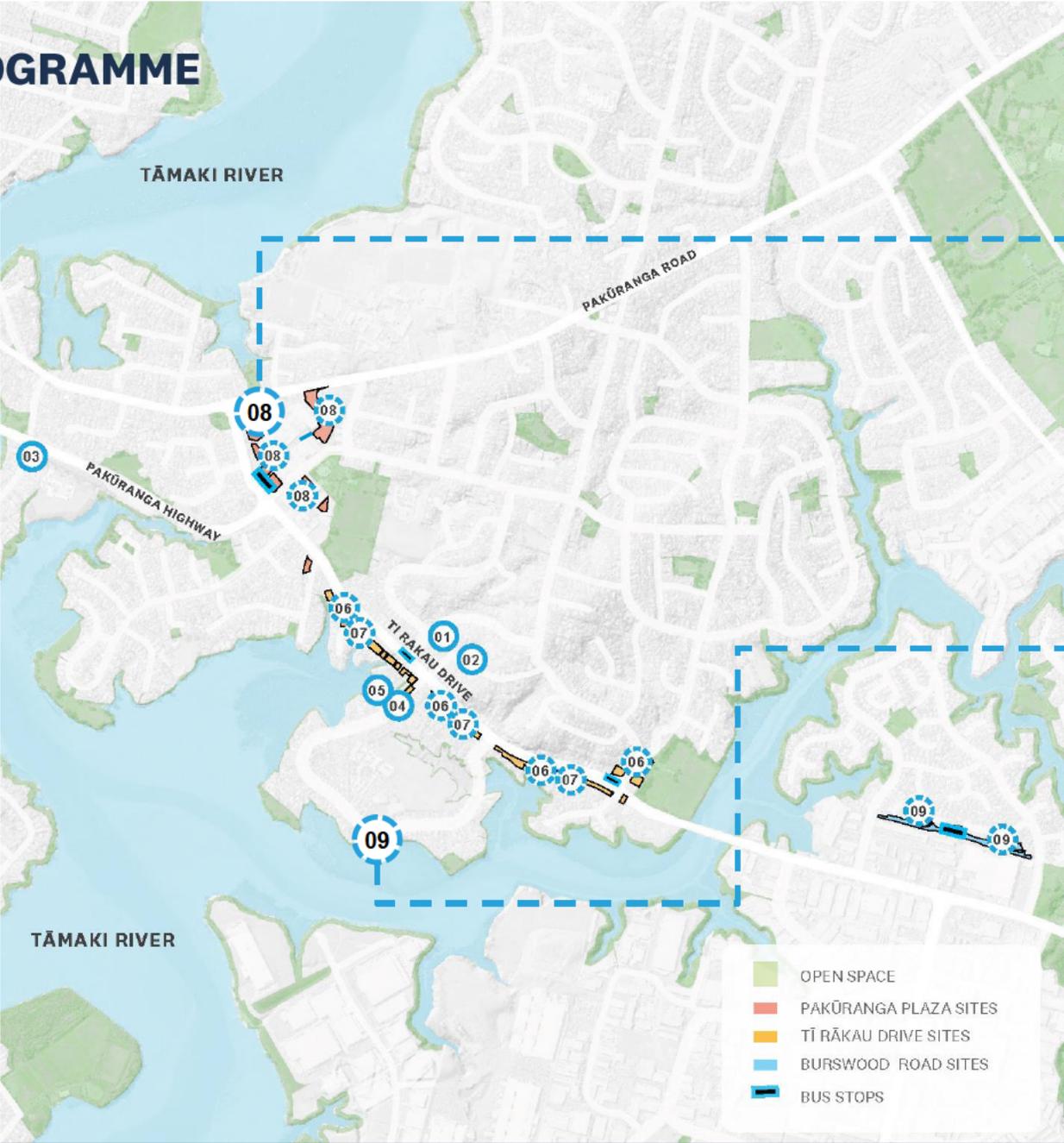
Vision To revitalise neighbourhoods within the Eastern Busway corridor and to create healthy, sustainable and vibrant communities.

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 – On 27 November 2024, an independent commissioner heard submissions on the proposal to revoke the utility reserve status of council owned land at Pakuranga Plaza. Prior to the hearing, elected representatives were given a high level project update, which informed the recommendation to the Policy and Planning Committee.

Burswood Road, Pakuranga –

Botany Sales –

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

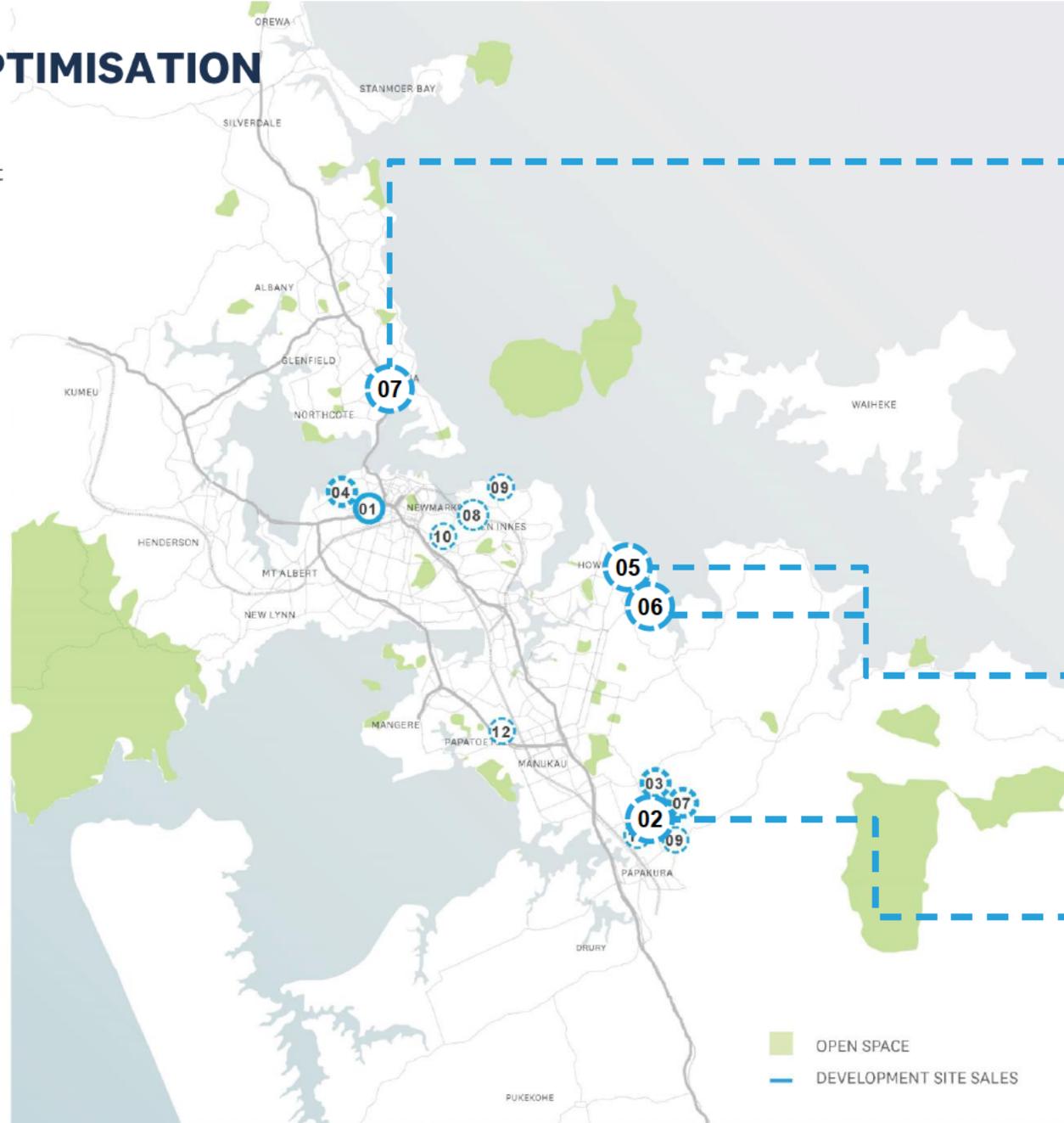
- 01 2 POMPALLIER TERRACE, PONSONBY

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 Devonport / Takapuna local board resolved to progress sale of the Mary Thomas Centre to upgrade a facility on the existing library site. Staff are progressing that sale. A traffic engineers' report has been received and will help inform vehicle access and loading issues

Kohi Forest – The Ōrākei Local Board at its November meeting, approved the disposal of 207 Main Highway, Ellerslie and part of 70/14 Abbotts Way, Remuera under the service property optimisation framework.

17W Hawke Crescent, Beachlands and 39R Pohutukawa Road, Beachlands – Work is underway to prepare to take the sites to market in 2025.

Ardmore Hall, 177 Burnside Road & Bell Field, 587R Papakura-Clevedon Road, Ardmore

326 Aumoe Avenue, St. Heliers – The Ōrākei Local Board at its November 2024 meeting, approved the disposal of 326 Aumoe Avenue in St Heliers under the service property optimisation framework

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, PAKAKURA



Bledisloe House - 24 Wellesley Street, Auckland City - We are working with MRCB on gaining access from early 2025 to remove all sunshades from the building and repaint the frames. Eke Panuku has agreed to a contribution [redacted] to the transformer relocation work to ensure Council and Auckland Transport have independent supply for the Aotea Square and carpark.

35 Coles Crescent, Papakura - [redacted] The property is being prepared for sale and, subject to the prevailing market conditions, will be taken to the market in early FY26.

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 Construction of 52 new one-bedroom units is progressing well.



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

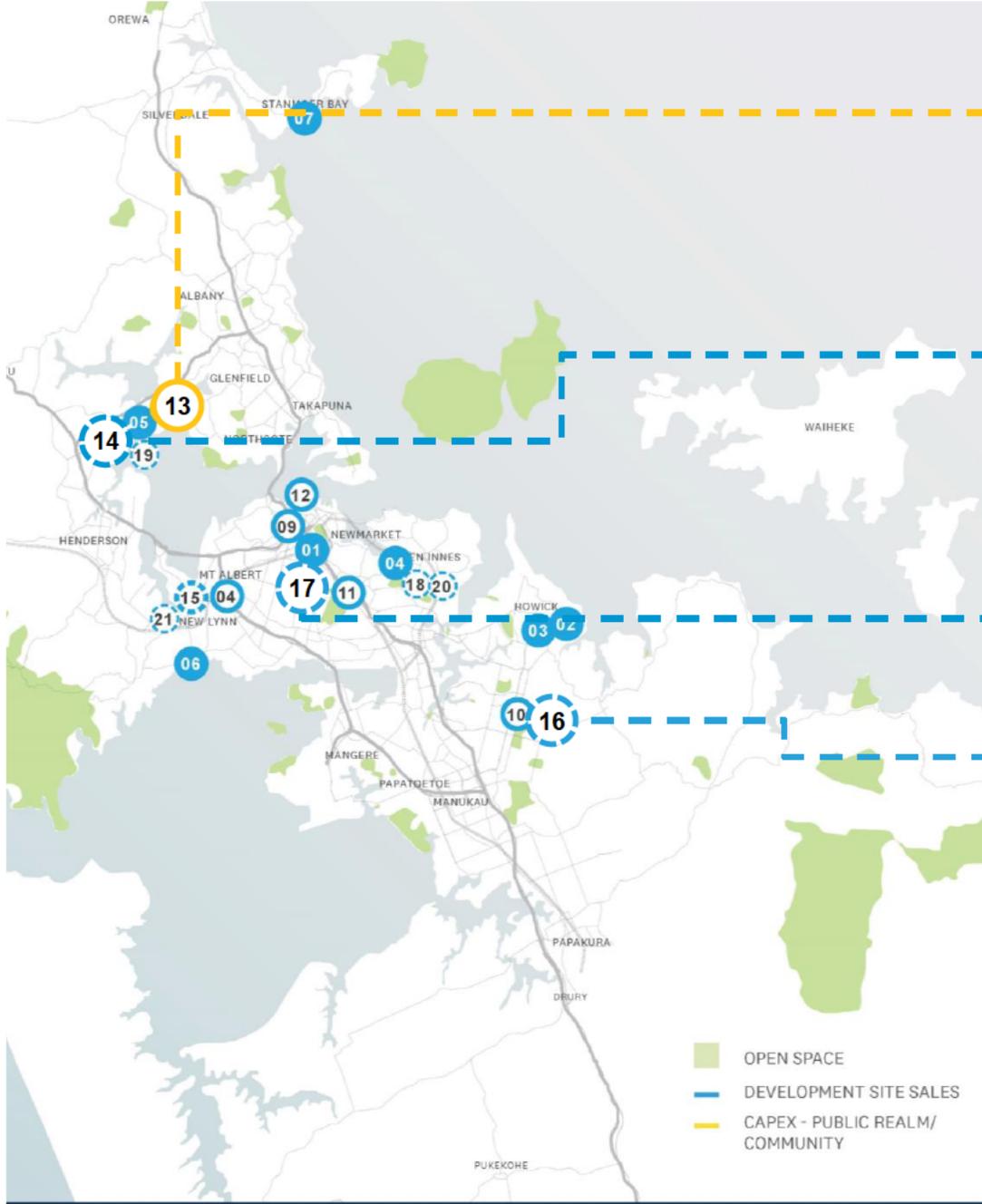
- 08 18 TOTARA AVE, NEW LYNN
- 09 BLEDISLOE HOUSE, AUCKLAND CITY CENTRE
- 10 187 FLAT BUSH SCHOOL ROAD, FLAT BUSH
- 11 132 GREENLANE EAST, GREENLANE
- 12 DOWNTOWN CARPARK REDEVELOPMENT, CITY CENTRE
- 13 PUMP STATION 6, LAUNCH ROAD, HOBSONVILLE

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



Pump station 6, Launch Road, Hobsonville (a new wastewater pump station to accommodate future residential and commercial development) - Construction works continue to progress well and are on track to be completed by the end of June 2025. The asset will then be handed over to Watercare Services.

Airfields Stage 3, Lots 5B, 6A & 6B Hobsonville - The sale of Lot 5B is unconditional with six dwellings now under construction. We are continuing to work with a development partner on reaching a conditional agreement on Lots 6A & 6B and agreeing proposals for the future use of the Wasp Hangar.

198 Dominion Road, Mt. Eden - (council owned property) - Deconstruction of two properties on Valley Road has now been completed. Precinct Residential has lodged a resource consent application, which was publicly notified with submissions closing on 8 December 2024.

65 Haddington Drive, Ormiston - The site will be taken to the market in FY25, subject to the prevailing market conditions.

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. Tenders for the demolition of 19 Tripoli Road, Pakuranga closed in December 2024, with works forecast to commence early in the new year.

REGIONAL RENEWALS PROGRAMME

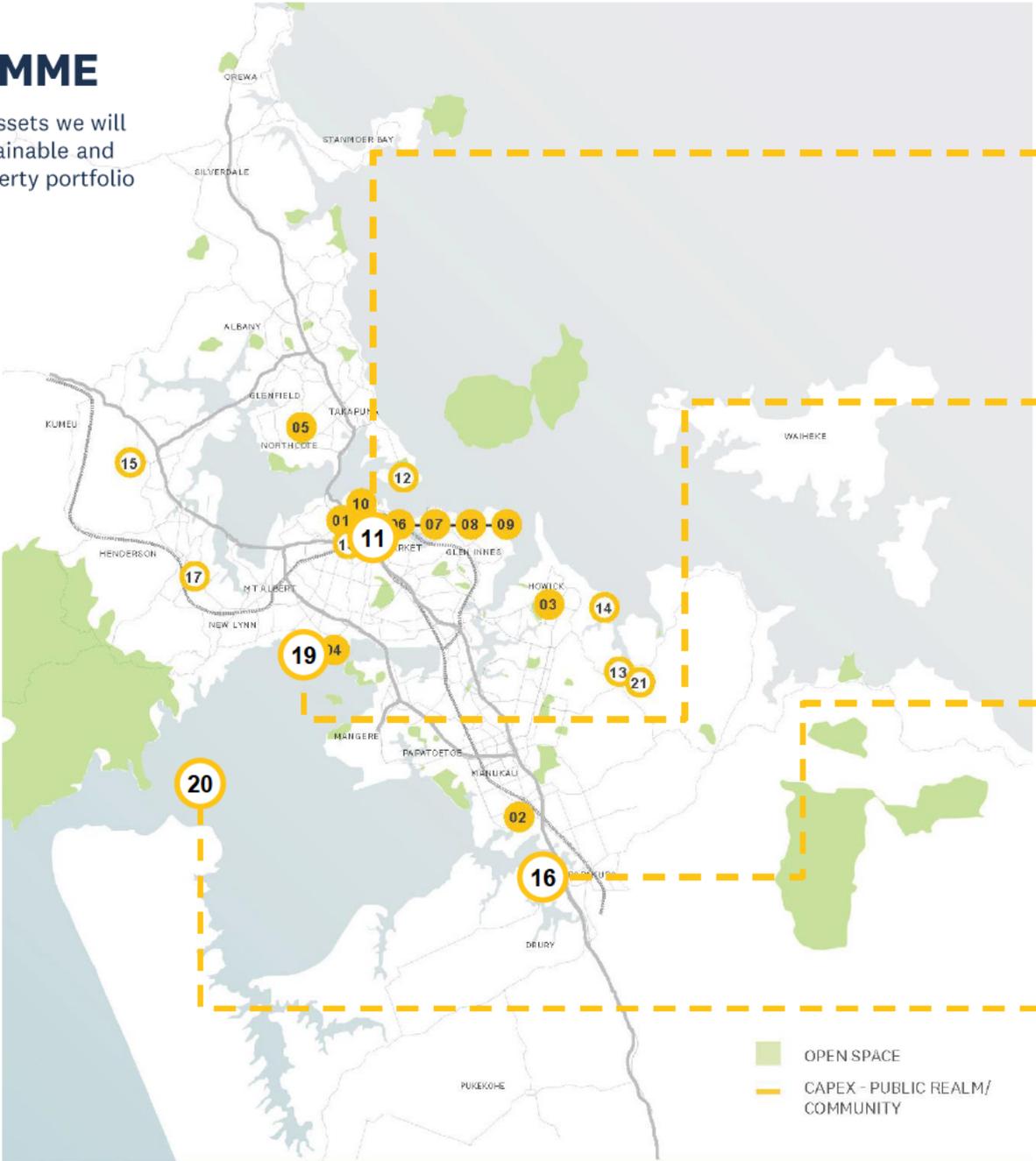
Vision Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.

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, NORTHCOVE - 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 - Refurbishment and reinstatement works were commenced in June 2024. Internal and external building works are in progress. Communications with Auckland Council's Heritage and Building Consent teams are ongoing.

Shed E, Onehunga wharf - Demolition works commenced in December 2024 and the structure has now been completely removed.

179 Park Estate, Hingaia - Refurbishment of the master bedroom, living area, and kitchen, as well as the replacement of the garage roof flashing has been completed. Landscaping work is also completed.

Manukau Harbour/ Wairopa Channel Works - A contractor has been secured to undertake the works and ensure full compliance with The Maritime Transport Act.

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 maintenance yard relocation - The business case has been approved for the relocation of the maintenance yard. Following a site visit with Mana Whenua, its endorsement to the proposed site for relocation has been received. The resource consent application is currently being prepared.

Wynyard Crossing Bridge - Remediation works are now complete, and the bridge returned to service in December 2024. This was an FY25 capital milestone target.

Wynyard Crossing Bridge hut - Works have now been completed and the bridge operators have moved back into the building.

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. We are taking a staged approach to the maintenance work on the bridge. Works were undertaken while the Wynyard Crossing bridge was closed. With the opening of the bridge in December 2024, the final stage of work will commence after the peak summer period. The remaining works are estimated to take a minimum of 11 weeks to complete.

Z Pier building at 31 Westhaven Drive - Stage 2 construction commenced in December 2024 and works are now complete.

Westhaven Piers K & L - Works to renew the floating structures and associated piles on K Pier have now been completed, with similar works commencing on L Pier in early 2025.

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	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Report Overall Status Comment
Isthmus	Lagoon Edge Reserve Enhancement, Panmure	Plan	●	●	●	●	●	Construction start date moved out due to risk in approved EA. Initial developed design task has included 'proof of concept' with coastal engineers to confirm viability and finalisation of proposed scope. This will need to be delivered as a seperable portion of work due to delays with resource consent.
	Maungarei Connection Panmure	Initiate	●	●	●	●	●	Cost currently above LCBC budget which was at 25% contingency for schematic; Moved start of construction to May 2025. Procurement scheduled end of March 2025 and will be 2 months till issue of contract.
	Onehunga Town Centre to Wharf Link	Initiate	●	●	●	●	●	Project on track. Consenting has required additional work due to a small area of wetland in the project path.
	Onehunga Wharf Public Realm	Plan	●	●	●	●	●	
	Te Pumanawa Church Street upgrade	Initiate	●	●	●	●	●	
	Basin View Precinct Enabling Works	Initiate	●	●	●	●	●	
	Te Pumanawa Public Realm	Strategic A	●	●	●	●	●	Schedule and risk at amber due to dependancies on securing an acquisition and ongoing support from Auckland Transport.
Waiapu Precinct public realm and enabling works	Plan	●	●	●	●	●	Cost forecast exceeds approved budget and schedule may slip due to potential unsuccessful negotiations with suppliers.	
Basin View Square	Initiate	●	●	●	●	●	Cost estimation underway for unexpected structural requirements.	
North	Huron and Northcroft Streetscapes	Deliver	●	●	●	●	●	
	Northcote Community Facility and Cadness Reserve upgrade	Initiate	●	●	●	●	●	The forecast project costs exceed IBC forecast project costs and the external scope of the project has increased from the IBC scope.
	Northcote Town Centre - Streets enhancements	Initiate	●	●	●	●	●	The forecast project costs exceed IBC forecast project costs and the external scope of the project has increased from the IBC scope.
Te Ara Awataha; Greenslade Reserve and Jesse Tonar Scout Reserve upgrades	Deliver	●	●	●	●	●		
South	Cambridge Terrace Extension+carpark	Deliver	●	●	●	●	●	
	Cavendish Drive & Sharkey Street AUT Link - Capital Works for Streetscape Upgrade	Initiate	●	●	●	●	●	Currently working on revised timelines with the designer. An agreement on costs needs to be reached before project can proceed to DBC phase.
	Chambers Laneway - Capital works upgrade to streetscapes	Deliver	●	●	●	●	●	
	Karina Williams Way Extension Capital Works	Plan	●	●	●	●	●	Costs are over budget, mainly due to the requirement of a retaining wall. Any delays in the regulatory process might delay schedule.
	Manukau - Hayman Park Wetland Works	Plan	●	●	●	●	●	Budget issues are being worked through with Healthy Waters and consenting delays my impact delivery timeframes due to winter approaching.
	Manukau - Osterley Way at Civic Streetscape Works	Plan	●	●	●	●	●	
	Manukau - Puhinui Stage 1: Ratavine Reserve Works	Deliver	●	●	●	●	●	
	Manukau - Sports Bowl	Initiate	●	●	●	●	●	
	Manukau Public Art Investment	Plan	●	●	●	●	●	
	Manukau Puhinui Stage 2: CMDHB Walkway Works	Initiate	●	●	●	●	●	
	Manukau Puhinui Stage 3: Wiri Reserve Works	Strategic A	●	●	●	●	●	
	Market Precinct - Town Square, Roulston Lane, Roulston Street, Market Hall	Initiate	●	●	●	●	●	
	Papatoetoe Stadium Reserve capital works upgrade	Deliver	●	●	●	●	●	
	Roulston Park - Capital works upgrade of public amenities	Deliver	●	●	●	●	●	
	Small T Manukau	Deliver	●	●	●	●	●	
	Small T Pukekohe	Deliver	●	●	●	●	●	
Manukau - 14 Davies Avenue Access Lane project	Initiate	●	●	●	●	●	Auckland Transport review process is compressing timeframes. This is being mitigated by developed deisgn works remaining ongoing.	
Amersham Way - Capital Works for Streetscape Upgrade (Stage 1)	Initiate	●	●	●	●	●		
Small T Papatoetoe FY25 - FY27	Initiate	●	●	●	●	●		
Waterfront	(WH) Westhaven Seawall Upgrade (AHB)	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/Daldy Street	Deliver	●	●	●	●	●	Construction work is at risk of not being completed in FY25.
(WQ) Te Ara Tukutuku	Plan	●	●	●	●	●	The budget for Enabling works in FY25 is at risk due to the ongoing negotiations with Shell and requirements of the deed agreement. There is a risk that we may miss the earthworks season where clay material will be more readily available.	
West	Avondale Civic Precinct (Avondale Town Square, Crayford Lane and Playground)	Initiate	●	●	●	●	●	Due to the complexities of the project there are risks across all areas.
	Henderson Valley Road Enhancements Stage 1	Initiate	●	●	●	●	●	
	Opanuku Link - Bridge, Reserve	Initiate	●	●	●	●	●	
	Heart of Henderson town square capital works and site sale	Initiate	●	●	●	●	●	
	Small T Avondale	Plan	●	●	●	●	●	On track
	Henderson Corban Estate Access and Enhancement Works	Strategic A	●	●	●	●	●	
	Wai Horotiu Te Kopua - New capital works for bridge and pathways	Plan	●	●	●	●	●	
Catherine Plaza - Capital works upgrade of public amenities	Plan	●	●	●	●	●	Procurement of a contractor has been delayed due to missing the christmas shutdown deadline which has pushed the programme out two months.	
Small T Henderson FY25 - FY27	Initiate	●	●	●	●	●		
Regional	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
	Ti Rakau Drive Vehicle Crossings	Deliver	●	●	●	●	●	
	Hobsonville - (Launch Road) PS6 Wastewater upgrade works	Deliver	●	●	●	●	●	

Location	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Report Overall Status Comment
Renewals	Z Pier Building Refurbishments	Deliver	●	●	●	●	●	The original contractor defaulted and a new one has been secured. This has lead to delays in the schedule and added additional costs.
	21 Princes Street, CBD, refurbishment	Deliver	●	●	●	●	●	Additional works are required due to rot that was discovered. This has impacted the cost and schedule.
	Westhaven Maintenance Yard Relocation	Plan	●	●	●	●	●	Awaiting CVA from Mana Whenua. Resource consent lodgment/approval is subjected to receiving CVA.
	Renewals Sub-Programme	Deliver	●	●	●	●	●	The programme to schedule
	Wairopa Channel navigational markers	Initiate	●	●	●	●	●	Business case approval obtained. Physical works likely to be commenced in April 2025.
	Onehunga Wharf Shed D	Plan	●	●	●	●	●	Overall delivery may be delayed due to unexpected components identified during structural investigation. Building and resource consents are required due to proposed works and additions to the existing building.
	Wynyard Crossing Bridge	Deliver	●	●	●	●	●	The bridge has returned to to service. Issues with the pedestrian gate and locking pin sensors are being addressed.
	202-208 West Coast Rd	Plan	●	●	●	●	●	

DEVELOPMENT AGREEMENT DASHBOARD

n.b dates in italics are forecasts

Programme	Project Name	Partner	Transaction Status	Sale Price (ex GST)	RAG	Comment	Agreement Date	Uncond Date	Settlement Date
Disposals	17 Erson Ave, Royal Oak		Unconditional			Progressing as planned			
Disposals	2 Levene Place, Mt Wellington		Unconditional			Progressing as planned			
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		Unconditional			Progressing as planned			
Supports	4 Melview (10 Ambrico Place), New Lynn		Unconditional			Progressing as planned			
Supports	34 Moore Street, Howick		Unconditional			Progressing as planned			
Waterfront	(WQ) Stage 3 - Site 6A & 6B		Unconditional	\$ 21,000,000		Progressing as planned			
Avondale	18 Elm Street, Avondale	Housing New Zealand Limited	Settled	\$ 13,090,000		DA monitoring	5/12/2019	30/06/2020	22/07/2020
Avondale	Avondale: 1817 Great North Road,	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	Settled	\$ 6,086,850		DA monitoring	14/05/2020	21/09/2020	19/02/2021
Henderson	Oratia Precinct Redevelopment - 14	The Crown (Land Information	Settled	\$ 6,500,000		DA monitoring	6/04/2023	6/04/2023	21/04/2023
Manukau	20 Barrowcliffe Place, Manukau	New Zealand Housing	Settled	\$ 15,000,000		DA monitoring	28/02/2018	23/05/2018	31/01/2022
Ormiston	Lot 3 187 Flat Bush School Road,	Zengs Property Investment	Settled	\$ 3,325,000		Stage 2 to be completed August 2025. DA monitoring.	30/06/2018	1/09/2019	19/12/2019
Supports	Airfields Stage 2, Hobsonville	Top Garden Property	Settled	\$ 64,180,000		DA monitoring	10/02/2017	10/02/2017	13/11/2017
Supports	84a Morrin Road, St Johns	Meadowstone Auckland	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	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	Settled	\$ 3,220,000		DA monitoring	18/06/2021	30/06/2021	16/07/2024
Waterfront	(WQ) 30 Madden - West 1 Stage 2A	Willis Bond and Company	Settled	\$ 10,371,000		DA monitoring	26/11/2020	26/11/2020	19/02/2021

Health and Safety report February 2025

Author: Bernardo Vidal, Head of Health and Safety

March 2025

Whakarāpopototanga matua | Executive summary

1. In February, fifteen reports were logged in the Eke Panuku Noggin H&S reporting system. Of these, nine were incidents, including three damages to property, four near misses, and two minor injuries that required first aid. None of the incidents escalated into serious conditions. Additionally, five safety observations and one security concern were recorded. Of the fifteen reports, two involved Eke Panuku employees, six involved a members of the public, and seven related to contractors. All incidents were classified as low severity.
2. Security contractors and Māori wardens carried out ninety-nine security observations in February. These involved members of the public and external factors beyond Eke Panuku's control.
3. Finally, there were a combined twenty-two recorded site visits and safety walks conducted by our project leads across 80% of the projects.

Matapaki | Discussion

Notable events

4. Incident 1

Date: 17 February 2025

Event: Contractor sustained a minor injury after coming into contact with a disposable needle

Location: 19 Tripoli Road, Panmure, Auckland

Description: During the Own your Own home project specifically during the deconstruction of the property at 19 Tripoli Rd Panmure, a contractor was injured by a needle strike when a discarded syringe on a windowsill punctured the skin on his hand.

Incident category: First Aid

Actual Severity: Low

Potential Severity: High

Immediate action taken: Work was immediately stopped, and the contractor was taken to emergency services. A doctor assessed the injury as low risk based on the entry point. The contractor received vaccinations, and a follow-up blood test was scheduled for six weeks later. Given the potential risks, the incident was reported to WorkSafe, and an investigation was launched.

Investigation needed: No

5. Incident 2

Date: 15 February 2025

Event: Sailing boat hit fuel dock and petrol pump

Location: Y pier fuel dock, Westhaven Marina

Description: A sailing boat at the Y Pier fuel dock hit into the pay station and petrol pump due to strong winds.

Incident category: Near Miss

Actual Severity: Low

Potential Severity: High

Immediate action taken: The incident was quickly managed by isolating the pump, preventing any fuel spill. A Go Fuel technician arrived to reset the pumps and inspect the hoses, while divers retrieved fuel hose support pole¹ from the water.

Investigation needed? No

6. Incident 3

Date: 23 January 2025

Event: Unauthorised Boarding Incident at Silo Marina

Location: Piers 1-6, 81 Jellicoe Street, Auckland Central, Auckland

Description: Around 7.40pm, two individuals trespassed into Silo Marina by piers 1-6, and boarded a superyacht docked at berth J6, while a third person filmed the incident from the wharf using a cell phone. Minutes later, they left the marina and drove away in a clearly identifiable vehicle. The incident was reported the following day by a crew member from another superyacht after the video of the intrusion was shared on social media.

Incident category: Near miss / Security Concern

Actual Severity: Low

Potential Severity: High

Immediate action taken: The affected superyacht team was informed, a Police report was filed, and the social media platform was contacted to request the video's removal. No property damage was identified.

The Westhaven Marina crew has initiated an internal investigation from a security perspective.

Investigation needed? No from HS perspective

¹ Fuel Hose Support Pole: A structural device designed to hold and support fuel hoses, preventing them from dragging on the ground, reducing wear and tear, and enhancing safety by minimising trip hazards and maintaining proper hose positioning during fuelling operations.

7. Incident 4

Date reported:	4 February 2025
Event:	Attempted Trespassing at Silo Marina
Location:	Piers 1-6, 81 Jellicoe Street, Auckland Central, Auckland
Description:	Around 1.00am, a trespasser entered Silo Marina, piers 1-6, and tried but failed to board a superyacht docked at the J1 berth.
Incident category:	Near miss / Security concern
Actual Severity:	Low
Potential Severity:	High
Immediate action taken:	Two city guards arrived and shortly after, police apprehended the intruder at Te Wero Island.
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

The inspection format, originally developed in 2022 by the HS and Facilities teams, has been reviewed by the current team members. In collaboration with HS, they will now identify the first properties to be inspected along March 2025.

10. Capital Works Inspections (CWI) reporting

In February, there were a combined 22 recorded site visits and safety walks conducted by our project leads across 80% of active projects, with a total of 11 safety inspections performed by engineers to contract and contractors, and two safety inspections conducted by project leads. A site visit was conducted by our Health and Safety Advisor as part of a pre-start meeting with a contractor for a renewal to commence at the end of March.

Project lead coverage for health and safety monitoring has risen from minimal levels mid-last year to 80%, reflecting steady progress. Updated "Safe Management of Contracts and Agreements" guidelines and clear directives have improved reporting, increasing audit submissions and site meeting records. The Health and Safety team continues working with project leads to achieve 100% coverage by the end of this financial year while enhancing safety literacy.

11. Wellbeing risk assessment plan

The action plan, built on two key pillars and set for implementation over the next four months, is now underway. Umbrella Wellbeing Limited, which supported us in the first stage, delivered three voluntary 1.5-hour Wellbeing Workshops focused on resilience and adaptability. A total of 56 employees participated, gaining insights into managing change, understanding psychological responses to uncertainty, and developing practical coping strategies. Given the positive feedback and the ongoing transition, we will schedule follow-up sessions to reinforce these skills and address evolving employee needs.

12. Transition to the Donesafe incident management platform

Following our meeting with the Donesafe Project Manager, we confirmed that the Noggin platform will remain in use until January 2026, while Donesafe will go live in July 2025. A six-month transition period (July 2025-January 2026) will allow employees to report HSW events on both platforms. The SAP team will manage the setup of Eke Panuku users, locations, and hierarchy structures. There is no cost for creating Eke Panuku employee accounts on Auckland Council’s Donesafe platform, and no data migration will take place from Noggin to Donesafe. Instead, all Noggin records will be stored in a CSV file.

13. Lone Work Risk Assessment

The Lone Working Procedure was presented to ELT and has been approved. This procedure provides a strong framework for identifying, managing, mitigating, controlling, or reasonably eliminating the risks associated with lone working across Eke Panuku’s business units. It outlines the purpose, approach, and key responsibilities of each department and employee involved in lone working. The next step is to publish and share it through various channels to ensure all our staff is informed throughout March.

14. Health and safety key performance indicators

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

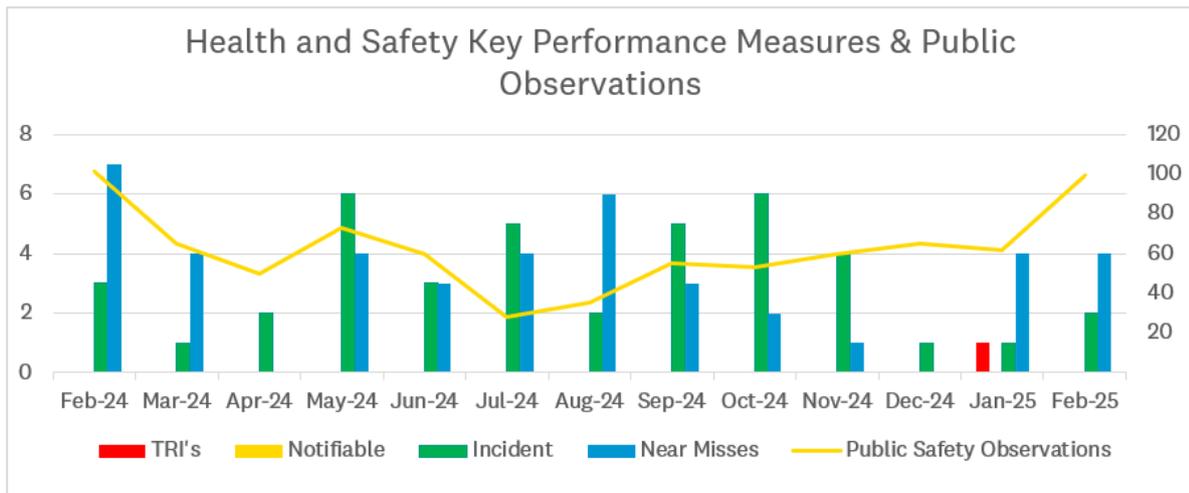


Figure 1 – 12 Month rolling H&S performance measures

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.

	Measure	Performance February		Previous month (January)
		Low – Med Risk	Critical or high risks	
Employees	Safety Concerns / conditions	2	-	3
	Near Misses	-	-	-
	First Aid injuries	-	-	-
	Pain and Discomfort	-	-	-
	Restricted Work Case (RWC)	-	-	1
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	-	-	-
	Property Damages	-	-	-
	Security Concern	-	-	1
	Total Events	2	-	5
Contractors	Safety Concerns/conditions	1	-	-
	Near Misses	2	-	-
	First Aid injuries	2	-	-
	Restricted Work Case (RWC)	-	-	1
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	-	-	-
	Medical Condition (Non-Work Related)	-	-	1
	Property Damages	2	-	2
	Security Events	-	-	-
	Unsafe actions	-	-	1
	Total Events	7	-	5
Member of the public	Safety Concerns	1	-	-
	Security concerns	1	-	-
	Near Misses	3	-	1
	First Aid injuries	-	-	-
	Serious Injuries	-	-	-
	Property Damages	1	-	-
	Total Events	6	0	1
Total events		15	-	11
TRIFR (employees)		0		0

Figure 2 – Health and Safety Key Performance Indicator Table

Workplace incident themes and trends

- In February, 15 events were recorded in Noggin, including five retrospective reports that strengthen our database with hazard insights for risk mitigation. Continuing last month’s trend, 40% involved unsafe conditions and behaviours. Incident reports increased year-over-year, signalling a positive safety culture shift. Notably, 53% came from Capital Works, with project managers providing detailed reports on incidents and contractor responses. This reflects our strong collaboration with

the Capital Works team, where ongoing site presence and joint inspections have deepened safety awareness and reinforced a proactive safety culture.

16. In response to questions raised by Board members in previous meetings:
 - a. The ACC Recovery to Work programme clause has been developed and submitted to the Council Procurement Department for execution. It is currently under review by the Legal Department.
 - b. It has been confirmed that there is no existing policy for the use and safe storage of handheld equipment batteries by contractors. As a mitigation measure, international best practices have been implemented.
 - c. Regarding the unsafe action in the Hobsonville Wastewater Upgrade, where a worker poured concrete unsafely, an investigation confirmed that all four involved received disciplinary action and were reassigned. The root cause was inadequate supervision and failure to follow the Job Safety Analysis (JSA). The incident has been communicated company wide as part of the action plan.
 - d. Following the stairwell accident occurred in late January, previously reported to the Board, the investigation has concluded. Key risk mitigation measures include notifying Auckland Council about the identified safety concerns, updating the risk assessment for the 21st and 22nd-floor offices, improving hazard signage at stairwell entrances, and launching an awareness campaign on self-care and safety as a core value have been identified. Some measures have been completed, while others are still in progress.

Public health, safety and wellbeing events

		Performance February	Previous Month (January)
Public Realm	Security and Māori Warden observations	99	62
	Public injuries	0	0
	Public incidents or observations	6	1

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.

17. There were 99 observations raised by security guards and Māori Wardens during February. 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.
18. The security guards patrol the waterfront seven days a week. The Māori Wardens patrol the waterfront on Friday and Saturday nights.

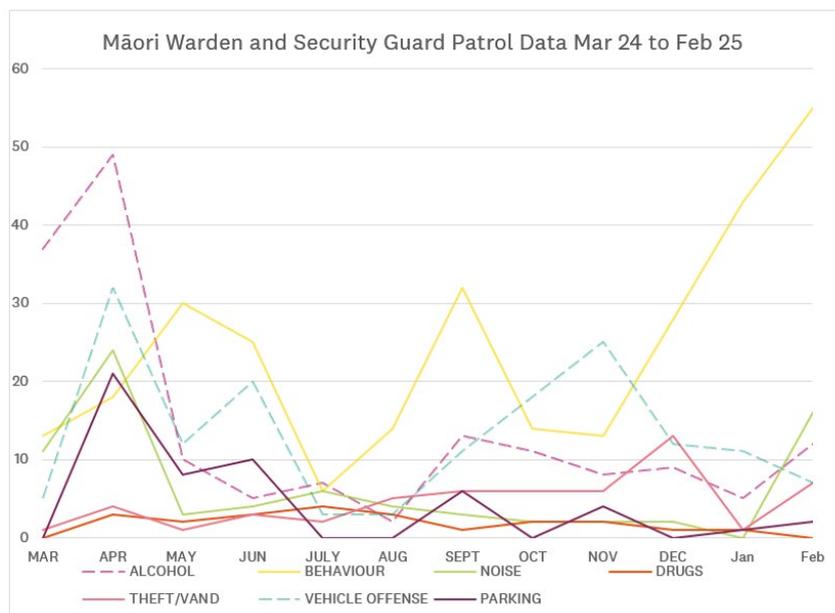


Figure 4 - Combined public observation data by category

19. The top three most common observations are highlighted below

Rank	February	
	Issue	No. of observations
1	Behaviour	55
2	Noise	16
3	Alcohol	12

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

20. All Noggin events, including those commented on above, including the events retrospectively reported (ERR)².

- a. Seven events involved contractors.
 - i. During the development of the Chambers Laneway project at 41 George Street, Papatoetoe, a contractor slipped while carrying materials, resulting in a minor knee injury. First aid was administered, and no serious injuries were reported. (ERR)
 - ii. During the development of the Chambers Laneway project at 41 George Street, a broken container was discovered leaking a hazardous substance. The spill was promptly cleaned up, and the substance was transferred to a properly labelled container. The contractor reported that the spill was minor, with less than one litre released. Their in-house team managed the situation safely without requiring emergency services or regulatory notification. There was no risk to people, land, or water sources. (ERR)

² 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 work on the Chambers Laneway project at 41 George Street, a member of the public entered the work area after a subcontractor painting the awning left the fence open. Workers quickly noticed the individual, escorted him out, secured the fence, and reported the incident as a near-miss. (ERR)
 - iv. While working on the Cambridge Terrace project, a digger struck and broke a 100mm PVC water main while excavating a trench along Tavern Lane to install stormwater pipes. The valves at both ends of the main were closed, and Watercare was notified. The issue was resolved the same day.
 - v. During the Own your Own home project specifically during the deconstruction of the property at 19 Tripoli Rd Panmure, a contractor was injured by a needle strike when a discarded syringe on a windowsill punctured his skin. Work was immediately stopped, and the contractor was taken to emergency services. A doctor assessed the injury as low risk based on the entry point. The contractor received vaccinations, and a follow-up blood test was scheduled for six weeks later. Given the potential risks, the incident was reported to WorkSafe, and an investigation was launched.
 - vi. During a safety walk at the Auckland Council Building, a recently installed cable gantry was identified as a hazard. Positioned 1.92 meters above the floor, it posed a risk of head injury. The issue was reported to the HSW Auckland Council team for assessment and resolution.
 - vii. During an inspection of the work performed at the upgrade of public amenities project at Roulston Park, Pukekohe, damage was identified on the footpath adjacent to the work area. The contractor has removed the affected section and placed a temporary plate over it. (ERR)
- b. Two events involved employees.
- i. During a safety walk at St Mary's Bay and R-Q Pier Stage 2, the HS advisor and a Westhaven Marina employee identified some minor safety hazards. These were reported to the facilities management team for resolution.
 - ii. During a safety walk at the new office in Karanga Kiosk, the HS advisor and an Eke Panuku project manager identified some minor unsafe conditions primarily related to housekeeping and slip and trip hazards previously highlighted in the initial risk assessment conducted during the renovation stage. These issues were reported to our facilities management team and Westhaven Marina for resolution.
- c. Six event involved member of the public/guest.
- i. During the Hobsonville Point wastewater project, a member of the public complained because the contractor redirected traffic onto a private road. Auckland Transport had approved the Traffic Management Plan, which included this detour. After informing the contractor, the Traffic Management Plan was updated and the issue resolved
 - ii. A sailing boat at the Y Pier fuel dock hit the pay station and petrol pump due to strong winds. The incident was quickly managed by isolating the pump, preventing any fuel spill. A Go Fuel technician arrived to reset the pumps and inspect the hoses, while divers retrieved the fuel hose support pole from the water.
 - iii. On February 4:00, around 1:00 a.m., a trespasser entered Silo Marina, piers 1-6, and tried but failed to board a superyacht docked at the J1 berth. Two city guards arrived, and shortly after, police apprehended the intruder at Te Wero Island.

- iv. On January 23rd around 7:00 p.m., two individuals trespassed into Silo Marina, piers 1-6, and boarded a superyacht docked at berth J6, while a third person filmed the incident from the wharf using a cell phone. Minutes later, they left the marina and drove away in a clearly identifiable vehicle. The incident was reported the following day by a crew member from another superyacht after the video of the intrusion was shared on social media. The affected superyacht team was informed, a Police report was filed, and the social media platform was contacted to request the video's removal. No property damage was identified. (ERR)
- v. A member of the public complained about a concrete hose being placed across the footpath at Roulston Park without proper safety measures. The contractor was contacted, and the issue was promptly resolved to ensure a safe walkway for pedestrians.
- vi. A member of the public threatened a staff member at the Community Bike Hub on Queens Wharf and threw a screwdriver at them. The hub, managed by EcoMatters Environment Trust, was temporarily closed while security measures were put in place to prevent similar incidents.

Ngā tāpirihanga | Attachments

There are no attachments for this report.

Pukekohe Programme Business Case Overview

Author(s): Richard Davison. Priority Location Director; Andrew Moore, Senior Strategic Project Manager

March 2025

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. approves the updated Programme Business Case Overview for the Pukekohe Priority Location Programme.
- b. approves the targeted benefits to be realised for the Pukekohe Programme, being:
 - i. \$30.53 million of site sales
 - ii. 90 new homes
 - iii. 9,500m² of new commercial space
 - iv. 21,800m² of new or improved public realm
- c. approves the programme life cost of \$39 million including opex, capex and acquisition costs.

Whakarāpopototanga matua | Executive summary

1. This paper seeks formal approval of the Programme Business Case Overview (PBCO) for the Pukekohe 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 Pukekohe is for it to be a “vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy. Pukekohe is growing up, with city smarts while celebrating our country hearts.”
3. The total anticipated investment in the Programme is \$39 million over its lifetime including opex, capex, and acquisition costs. There has been a total of \$3.79 million of property acquisitions to date. No further acquisitions are anticipated for the remaining period of the programme.
4. The total sales revenue of the Programme (at completion) is forecast to be \$30.53 million, of which \$2.45 million of revenue has already been generated.
5. The benefit to cost ratio (BCR) for the Pukekohe Programme is 1.37: 1, with a net economic benefit of \$38.3 million. The Programme’s BCR has significantly improved since the previous Programme Business Case in 2020.
6. The Programme’s overall strategy, vision and key moves remain aligned with the 2019 High Level Project Plan (HLPP). Market research suggests that there is currently limited demand for high density living in the centre of Pukekohe but we expect demand to increase over time. Focusing on both residential and business growth in the centre of Pukekohe will further increase the vibrancy of the town centre and ensure that residents can live and work in Pukekohe rather being dependent on commuting to the other parts of Auckland.

7. The key risks facing the Programme are:
 - a. Further stagnation of the property market may affect our site sale timeframes and revenue forecasts. This risk is most prominent for the Edinburgh Superblock which is the flagship project for the Pukekohe programme and is expected to generate the largest financial and non-financial benefits for the Programme.
 - b. Business competition from other emerging employment and retail centres, such as Drury.
 - c. Several development sites are used by Auckland Transport (AT) and have not yet been released for redevelopment. There is ongoing engagement with AT to manage the property transfer process.
 - d. Community resistance to the changes arising from the urbanisation of Pukekohe, particularly the loss of car parking.

Horopaki | Context

8. The Pukekohe PBCO represents the latest iteration of the Programme based on refinement of the previous strategic documents. The following decisions and approvals have previously been obtained for the Pukekohe Programme:

Previous Board / Council engagement and decisions		
Date and meeting	Decision Maker	Decision / Outcome
26 June 2019	Eke Panuku Board	Approved the Pukekohe High Level Plan
4 June 2019	Auckland Council Planning Committee	Approved the Pukekohe High Level Plan (Resolution PLA/2019/49)
18 June 2019	Auckland Council Finance and Performance Committee	Approved the disposal of properties for the delivery of the Pukekohe High Level Project Plan (Resolution FIN/2019/61)
21 August 2020	Eke Panuku Board	Approved the Pukekohe Programme Business Case 2020

9. Pukekohe is an established rural service town that is transitioning to an urbanised town centre. Over the last decade, large greenfield residential development has occurred on the fringe of Pukekohe and in neighbouring areas such as Paerata and Pōkeno. This growth is expected to continue over the next decade due to the large area of land on the periphery of Pukekohe that has been zoned 'Future Urban'.
10. After the 2020 PBC was approved by the Eke Panuku Board, a Supporting Masterplan was developed to respond to initial trial projects. These trial projects were focused on testing ideas and building relationships with the local community to help shape the Programme. Eke Panuku undertook a robust community engagement process about the Masterplan and we received 147 written submissions and garnered over 30,000 views of the proposal video online. Feedback from the community helped to shape the updated Supporting Masterplan, which is now reflected in the PBCO.

Nga whiringa me te taatai | Options and analysis

Kua whakaarohia nga whiringa | Options considered

11. Different urban regeneration options for Pukekohe were considered as part of the HLPP and the 2020 Programme Business Case. The Programme strategy has been informed by our engagement with the local community, and our understanding of the locality's economic conditions. The recommended regeneration approach for Pukekohe is summarised on page 8 of the PBCO (**Attachment A**) and is broadly consistent with previous strategic documents that have been approved by the Board. However, changes to individual projects have occurred since 2020.
12. 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:
 - Commercial and residential development within the town centre.
 - Reinvigorating the laneways of the town centre.
 - Creating a high-quality civic heart (The Market Precinct) which will be the home of the Saturday Farmers Market and other community events such as Matariki and the Christmas Parade.
 - Safe and attractive walking and cycling connections.
 - Enhancing local amenities such as Te Pae Mahara / Roulston Park and the Civic Hub.
 - An annual calendar of placemaking activations and events.
13. The Programme's regeneration strategy is now established, and we are focused on completing the projects that we have identified.

Pukekohe Programme Achievements

14. Since the Programme's inception in 2019, Eke Panuku has helped to uplift Pukekohe's attractiveness, liveability, and connectivity. Recent achievements include:
 - Completing the Supporting Masterplan for Pukekohe with substantial input from the local community.
 - Selling 82 Manukau Road to enable the construction of a new medical service hub.
 - Completing upgrades to Devon Lane (Stage 1) making the laneway safer and more attractive.
 - Starting construction for the upgrade of Te Pae Mahara / Roulston Park.
 - Completing trials of parklets on Edinburgh Street and in the town square.
 - Strategic acquisition of properties to consolidate ownership of the Edinburgh Superblock.
 - Completing 3 murals at Franklin the Centre, Devon Lane, Seddon Park.
 - Supporting Kai Franklin Events, where local chefs and producers team up to showcase the region's produce.
 - Installing two new signalised intersections at dangerous road junctions (in conjunction with AT).
 - Supporting AT with pedestrian improvements at four other intersections in the town centre.
 - Supporting small enhancements to the town centre such as garden beds, veranda lighting, and illumination of murals.

- Changing the name of the Town Square and Roulston Park to Te Reo Māori gifted by mana whenua.
 - Supporting the Pukekohe Business Association with markets and music in the town centre.
 - Building trust with mana whenua and working in partnership on projects such as the Matariki celebration in heart of Pukekohe.
 - Opening of the new Pukekohe Train Station and commencement of commuter train services (an AT and KiwiRail project).
15. The Programme's benefits realised to date include 4,817m² of public realm improvements, and \$2.45million of sales receipts. No commercial GFA has been completed to date, but construction is expected to start next financial year on 1,000m² of new commercial space at 174-182 Manukau Road. These achievements are bringing new energy to Pukekohe and are expected to drive demand for the remaining development sites.
16. Upcoming projects being prepared for delivery by Eke Panuku include:
- Public realm improvements to Te Puutahi o Pukekohee (Pukekohe Town Square) and Roulston Street (The Market Precinct) to create an attractive and flexible space for events and markets.
 - Walking and cycling improvements between the train station and town centre.
 - A community hangi pit at 3 Roulston Lane.
 - Preparing additional sites for disposal such as 7 Massey Avenue.
 - Negotiating a deal for the Edinburgh Superblock.

Programme Summary

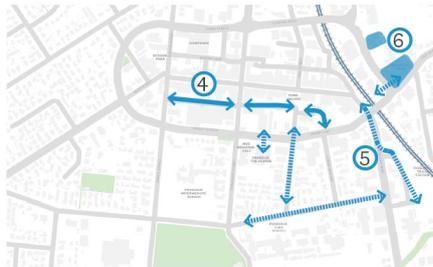
17. The problems that were identified in the 2019 HLPP and 2020 Programme Business Cases are still applicable today, and summarised below:
- a. Key problem: Visitor competition from neighbouring town centres.
 - b. Key Problem: Fragmented urban form. Vehicle movement and parking facilities dominate the town centre.
 - c. Key problem: Lack of local work and learning opportunities.
 - d. Key problem: Diverse community opinion and resistance to change.
18. The Programme responds to these challenges with the following goals and strategic moves:
- Goal One:** Encourage new growth in the town centre
- Goal Two:** Improve access for all
- Goal Three:** Attract business and services
- Goal Four:** Enhance local community identity.

Strategic Moves:



Three precinct redevelopment key moves

- 1: Edinburgh Street Superblock
- 2: Eastern Gateway
- 3: Station Precinct



Three public realm investment key moves

- 4: Enliven the lanes
- 5: Improve walking and cycling connections
- 6: Create more places to play



Two placemaking key moves

- 7: Pukekohe Farmers Market
- 8: Car park activations

19. A key focus of the Programme for the next few years is securing a deal for the redevelopment of the Edinburgh Superblock which is a transformative project set to reinvigorate the town centre. This flagship development will inject new energy into Pukekohe by bringing high-quality commercial and/or residential units into the heart of the town. Another major priority of the Programme is the completion of the Market Precinct which will be Pukekohe’s “amazing place”. The Market Precinct will serve as the epicentre of the town’s local culture, providing a permanent home for the Farmers Market and other community events.
20. Following the completion of these transformational projects, our focus will turn to the disposal of other development sites and improving walking and cycling connections between the train station and town centre. We are also planning to enhance the Pukekohe Civic Hub as part of an integrated strategy with the Auckland Council Group and Franklin Local Board.
21. The Pukekohe Programme has had input from the Franklin Economic Broker to ensure that the Programme promotes local economic development. This has resulted in several projects and place making events that reflect Pukekohe’s local food offering and identify. Future enhancement to the Civic Hub also offers an opportunity to celebrate Pukekohe’s agricultural and food economy with shared community facilities for local business and community groups.
22. Towards the end of the programme (FY31) we expect to have completed deals for all the remaining development sites. We are also planning to make a contribution to the enhancement of the Civic Hub which encompasses the town hall, library, art gallery, local board office, RSA, and community rooms.

Programme Changes

23. The main changes to the Pukekohe Programme since 2020, are:
 - a. Updated delivery timeframes for individual projects.
 - b. Revised site sale forecasts.
 - c. Lighter touch changes to King Street.
 - d. The previous PBC in 2020 forecasted that the Programme would deliver 140 new homes and 5,000m² of commercial GFA. These forecasts have since been updated to 90 new homes and 9,500m² of commercial GFA. This change is mainly attributed to the Edinburgh Superblock where the scale of residential development has been reduced, and the scale of commercial development has increased. The Edinburgh Superblock was taken to market last year but we

are still negotiating a deal with our preferred development partner. Many of the other development sites in Pukekohe are suited to commercial development but residential outcomes are also possible on sites such as 7 Massey Avenue.

- e. Reduced scope of interventions for the Station Precinct.
 - f. Dropping the business incubator initiative from the Programme.
 - g. Removing the Urban Tree Planting Initiative from the Programme, with improvements to tree cover delivered through other projects.
 - h. Adding a new project to the Programme (Train Station to Town Centre Connections) in response to stakeholder feedback on the 2022 Masterplan.
 - i. An extension of the Programme end date to 2034, in response to revised project sequencing and the downturn in the wider property market.
24. The latest cost benefit ratio (BCR) for the Pukekohe Programme has improved to 1.37 : 1, with a net economic benefit of \$38.3 million. The BCR has increased since it was last calculated for the 2020 Program Business Case, which is mainly due to a greater understanding of the benefits from our public realm projects, and a higher rental value for commercial space.
25. The BCR does not fully capture all the environmental, cultural or economic benefits of the urban regeneration programme including the catalytic impact of the investment, as some benefits are unable to be monetised.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

26. The key financial and resourcing impacts are:
- a. Since the previous Programme Business Case, the programme costs have increased from \$28.3 million to \$39 million (including acquisitions, capital investment and operational expenditure). The main reasons for this change are construction cost escalation, the addition of a new project to the Programme, and more comprehensive reporting of costs across the Programme's lifespan.
 - b. Resources for this programme are sufficiently allocated for FY26. The programme makes the following financial assumptions:
 - i. That 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 Franklin Local Board, Auckland Transport, Mana Whenua and the Pukekohe Business Association.

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

27. The key risks to the Pukekohe 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 Pukekohe, however we expect demand to increase over time as Pukekohe grows. Commercial sector development in Pukekohe is also stagnant with any growth largely being 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. **Business competition from neighbouring town centres** could potentially weaken the local economy of Pukekohe and result in people traveling to neighbouring centres for shopping, work or education. Property development opportunities in Drury South has taken some interest away from Pukekohe, however, Drury South is dominated by large industrial sites and is yet to put significant pressure on Pukekohe's established operators. Pukekohe is expected to remain the default retail location for the immediate future due to its significant catchment to the west and south. This risk is managed through our regeneration strategy for Pukekohe which is investing in projects that will help it remain a vibrant satellite town offering a range of employment and residential opportunities, with excellent transport connections.
- c. **Redevelopment of car parking sites** - several development sites are currently operated by Auckland Transport and have not yet been released for sale. There is ongoing engagement with AT to manage the property transfer process.
- 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 as a whole.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

- 28. Pukekohe is a unique stakeholder environment given its dual function as rural service town and a vibrant urban centre within a commuting distance of the Auckland CBD. We regularly communicate and engage directly with a variety of stakeholders in the area. The scale of our communication activity corresponds to the scale of our work's impact, disruption, risk and opportunity profile. Comprehensive communications and engagement plans guide activity to ensure a joined-up approach.
- 29. 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.
- 30. Overall, the Pukekohe 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. **Franklin 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 Pukekohe community.
 - b. **Mana Whenua** - We hold regular hui with representatives from Te Akitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua. Our engagement with mana whenua enables meaningful input and oversight across the entire life cycle of projects.
 - c. **Pukekohe Business Association** - We hold regular meetings with the Business Association who support investment that will enable the Pukekohe town centre to thrive.
 - d. **Auckland Transport (AT)** - Eke Panuku has successfully partnered with AT to upgrade Devon Lane and two busy intersections. We are also proposing streetscape enhancements to Roulston Street and Harris Street which involves close collaboration with AT. Eke Panuku also maintains regular communication with AT about car parking management within the Pukekohe town centre.

Tauākī whakaaweawe Māori | Māori outcomes impact

31. 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. Explore partnership opportunities with Te Waiohua as well as the wider mana whenua forum as we progress the programme.
32. In collaboration with Mana Whenua, Eke Panuku is upgrading historic Te Pae Mahara Roulston Park. The name Te Pae Mahara was gifted by mana whenua and translates to “the area of memories”, referencing the many battles and wars that happened within the Pukekohe area and further afield. Mana whenua have played a direct role in the park’s design. Hui with Te Waiohua roopuu were held to present community feedback, develop the design at each key stage, and develop the cultural narrative. Ngaati Tamaoho were nominated as kaitiaki (guardian) for the project and led a hiikoi to enable Eke Panuku to better understand the cultural significance of the area. Te Waiohua roopuu nominated the mana whenua ringatoi (artists) who have developed the mahi toi (artwork) to be integrated into the design.
33. The proposed Hangi Pit project at 3 Roulston Lane is another example of a project promoting Māori culture and outcomes. This project is proposing a new community hangi pit which will support a wide range of community events in partnership with mana whenua.

Tauākī whakaaweawe āhuarangi | Climate change impact

34. Climate change is predicted to increase flood risks, increase temperatures, and increase the frequency and severity of drought conditions. Some parts of Pukekohe are particularly vulnerable to climate change impacts due to socio-economic factors and existing flood plains. Multiple projects within the Pukekohe Programme are helping to improve climate change resilience by increasing tree cover, incorporating water-sensitive design, and restoring habitat for flora and fauna.
35. Embodied carbon emissions will increase due to construction activity occurring in the Programme. These emissions will be assessed along with reduction strategies during the design phases of individual projects. 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 will also be targeting a Homestar 7 rating for apartment developments and Greenstar 5 rating for commercial developments over 1000m². Attainment of these ratings will help improve energy efficiency and reduce carbon emissions from the operation of buildings.

Ngā koringa ā-muri | Next steps

36. Pukekohe’s urban regeneration strategy is now mature, so we are focused on implementing the individual projects that we have identified. This will involve taking development sites to market, completing public realm improvements and continuing placemaking activities.

Ngā tāpirihanga | Attachments

Attachment A – Pukekohe Programme Business Case Overview 2025

Ngā kaihaina | Signatories

Ian Wheeler, Chief Operating Officer

David Rankin, Chief Executive

Pukekohe

Programme Business Case Overview 2025

March 2025 | Rev B



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Reviewed and signed by:

Richard Davison
Priority Location Director - Auckland South

Date: 2025-03-11

Purpose

The purpose of this Programme Business Case Overview is to provide an up-to-date summary of the agreed urban regeneration programme for Pukekohe. This document illustrates the vision, goals and key moves of the Pukekohe High Level Project Plan 2019 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 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 Pukekohe High Level Project Plan 2019

Eke Panuku, Unlock Pukekohe Programme Business Case 2020

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

What we have achieved so far..

The last few years have seen a focus on working with the community and stakeholders on project trials to inform projects within the area. The Innovating Streets trial on Devon Lane was a success and has since been made permanent, changing Devon Lane to one-way vehicle traffic to allow for a safe pedestrian route. Placemaking programme initiatives and market trials informed the Market Precinct Project and Roulston Street upgrades. Parklets on Edinburgh Street and the Town Square were completed successfully and the Edinburgh Street Superblock development site was prepared for market.



Roulston Park construction



Kai Franklin events



82 Manukau Road site sale



Devon Lane stage 1



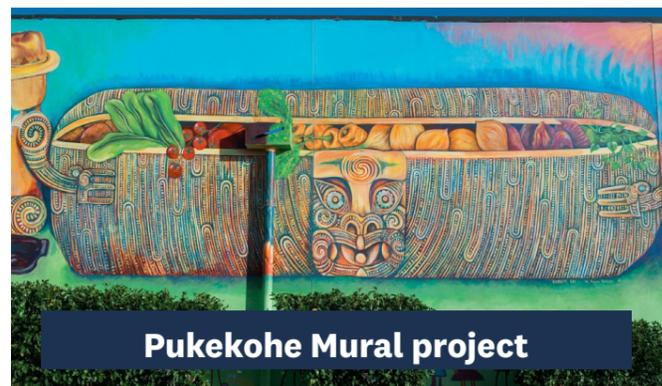
Edinburgh Street parklet



Matariki 2024



Superblock Acquisitions



Pukekohe Mural project



Devon Lane canopy



Market trials



Town Square parklet



Devon Lane mural

Pūrākau: Cultural Narrative Summary

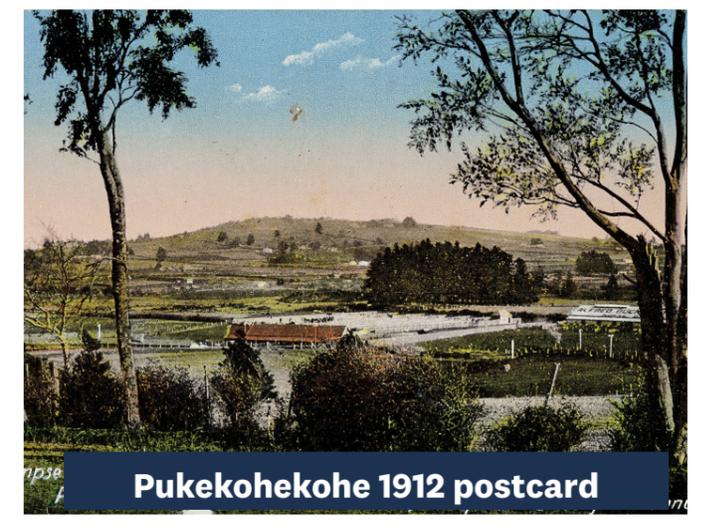
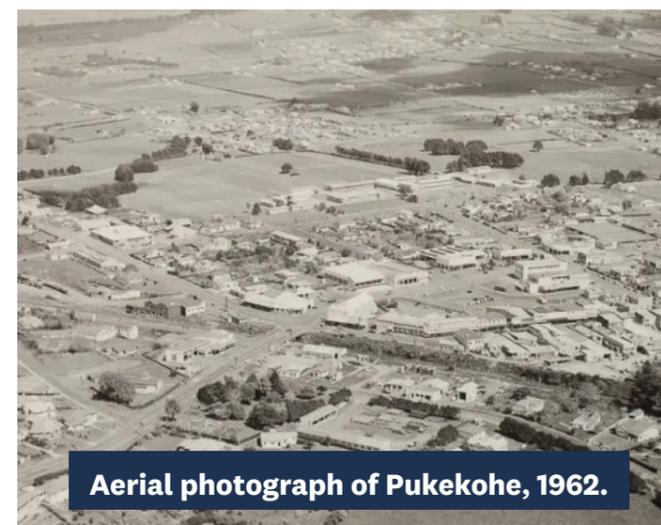
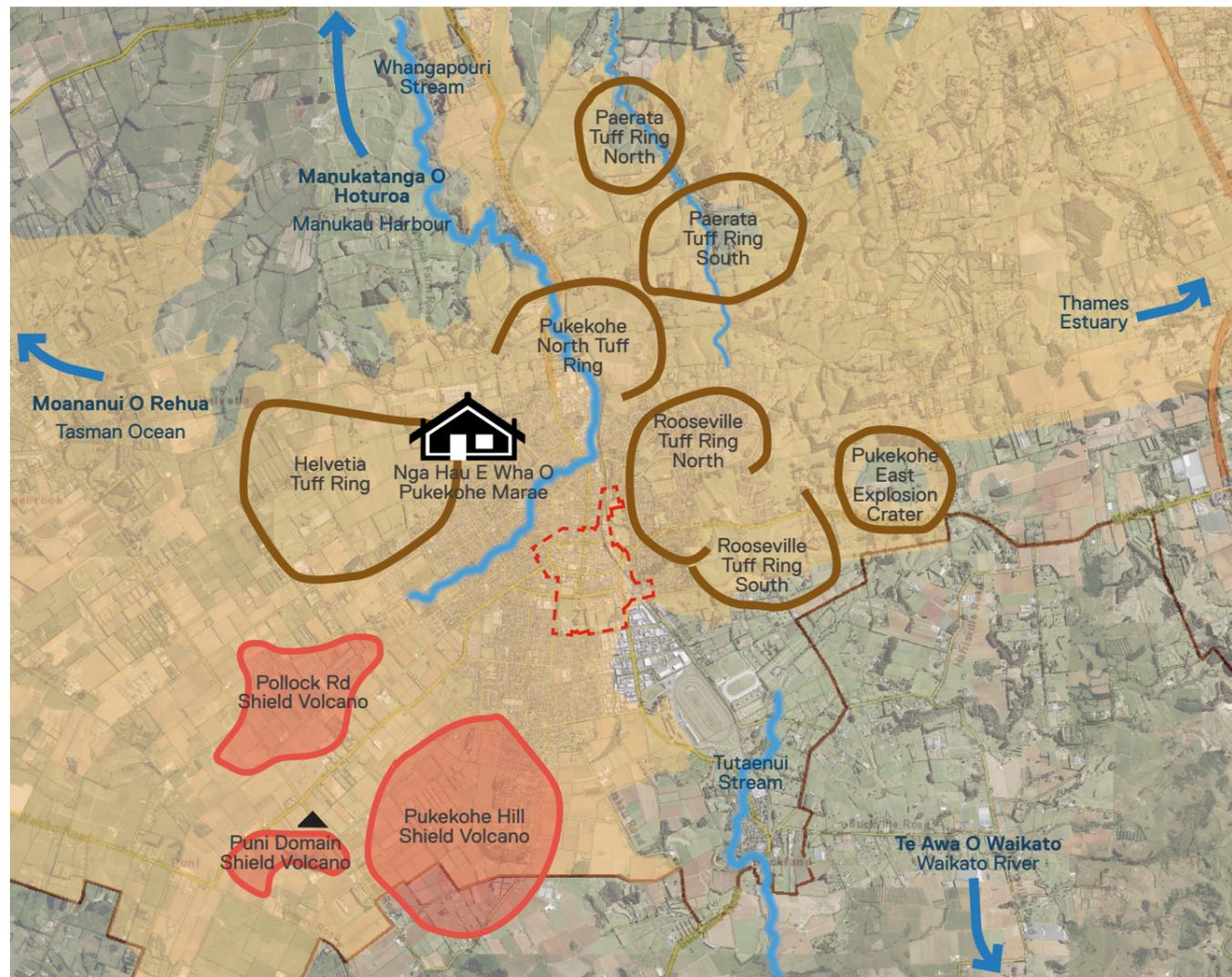
The Maaori word ‘Pukekohe’ means the “hill of the Kohekohe tree”, named after New Zealand’s native mahogany.

The area now occupied by the Pukekohe township is part of an area known traditionally as Te Awanui O Taikehu and is home to some of the oldest papakainga settlements of the region.

Historically, the land and waterways in the region have been used for fishing and cultivation, which is supported by archaeological evidence of gardening, cooking and midden sites. This area was part of the traditional ‘food-bowl’ of people because of its fertile volcanic soils and moist climate. The soils in this region are some of the best in the country and are considered a taonga to Waiohua iwi.

The Franklin region is surrounded by waterways: the Waikato River (Te Awa O Waikato) to the south, the Thames Estuary to the east, the Manukau Harbour (Manukatanga O Hoturoa) to the north and the Tasman Ocean (Moananui O Rehua) to the west. Maaori relied on these natural waterways for transport. Smaller associated water bodies are present, with the two catchments of the Whangapouri Stream (towards the Manukau Harbour) and Tutaenui Stream (towards the Waikato River) transcending through portions of the 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.



Context Location area

Pukekohe is an established rural centre, in the heart of the Franklin district and on the southern edge of the Tāmaki Makaurau region. It has a reputation as an important horticultural hub that services a large catchment extending into southern Tāmaki Makaurau and northern Waikato. It sits between the southern shore of the Manukau Harbour and the mouth of the Waikato River, approximately 50 kilometres south of Tāmaki Makaurau’s city centre.

Pukekohe’s population is forecast to grow to over 50,000 people by 2040. Parts of the community are aging, and the town centre will need to respond to and accommodate these changes in the future, including through providing the facilities and services required for an aging population.

Given the forecast growth, it is important that the town centre retains its identity. This identity is shaped by the town’s rural setting, strong historical and cultural association of mana whenua, the subsequent multi-cultural communities, and the strong local business network.

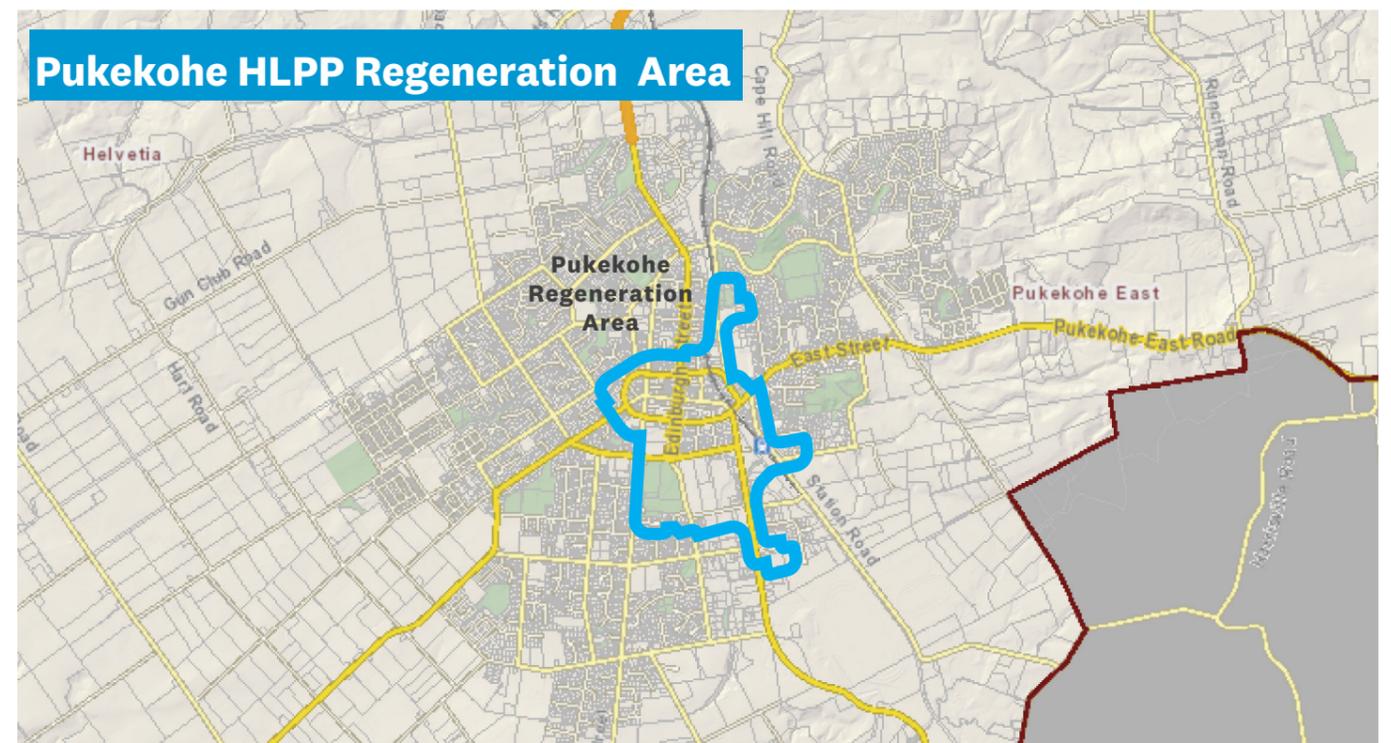
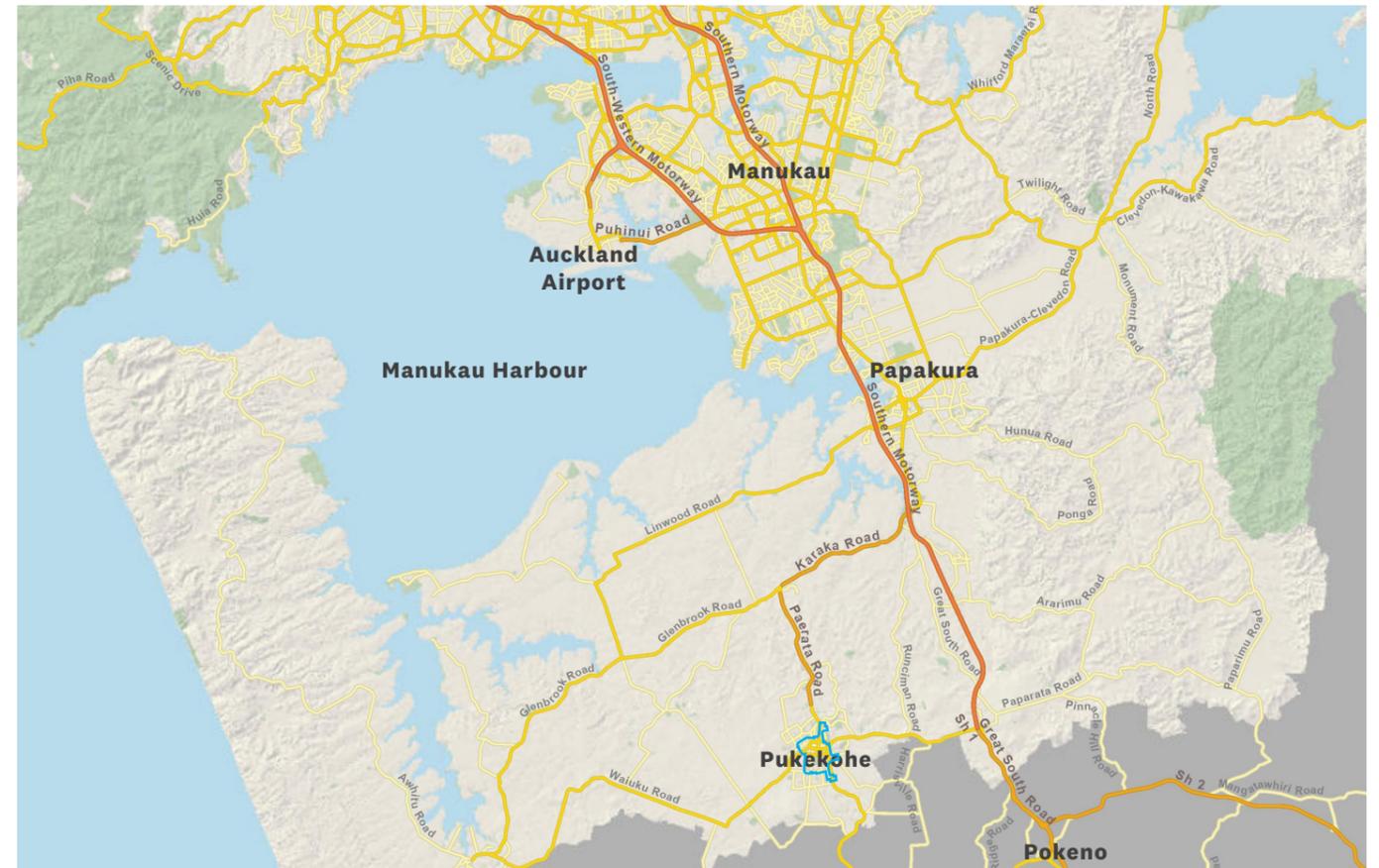
The 2019 Unlock Pukekohe High Level Project Plan (HLPP) regeneration area (in blue) covers 103 hectares. The programme focuses mainly on the historic town centre.

Why Pukekohe?

Pukekohe 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

Context Map



Pukekohe High Level Project Plan (HLPP)

Vision

The Pukekohe High Level Project Plan (HLPP) was approved by the Franklin Local Board, the Auckland Council Planning Committee and Panuku Board in May and June 2019 (PLA/2019/45) (FIN/2019/60). The vision of the HLPP is supported by the following four goals and eight key moves. As well as the Pukekohe HLPP, the Committee also endorsed Eke Panuku as the lead delivery agency for Pukekohe, and the disposal of Council owned properties for the project.

Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy. “Pukekohe is growing up, with city smarts while celebrating our country hearts.”

Goals



Goal One: Encourage new growth in town centre



Goal Two: Improve access for all



Goal Three: Attract new businesses & services



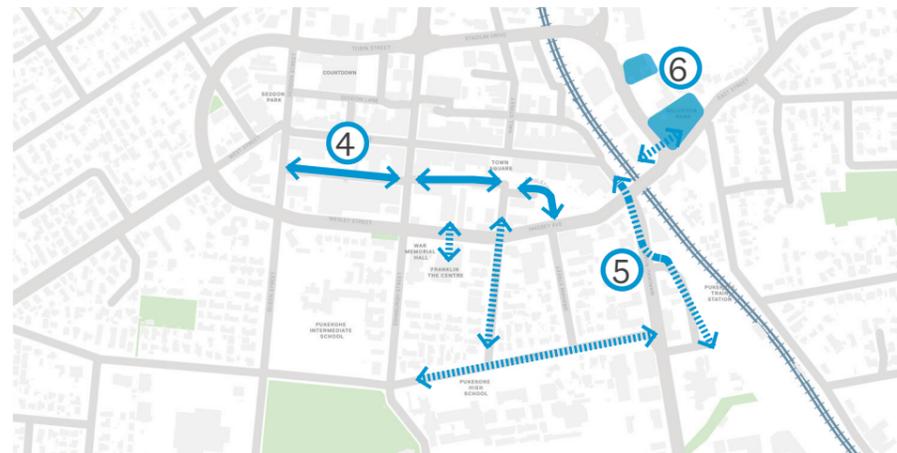
Goal Four: Enhance local community identity

Key Moves



Three precinct redevelopment key moves

- 1: Edinburgh Street Superblock
- 2: Eastern Gateway
- 3: Station Precinct



Three public realm investment key moves

- 4: Enliven the lanes
- 5: Improve walking and cycling connections
- 6: Create more places to play



Two placemaking key moves

- 7: Pukekohe Farmers Market
- 8: Car park activations

Problem Definition Challenges and response

Problem Definition

The Investment Logic Map ILM for Pukekohe summarised the key problems facing Pukekohe as:

1. Visitor competition from neighbouring town centres. The community are spending more money outside the local area.
2. Fragmented urban form. Vehicle movement and parking facilities dominate Pukekohe Town Centre.
3. Lack of local work and learning opportunities. A high proportion of residents are forced to travel outside Pukekohe for employment, healthcare services and learning.
4. Diverse community opinion and resistance to change. There is a tension between how to accommodate new growth and diverse cultural narratives while maintaining its traditional rural-service town character.



Difficult to define the heart of Pukekohe Town Centre



Train station precinct underutilized



Car dominated and illegible lanes for pedestrians

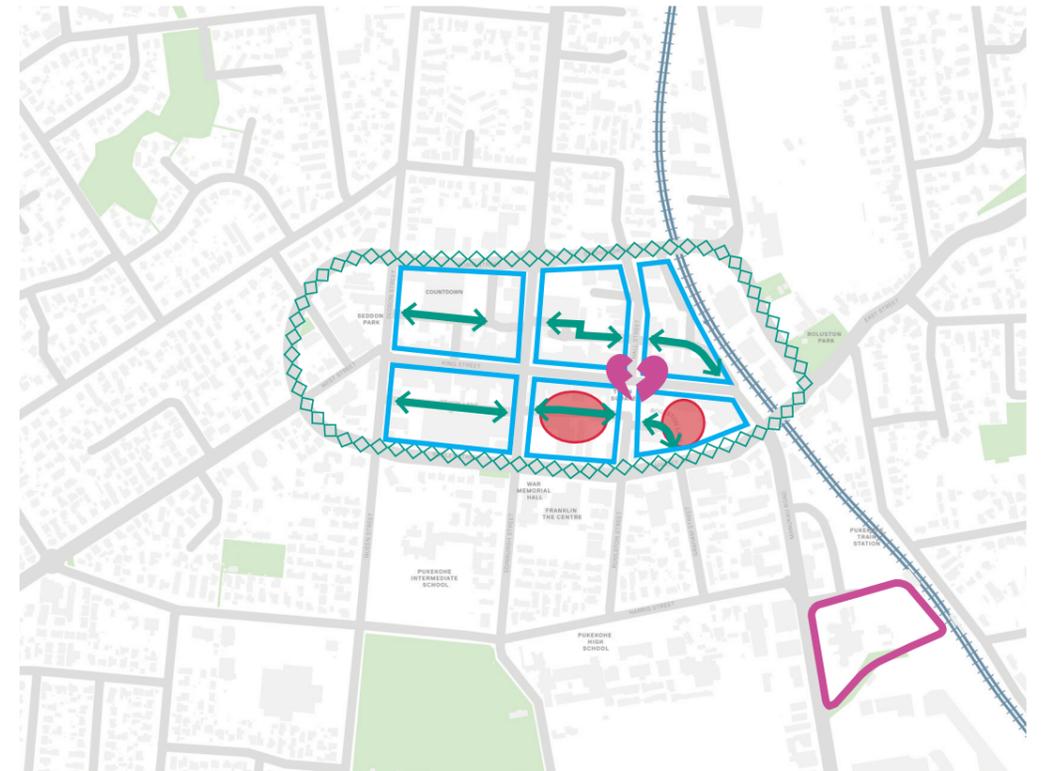
Road barrier between town centre and key amenities



Lack of land-use diversity, restricts employment and housing choice

Excessive at-grade parking

Underwhelming streetscape for retail offerings



Response

In response to the identified challenges, the priority is supporting a thriving town centre by focusing on the flagship development and public realm projects - Edinburgh Superblock development site and Market Precinct.

The focus on developing sites in the centre of town will increase the critical mass of people living and working in the centre. Public realm improvements will allow for markets and events, celebrating Pukekohe's reputation as the 'food bowl' of Tāmaki Makaurau.

This will be progressed in a way that addresses the key issues identified in the ILM.



Redevelop flagship sites that promote Pukekohe's distinct offering and increase employment, education, housing, healthcare and civic amenities for local people



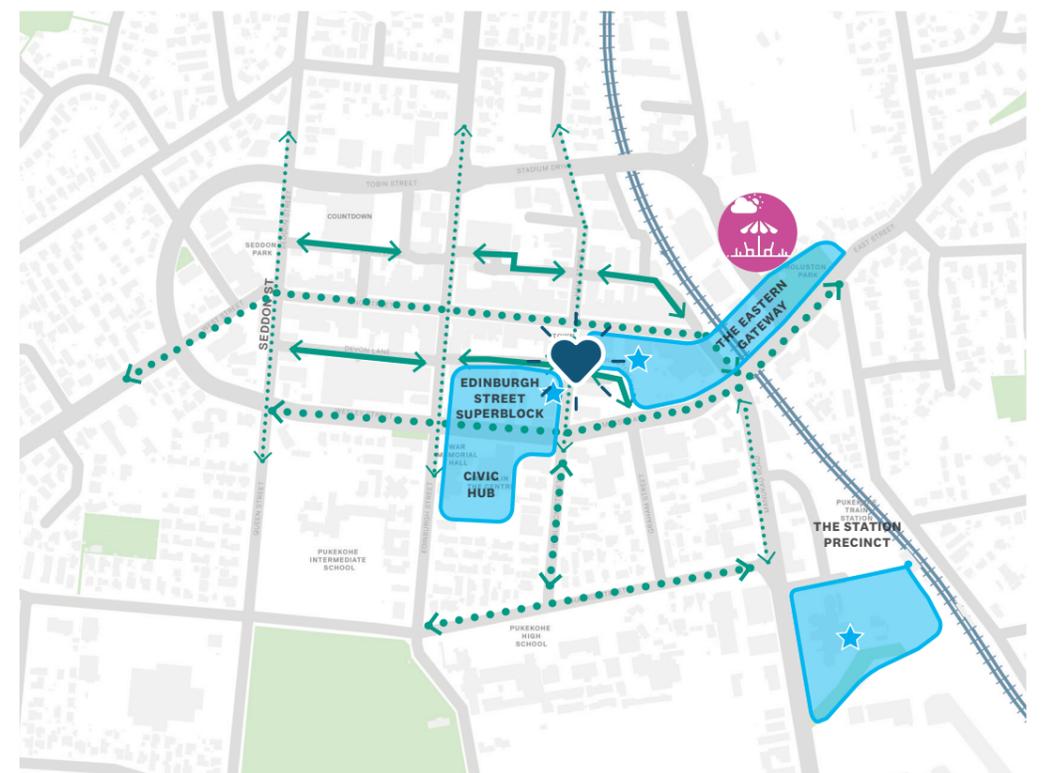
Improve pedestrian and cyclist connections between essential facilities and the town centre.



Upgrade play facilities



Relocate, grow and enhance the Farmer's Market, Roulston Street and King Street



Preferred Regeneration Approach

Strategic Levers

1 2 3 4 5

Lead Agency

1 2 3 4 5

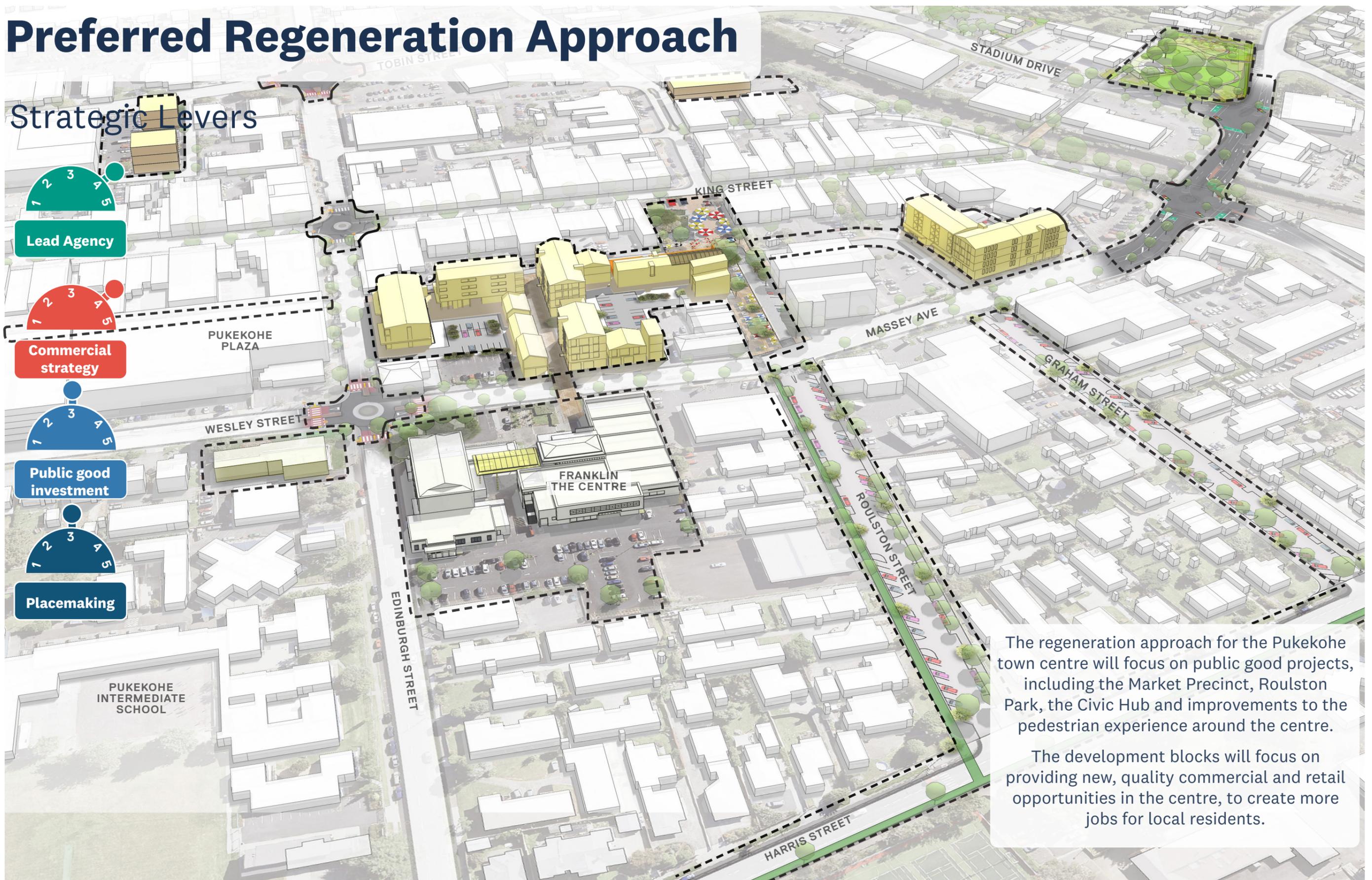
Commercial strategy

1 2 3 4 5

Public good investment

1 2 3 4 5

Placemaking



The regeneration approach for the Pukekohe town centre will focus on public good projects, including the Market Precinct, Roulston Park, the Civic Hub and improvements to the pedestrian experience around the centre.

The development blocks will focus on providing new, quality commercial and retail opportunities in the centre, to create more jobs for local residents.

The Commercial Plan

Market Conditions

General

The Pukekohe market has been quiet over the last two years with evidence that residential and commercial/industrial land prices have fallen by up to 20% since early 2022.

Residential

Residential sales are occurring at lower values although volumes are significantly down from the peak. There is some optimism in the market for 2025, with prices rising marginally at the end of 2024.

There is very little evidence of apartment growth, beyond Kāinga Ora, with low rise greenfield development on Pukekohe's perimeter dominating the new build market.

Specific new developments are large subdivisions on both the western and eastern fringes of town, both within 2km of the town centre, creating urban sprawl. This is in addition to significant development of Paerata Rise some 6km north of town.

These developments are dominated with low rise, modern housing at competitive rates, making the development of high density residential apartments and multi-unit three level terrace housing challenging, but not impossible.

Continued residential demand, driven by train accessibility to Auckland City Centre, combined with the rural, small town feel of Pukekohe, should create some demand for residential development within our centrally located sites.

Commercial

Commercial sector development has been relatively stagnant for several years now, with growth primarily absorbed by backfilling developments from the previous cycle. Potential competition to central development is Auckland Racing Club's planned redevelopment of excess racecourse land adjacent to the bulk retail centre on Manukau Road.

Drury South has taken some interest from Pukekohe, however, it is dominated with large industrial businesses with specific needs and is yet to put significant pressure on Pukekohe's established operators.

Pukekohe will remain the default option for retail for a significant catchment to the west and south, however in the future, Drury Crossing is expected to significantly impact retail and residential development due to its advantageous location closer to the motorway.

Commercial Plan Response

The land owned by council in Pukekohe is geographically widely spread. Our plan remains to sell the less strategic sites in the industrial locations, south of the city, for commercial development. We have made good progress with these sales and are close to committing the last significant parcel.

Market research suggests that there is limited demand for higher density living in the centre of Pukekohe, but demand is expected to increase overtime. Having a balance of commercial and residential growth near the heart of Pukekohe will increase the vibrancy of the town centre and ensure that residents

can live and work in Pukekohe rather than being dependent on commuting to other parts of Auckland.

The focus going forward for Pukekohe is the redevelopment of the large commercial block known as the Edinburgh Superblock in the town centre. The introduction of more intensity to this area will support existing retail operators in the town centre and connect and activate this underutilised area south of Te Puutahi o Pukekohekohe (Pukekohe Town Square). Redevelopment with retail uses should encourage some central residential development.

Flagship Development



Edinburgh Superblock supported by adjacent mixed use residential by private development partners.



The Financial Plan

Total programme financials with spend to date stated.

Site sales



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

Acquisitions



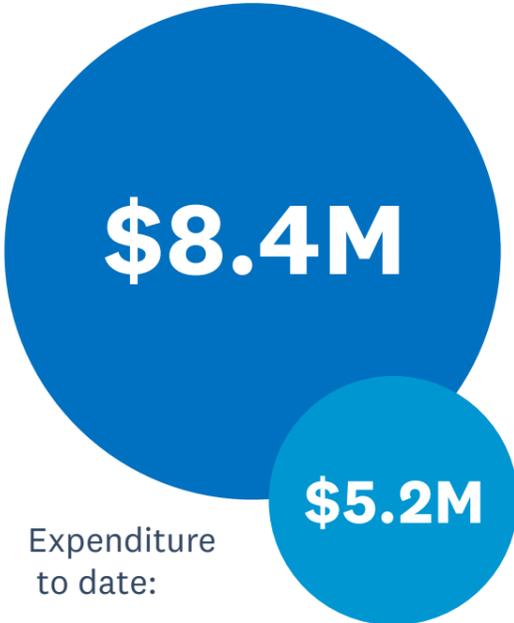
Funds used to acquire property for future development and sale, public realm and/or infrastructure.

Capital investment



Funds used over the life of the programme to upgrade, and/or build 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 success looks like?

The total value assessment (TVA) qualifies 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 1.375:1.

Net benefit – is the “sense of scale” and “overall benefit to society”. BCR – is the fundamental “value for money” of the project.

Key benefits include:

- New job opportunities for construction and expansion of labour force.
- Improved vitality via Commercial Grade A Greenstar development.

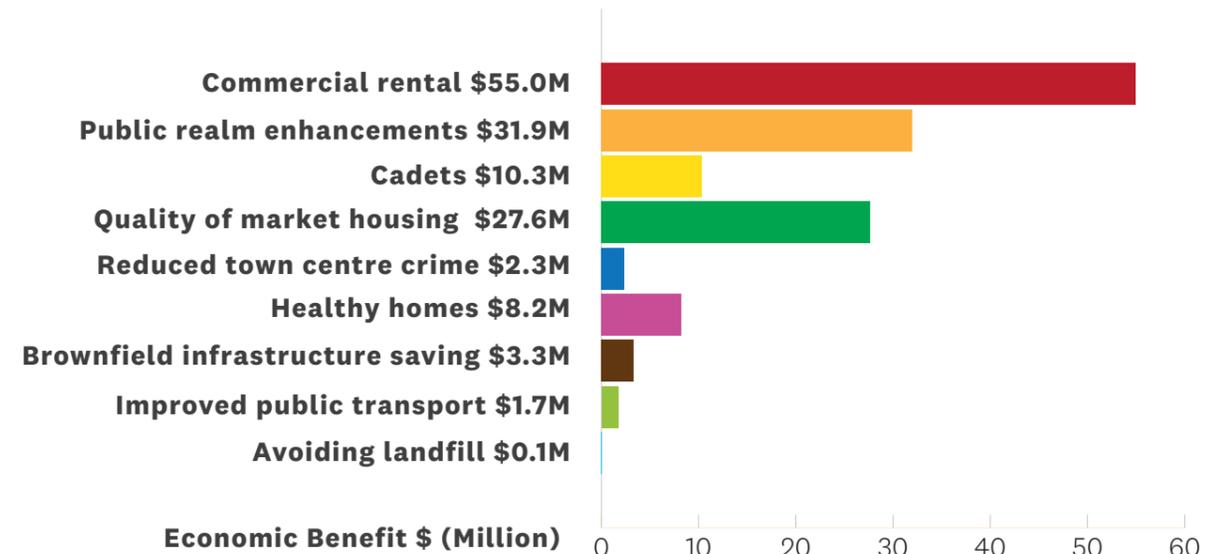
- Increased patronage of Council’s new community facilities leading to health, social, and wellbeing benefits
- Energy efficient homes, reduced vehicle use, and construction waste minimisation initiatives.

Non-monetised benefits include:

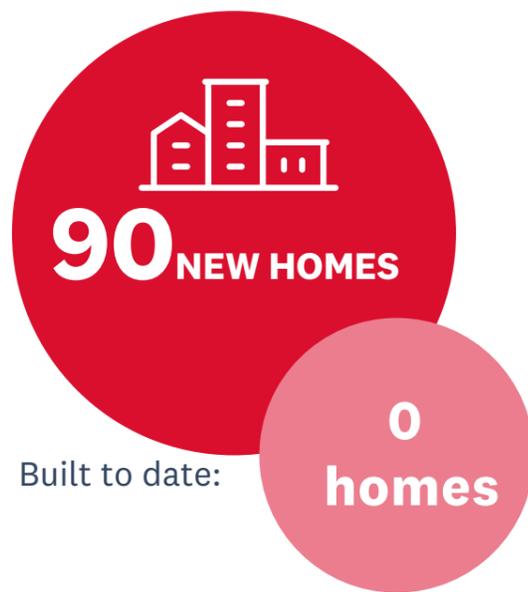
- Catalyst effect: improved public amenity may prompt private developments within the vicinity of the project area.
- Increased climate resilience through improved green and blue networks.
- Residents reduced health risk through increased public transport use.

The Pukekohe PBC economic analysis shows \$102.2 million of economic cost, \$140.4 million of economic benefit (TVA), and net benefit of \$38.3m.

Total value assessment TVA



1.375:1
BENEFIT COST RATIO
PUKEKOHE



* 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.

Spatial Delivery Plan for Pukekohe

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



Delivery Programme

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

Project Name	Delivered to date	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Public realm Projects											
01	SMALL T PROJECTS (ACROSS ENTIRE PROGRAMME)	COMPLETE									
05	INTERSECTION CAPITAL WORKS 1 (MASSEY & MANUKAU RD)	COMPLETE									
09	ROULSTON PARK UPGRADE	PLAN	CONSTRUCTION								
11	MARKET PRECINCT: DEVON LANE, ROULSTON STREET, AND TOWN SQUARE	PLAN	CONSTRUCTION								
12	PARKING MANAGEMENT SOLUTIONS (ACROSS ENTIRE PROGRAMME)	PLAN	CONSTRUCTION								
13	ROULSTON LANE UPGRADE	PLAN	CONSTRUCTION								
14	CIVIC HUB ENHANCEMENTS	PLAN	CONSTRUCTION								
15	TRAIN STATION TO CENTRE CONNECTIONS	PLAN	CONSTRUCTION								
Site Sales/Development Sites											
02	SITE SALES WITHOUT DEVELOPMENT OUTCOMES	COMPLETE									
03	82 MANUKAU ROAD SITE SALE	COMPLETE									
06	9 HALL STREET SITE SALE	PLAN	CONSTRUCTION								
07	174 - 182 MANUKAU ROAD SITE SALE	PLAN	CONSTRUCTION								
08	2, 4 SVENDSEN ROAD SITE SALE	PLAN	CONSTRUCTION								
10	EDINBURGH STREET SUPERBLOCK SITE SALE	PLAN	CONSTRUCTION								
16	4 TOBIN STREET SITE SALE	PLAN	CONSTRUCTION								
17	7 MASSEY AVENUE SITE SALE	PLAN	CONSTRUCTION								
18	24 HALL STREET SITE SALE	PLAN	CONSTRUCTION								
19	22 EDINBURGH STREET SITE SALE	PLAN	CONSTRUCTION								
20	9 TOBIN STREET SITE SALE	PLAN	CONSTRUCTION								

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.

Climate Risks: The main risks for the Pukekohe Programme are: amplified urban heat island effect, increased frequency and severity of flooding, and exacerbation of existing social inequities. These risks are monitored and managed at the portfolio, programme and project level.

Summary of Pukekohe Programme Changes

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



	2019 High Level Project Plan	2020 Programme Business Case	2025 Programme Business Case Overview
Site sales	N/A	\$22.2M	\$30.5M
Dwellings	N/A	140	90
Commercial GFA	N/A	5,000 sqm	9,500 sqm
Public Realm GFA	N/A	25,000 sqm	21,800 sqm
TVA	N/A	0.68:1	1.375:1
Cost - Capex	N/A	\$20.6M	\$26.9M
Cost - Opex	N/A	\$4.9M	\$8.4M
Cost- Acquisitions	N/A	\$2.7M	\$3.8M
End date	2041	2029	2034
Key reasons for changes:			<ul style="list-style-type: none"> + Change of focus to attract more commercial GFA on Edinburgh Superblock site to create more jobs in Pukekohe. + Acquisition of two properties on the Edinburgh Superblock site to create a more attractive, continuous development parcel. + Reduction in scope of streetscape upgrades and public realm works. Removal of Skate Park and King Street upgrades from the programme.

Vision: Pukekohe will be a vibrant and dynamic satellite town offering a range of employment and residential opportunities, with excellent transport connections, infrastructure, open space and recreation facilities, and a thriving local economy.

“Pukekohe is growing up, with city smarts while celebrating our country hearts.”

ngā mihi



Decision paper

Waiapu – Construction contract approval

Author(s): James Buckley, Senior Project Manager and Kate Cumberpatch, Priority Location Director

March 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 where making available the information:

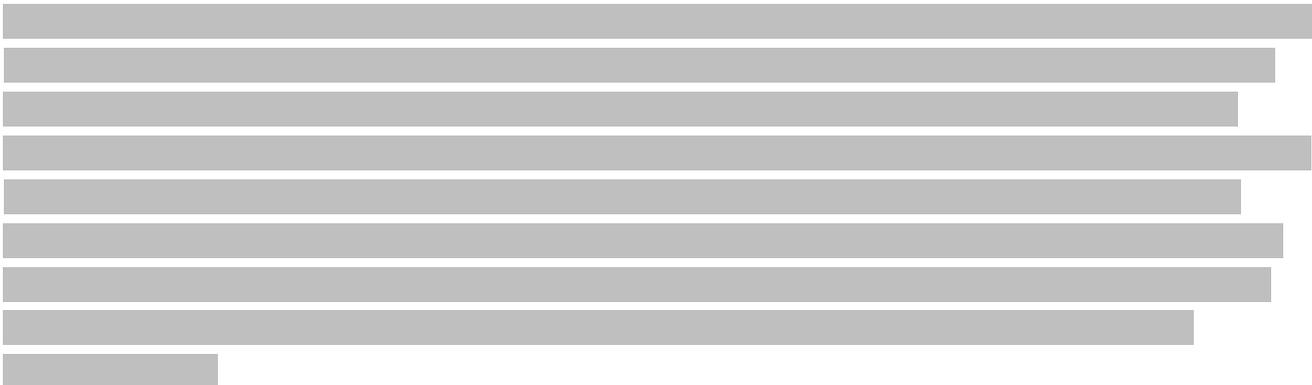
- *would affect the commercial interest of a third party (s7(2)(b)(ii); and*
- *would be likely to prejudice or disadvantage the commercial position of Council (s7(2)(h)).*

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- 
- 
- notes that the project remains aligned with Eke Panuku’s urban regeneration objectives and approved business case outcomes.

Whakarāpopototanga matua | Executive summary

- The Waiapu Precinct is a keystone in the Onehunga Programme, that will deliver a high-quality urban environment that integrates mixed-use development with significant public realm improvements. Located in the heart of Onehunga, this project is a catalyst for urban regeneration, aligning with the Onehunga High-Level Project Plan (HLPP) and the Onehunga Programme Business Case Overview (PBCO).
- 
- 

Horopaki | Context

Previous Board / Council engagement and decisions			
Date / Resolution	Meeting	Document	Decision / Outcome
30 November 2016 {C09/04/17}	Eke Panuku Board	Transform Onehunga: High-Level Project Plan (HLPP)	Endorsed
20 May 2020 {15 05/20}	Eke Panuku Board	Transform Onehunga: Programme Business Case	Approved
20 May 2020 {16 05/20}	Eke Panuku Board	Transform Onehunga: Waiapu Precinct	Approved
16 December 2020 {3 12/20}	Eke Panuku Board	Transform Onehunga: Waiapu Precinct Draft Masterplan	Approved
30 April 2024 (CP2024/03971)	Maungakiekie-Tāmaki Local Board	Public Realm Concept Design	Approved
14 October 2024	Eke Panuku Board	Onehunga Programme Business Case Overview (PBCO) - Review	Approved

4. The Onehunga High Level Project Plan – November 2017 identifies the Waiapu Precinct as a key development block set to catalyse urban regeneration in the Onehunga town centre. It will contribute to addressing key problems identified in the PBCO including connectivity and access, housing diversity and cultural and community enhancements.
5. The key benefits of the project support Eke Panuku's vision of "creating amazing places" and align with the Auckland Plan 2050's long-term objectives by:
 - a. Creating 3,500m² of quality public realm, including an 800m² playground.
 - b. Developing 6,700m² of new or upgraded carriageways, footpaths, pedestrian connections, and laneways.
 - c. Enabling and integrating a proposed new 4,200m² supermarket on Selwyn Street creating approximately 100 new retail job opportunities.
 - d. Creating six development sites for approximately 150 housing units, which will achieve a Homestar 6 rating.
 - e. Introducing 25 new street trees to support the Urban Ngahere Strategy.
 - f. [REDACTED]
6. **Attachment A:** Site plan - shows the distribution of these benefits across the precinct.
7. The site of this project has significant physical site complexities. The site consists of three terraces of land with a 9m height difference between the upper and lower terrace and there is significant rock and contamination within the site.

8. The delivery of this project also has various interdependencies that complicate delivery. The integration of the new Woolworths supermarket and the ongoing availability of certain town centre car parking throughout construction being the most dominant dependencies.

Nga whiringa me te taatai | Options and analysis

Tender process

9. [REDACTED]
10. During the ECI engagement, the initial construction pricing received in October 2024 for the project scope exceeded the budget approved in the business case. This prompted a substantive Value Engineering (VE) review between October 2024 and January 2025 to reassess the design and delivery approach to better align with the budget and ensure value for money, while maintaining project outcomes.
11. The review refined traffic layouts, civil works, paving, drainage, and structural components, resulting in a more efficient construction staging plan that reduced overall project duration and overhead costs.
12. Key cost-saving measures included deferring non-essential works, optimising material selections, and simplifying stormwater and wastewater infrastructure. Further efficiencies were achieved through adjustments to site preparations, earthworks, and provisional sums.
13. [REDACTED]
14. The forecast increase to the total project budget necessitated a reassessment of funding requirements and the project's economic case.
15. A refreshed benefit-cost analysis for the Waiapu Precinct confirms that the newly approved total project budget remains economically viable, with a revised benefit-cost ratio (BCR) of 1.09:1 which is still above the threshold for project justification. The updated analysis validates that the anticipated benefits, including housing provision, commercial activation, and local economic uplift, remain achievable within the investment level, delivering a net economic benefit of \$12.1 million.

Options considered

16. In response to the tender bid, several alternative approaches were evaluated to determine the most viable path forward. These options, with considerations are outlined below:

Options	Considerations
<p>1. Re-tendering the physical works contract with additional suppliers</p>	<p>a. There is no certainty that re-tendering would result in a lower price.</p> <p>b. This approach presents a high risk of delaying the project, potentially failing to achieve a key Statement of Intent (SOI) milestone of starting construction by the end of June 2025.</p> <p>c. [Redacted]</p> <p>d. [Redacted]</p> <p>e. [Redacted]</p> <p>f. [Redacted]</p> <p>g. [Redacted]</p>
<p>2. Reducing project scope</p>	<p>a. Further value engineering was explored; however, any additional reductions would compromise essential design outcomes and public realm functionality, impacting long-term project benefits.</p> <p>b. [Redacted]</p>
<p>3. Proceeding with the current tender submission (recommended option)</p>	<p>a. This option ensures continuity in project delivery and mitigates the risk of further cost escalation due to delays.</p> <p>b. [Redacted]</p> <p>c. [Redacted]</p>

17. Impact assessment of the recommended option to proceed with [REDACTED] tender submission.

Positive Impacts	Negative Impacts
<ul style="list-style-type: none"> Preserves design integrity and ensures alignment with stakeholder-agreed outcomes. Maintains integration with Woolworths' development programme. Reduces exposure to potential cost increases from further market delay or re-tendering. 	<ul style="list-style-type: none"> Required an increase in the project budget, necessitating a reallocation of Eke Panuku funding. Extends the project timeline, affecting CAPEX prioritisation across FY25-FY29.

Ngā ritenga ā-pūtea | Financial and resourcing impacts

18. [REDACTED]

19. [REDACTED]

20. Contingency provisions have been assessed through a quantitative risk analysis.

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

24. The actual tendered value of [REDACTED] reflects the scale and complexity of delivering the Waiapu Precinct. It can be broken down as follows:

Work	Value	Description
Site and enabling works	[REDACTED]	Site clearance, contamination remediation, sediment control, earthworks and retaining walls
Public realm	[REDACTED]	Delivering quality paving, seating, landscaping and a new 807m ² playground
Roading	[REDACTED]	Enhance pedestrian and vehicle connections with improved footpaths, crossings, and lighting
Utilities	[REDACTED]	Stormwater, wastewater, and green infrastructure for long-term resilience
Contractor overheads and temporary works	[REDACTED]	Cover compliance, risk management, and site operations

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

25. To establish an appropriate risk allocation for the NZS3910 contract, the quantitative risk analysis was conducted through a structured risk workshop with subject matter experts. This analysis, which involves estimating the probabilities and impacts of risks on project objectives, identified key

risks affecting cost and programme. As per the Eke Panuku Financial Management Framework, the 95th percentile confidence level is used to determine the total works cost, including contingency.

26. The key risk drivers identified are detailed in **Attachment B: Risks and mitigations**.
27. An independent assessment is underway to ensure the VE exercise was rigorous and we are achieving value for money.

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

28. The Onehunga Community, Onehunga Business Association and Maungakiekie-Tāmaki Local Board are supportive of this project and seek project delivery to happen without delay.

Tauākī whakaaweawe Māori | Māori outcomes impact

29. The Waiapu Precinct has been developed in partnership with Mana Whenua to ensure cultural narratives are meaningfully integrated into the design. Guided by hui with Mana Whenua representatives, the precinct reflects connections to Maungakiekie, Te Hopua O Rangī, and Māngere Maunga, as well as Onehunga's lava flow history.
30. Mana Whenua-nominated artist Graham Tipene has led the development of key design elements, including balustrades symbolising the pursuit of knowledge, seating representing regrowth after lava flows, a pavilion evoking volcanic activity, and wayfinding markers highlighting sites of significance.

Tauākī whakaaweawe āhuarangi | Climate change impact

31. The project aligns with Council's sustainability principles, incorporating low-carbon construction methods, responsible material use, and waste minimisation strategies. JFC's Toitū Carbon Reduce certification reflects its commitment to lowering emissions, targeting a 5% reduction over the next five years and 50% by 2050.
32. Waste reduction is a key focus, with a minimum 80% diversion from landfill, supported by Green Gorilla's waste management systems. Recycling and material reuse are embedded in site operations, ensuring construction offcuts and surplus materials are repurposed where possible.
33. A further aspect of the project's environmental management is sourcing native plants in partnership with Mana Whenua. Rather than importing mature specimens, seedlings are being cultivated in local iwi nurseries.

Ngā koringa ā-muri | Next steps

34. Subject to Eke Panuku Board approval, the following actions will be undertaken:
 - a. Finalise NZS3910 contract execution with JFC (April 2024)
 - b. Issue the notice to proceed (May 2024)
 - c. Commence physical works (June 2024).

Ngā tāpirihanga | Attachments

Attachment A – Site plan

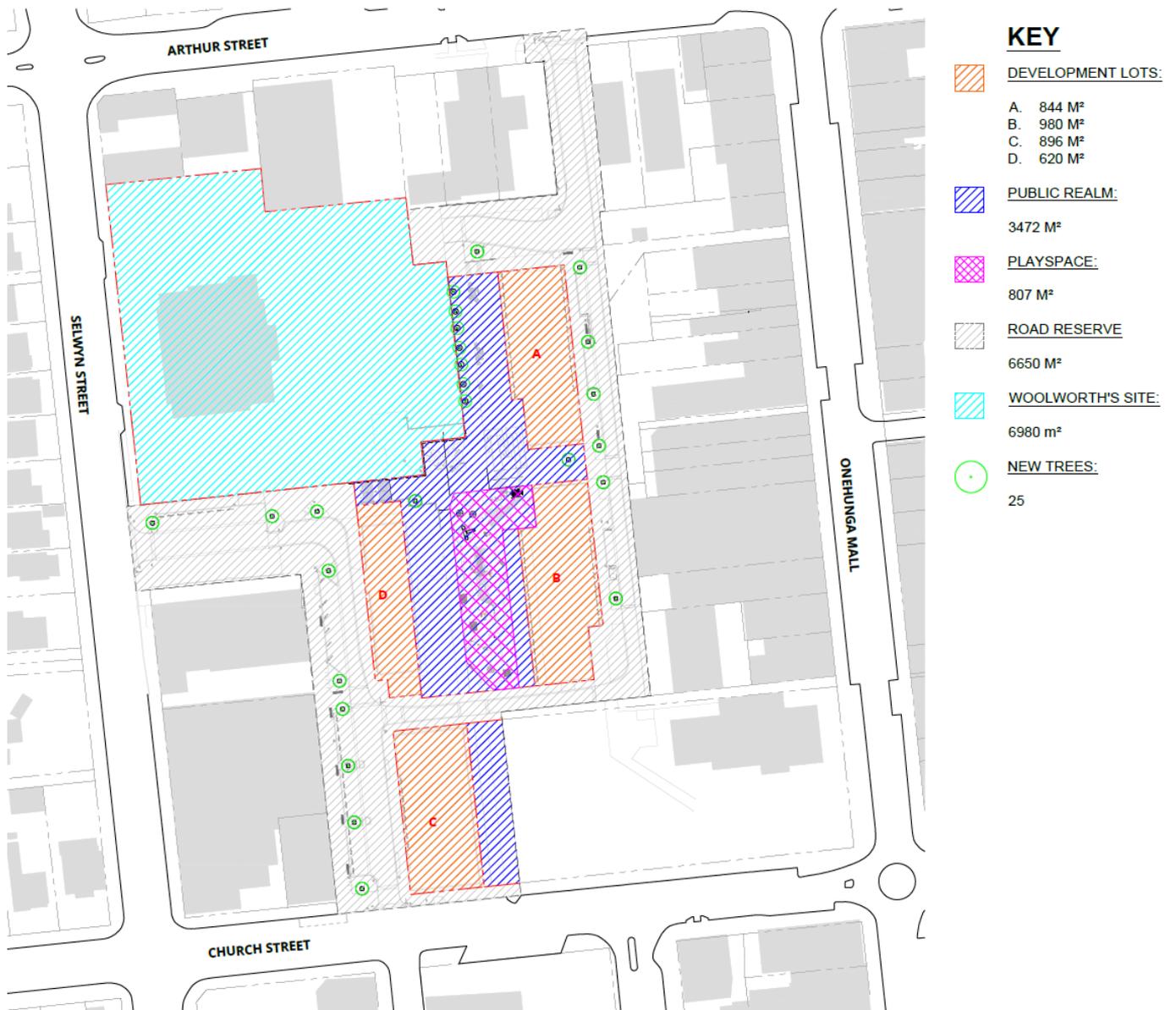
Attachment B – Risk and mitigations table

Ngā kaihaina | Signatories

Ian Wheeler, Chief Operating Officer

David Rankin, Chief Executive

Waiapu - Construction contract approval: Attachment A - Site Plans





Waiapu – Construction contract approval: Attachment B – Risk and mitigation table

Risk Category	Risk Description	Potential Impact	Mitigation Strategy
Design and Scope Risks	Late-stage design adjustments arising from Mana Whenua and stakeholder consultation impacted timelines and cost certainty.	Delays to approvals and increased costs due to design changes, potential rework.	Engage with Mana Whenua and stakeholders early, incorporate flexibility in design timelines, and allocate contingency for design modifications.
Design and Scope Risks	Coordination with the Woolworths development required modifications to temporary works and construction staging, increasing complexity and potential delays.	Construction sequencing disruptions, increased temporary works costs, and potential programme delays.	Develop a detailed staging plan in coordination with Woolworths, establish clear roles and responsibilities, and implement proactive stakeholder engagement.
Geotechnical and Environmental Risks	Site investigations identified additional remediation requirements due to unforeseen geotechnical and land contamination conditions.	Increased remediation costs, potential delays due to additional approvals or treatments.	Conduct early and comprehensive site investigations, allocate contingency funding, and develop alternative construction methodologies where required.
Geotechnical and Environmental Risks	Latent conditions such as unknown underground services, hazardous materials, or soil instability may result in further cost escalation or programme delays.	Unplanned excavation work, additional safety measures, potential redesign requirements, and project delays.	Maintain a project risk register, implement real-time site monitoring, and conduct test pits and additional surveys pre-construction.
Programme and Delivery Risks	Delays in obtaining EPA and resolving asset owner requirements have impacted the project timeline.	Extended approval processes, knock-on delays to construction commencement.	Maintain early and ongoing engagement with regulatory bodies and asset owners, track approvals progress closely, and escalate delays where necessary.
Programme and Delivery Risks	Unforeseen events such as adverse weather conditions, contractor insolvency, or legal disputes may further delay delivery.	Project timeline disruptions, increased costs, and potential contractual disputes.	Build time contingencies into the programme, maintain contractor performance monitoring, and have alternative contractor arrangements as a contingency plan.

Risk Category	Risk Description	Potential Impact	Mitigation Strategy
Programme and Delivery Risks	The integration of Woolworths' development timeline with public realm works introduces dependency risks, requiring close coordination to mitigate disruptions.	Misalignment in delivery schedules, potential delays, and logistical complications.	Establish a joint project coordination group, align key milestones early, and maintain regular communication between teams to proactively manage dependencies.

Te Wero Wynyard Crossing Bridge – Post-project review

Author: Marian Webb, GM Assets & Delivery

March 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 where making available the information:

- *would affect the commercial interest of a third party (s7(2)(b)(ii));*
- *would be likely to prejudice or disadvantage the commercial position of Council (s7(2)(h)); and*
- *maintain the effective conduct of public affairs through (i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority in the course of their duty (s7(2)(f)(i)).*

Ngā tūtohunga | Recommendations

That the Eke Panuku Board:

- a. [Redacted]
- b. [Redacted]
- c. [Redacted]
- d. [Redacted]
- e. [Redacted]
- f. [Redacted]

Whakarāpopototanga matua | Executive summary

- 1. [Redacted]



12. [Redacted]
[Redacted]
[Redacted]

Horopaki | Context

Background - history and replacement bridge

13. [Redacted]
[Redacted]
[Redacted]

14. [Redacted]
[Redacted]
[Redacted]
[Redacted]

15. [Redacted]
[Redacted]

16. [Redacted]
[Redacted]

17. [Redacted]
[Redacted]
[Redacted]

18. [Redacted]
[Redacted]
[Redacted]
[Redacted]

19. [Redacted]
[Redacted]
[Redacted]
[Redacted]

20. [Redacted]
[Redacted]
[Redacted]
[Redacted]

21. [Redacted]
[Redacted]

22. [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Background - recent maintenance work

23. [Redacted]
[Redacted]

24. [Redacted]
25. [Redacted]
26. [Redacted]

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
28 February 2024 Board meeting	CE Report Wynyard Crossing Bridge – ongoing maintenance	The board received an update on the project.
27 March 2024 Board meeting	CE Report Wynyard Crossing Bridge	The board received an update on the project.
24 April 2024 Board meeting	CE Report Wynyard Crossing Bridge	The board received an update on the project.
22 May 2024 Board meeting	CE Report Wynyard Crossing Bridge	The board received an update on the project.
21 June 2024 Out-of-cycle decision	Te Wero Wynyard Crossing Bridge – Temporary Pontoon Connection DRAFT CONFIDENTIAL	The board: <ul style="list-style-type: none"> ■ [Redacted] ■ [Redacted] ■ [Redacted] Directed the CE to immediately advise the board of any material changes to key elements of the temporary pontoon crossing project.
26 June 2024 Board meeting	CE Report Wynyard Crossing Bridge	The board received an update on the project.

Previous Board / Council engagement and decisions

Date and meeting	Document	Decision / Outcome
24 July 2024 Board meeting	Decision paper Wynard Crossing Te Wero Bridge	<p>[Redacted]</p> <ul style="list-style-type: none"> ■ [Redacted] ■ [Redacted] ■ [Redacted] ■ [Redacted] ■ [Redacted]
28 August 2024 Board meeting	Information paper Te Wero Wynyard Crossing Bridge	<p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p>
26 September 2024 Board meeting	Decision paper Te Wero Wynyard Crossing Bridge	<p>The Board:</p> <ol style="list-style-type: none"> a. noted that repair and maintenance work. b. noted that the significant refit of the bridge, both addressing the steel corrosion, which was planned, and the substantial replacement of mechanical and electrical (M&E) components, which was unplanned, is to enable the bridge to have a further trouble-free fifteen plus years of use. c. noted that work completed by late August has enabled, for the first time, a clear picture of the extent of the corrosion and actual condition of the M&E components, both of which are materially worse than previously understood. d. noted that, consequently, additional budget will be required over and above the \$7.7m currently set, particularly for substantial M&E component replacement. e. [Redacted]

Previous Board / Council engagement and decisions

Date and meeting	Document	Decision / Outcome
27 November 2024 Board meeting	CE Report Wynyard Crossing Bridge	The board received an update on the project.
December 2024	Information paper Te Wero Wynyard Crossing Bridge	The board received an update on the project, including that the programme indicated a return to service on 13 December 2024.

Mitigating the impact:

27. [Redacted]

28. [Redacted]

- [Redacted]

[Redacted]

29. [Redacted]

[Redacted]

30. [Redacted]

31. [Redacted]

- [Redacted]

- [Redacted]

- [Redacted]

- [Redacted]

32. [Redacted]

- [Redacted]

- [Redacted]

[Redacted text block]

[Redacted text block]

- 33. [Redacted list item]

[Redacted text block]

[Large redacted text block]



34. [Redacted]
[Redacted]

Nga whiringa me te taatai | Options and analysis

Ngā ritenga ā-pūtea | Financial and resourcing impacts

35. [Redacted]
[Redacted]
[Redacted]
[Redacted]

36. [Redacted]
[Redacted]

[Redacted]	[Redacted]

37. [Redacted text block]

38. [Redacted text block]

[Redacted]	[Redacted]

[Redacted text block]

39. [Redacted text block]

40. [Redacted text block]

Ngā raru tūpono me ngā whakamaurutanga | Risks and mitigations

41. [Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted]

Ngā whakaaweawe mō te hunga whaipānga | Stakeholder impacts

42. [Redacted]

Tauākī whakaaweawe Māori | Māori outcomes impact

43. [Redacted]

Tauākī whakaaweawe āhuarangi | Climate change impact

44. [Redacted]

Ngā koringa ā-muri | Next steps

45. [Redacted]

46. [Redacted]

47. [Redacted]

Ngā tāpirihanga | Attachments

[Redacted]

Ngā kaihaina | Signatories

Marian Webb, GM Assets & Delivery

David Rankin, Chief Executive

Director interests at 19 March 2025

Member	Interest	Company / Entity	Conflicts pre-identified?
David Kennedy	Chair	Eke Panuku Development Auckland Limited	
	Chair	Beachlands South GP Ltd (JV between NZ Super Fund and Russell Property Group)	
	Member	Business Reference Group Te Arotake Future for Local Government	
	Director	Cathedral Property Limited	
	Chair	Civix Limited	
	Director	Grantley Holdings Limited	
	Chair	Kaha Ake GP Ltd (JV between NZ Super Fund and Classic Developments)	
	Director	Naylor Love	
	Trustee	New Zealand Housing Foundation	Possible
	Chief Executive	Te Kaha Project Delivery Limited	
	Director	Westhaven Marina Limited	
	Kenina Court	Director	Eke Panuku Development Auckland Limited
Shareholder		Arrakis Limited	
Director		Banking Ombudsman Scheme 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		Fale Developments Limited	
Director		Fortitudine Trustees Limited	
Director		Huma Holdings Limited	
Director		IBS	
Director		KW Westgate Limited	
Director		Lovelock Trustees Limited	
Director		Lujato Trustees Limited	

Member	Interest	Company / Entity	Conflicts pre-identified?
Kenina Court (continued)	Director	M&G Trustees Limited	
	Director	Nathan Whanau Trustees Limited	
	Director	NTA Holdings Limited	
	Director	Oceania Career Academy Limited	
	Director	Pathfinder Management Partner 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	
Director	XYZ Limited		
Brett Ellison	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	
Steve Evans	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Director	Kaipatiki FRL Limited Partnership	

Member	Interest	Company / Entity	Conflicts pre-identified?
Steve Evans (continued)	Chief Executive Residential and Development	Fletcher Building Limited	Yes
	Director	Homai General Partner Limited	
	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
Aaron Hockly	Director	Eke Panuku Development Auckland Limited	
	Employee	NWI NZ Management Company Limited (subsidiary of Northwest Healthcare Properties)	
	Executive Director	Vital Healthcare Property Limited & related entities	

Director interests: Changes since 11 February 2025

Additions:

Director	Conflict/interest	Date notified
N/A		

Deletions:

Director	Conflict/interest	Date notified
Aaron Hockly	Mercy Healthcare (Auckland) – Non-executive director	26 February 2025

Amendments:

Director	Conflict/interest	Date notified
N/A		

Meeting Attendance Register – 2024

	2024									
	28 Feb	27 Mar	24 Apr	22 May	26 Jun	24 Jul	28 Aug	23 Oct	27 Nov	11 Dec
David Kennedy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
John Coop ⁱ	x	✓	✓	✓	x	✓	✓	✓	✓	✓
Kenina Court	✓	✓	x	✓	✓	✓	✓	✓	✓	✓
Brett Ellison ⁱⁱ								✓	✓	✓
Steve Evans	✓	✓	✓	✓	✓	x	✓	x	✓	✓
Aaron Hockly ⁱⁱⁱ								✓	✓	✓
Paul Majurey ^{iv}	✓	✓	✓	✓	✓	x	✓			
Jennifer Kerr ^v	✓	✓	✓	✓	✓	✓	✓			

ⁱ Resigned as of 31 January 2025

ⁱⁱ Appointed as of 01 October 2024

ⁱⁱⁱ Appointed as of 01 October 2024

^{iv} Term ended as of 31 August 2024

^v Resigned as of 31 August 2024

Meeting Attendance Register – 2025

	2025				
	26 Feb	26 Mar	23 Apr	28 May	25 Jun
David Kennedy	✓				
Kenina Court	✓				
Brett Ellison	✓				
Steve Evans	✓				
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 26 February 2025

<p>Attending</p>	<p>Board: David Kennedy (Chair), Kenina Court, Brett Ellison, Steve Evans, Aaron Hockly</p> <p>Executive: David Rankin, Chief Executive; Gyles Bendall, GM Design & Place; Alaina Cutfield, Head of People & Culture; Angelika Cutler, GM Community & Stakeholder Relations; Carl Gosbee, Chief Financial Officer; Brenna Waghorn, GM Strategy & Planning; Marian Webb, GM Assets & Delivery; Ian Wheeler, Chief Operating Officer; Allan Young, GM Development</p> <p>In Attendance: Councillor Angela Dalton, Rachel Wilson, Principal Advisor, Auckland Council; Lisa Franklin, Media Manager; Alice Newcomb, Governance Manager; Rosemary Geard, Governance Advisor (minutes)</p>
<p>1.0 Meeting opening</p>	<p>The public meeting opened at 2.01pm with a karakia. The chair welcomed everyone to the meeting.</p>
<p>1.1 Apologies</p>	<p>There were no apologies received.</p>
<p>Procedural motion to exclude the public</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>2.0 Chief Executive's Report</p>	<p>David Rankin, Chief Executive, David Rankin, Chief Executive, spoke to the report.</p> <p>CCO Reform - Transition</p> <p>[Redacted text]</p> <p>Development Agreement - Management</p> <p>[Redacted text]</p>

	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The Eke Panuku Board received the report. Rachel Wilson left the meeting.</p>
<p>3.0 Health & Safety Report</p>	<p>Bernardo Vidal, Head of Health, Safety and Wellbeing, joined the meeting for this item.</p> <p>ACTION: Management to confirm if there is a safety policy for lithium-ion batteries.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The Eke Panuku Board discussed and received the Health and Safety report December 2024-January 2025</p>
<p>4.0 Decision papers</p>	
<p>4.1 Northcote Programme Business Case Overview - Review</p>	<p>Kate Cumberpatch, Priority Location Director, joined the meeting for this item and introduced the item.</p> <p>David Kennedy left the meeting for this topic due to a declared conflict of interest.</p> <p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <ul style="list-style-type: none"> a. approve the reviewed Programme Business Case Overview for the Northcote priority location programme. b. approve the expected benefits to be realised for the Northcote programme being: <ul style="list-style-type: none"> i. Site sales of \$39.4 million ii. 605 dwellings iii. 16,500sqm of commercial space iv. 22,700sqm of new or improved public realm. c. approve a programme life cost, projected to end in 2036, of \$73.5 million nett, being expenditure of \$112.9 million, including opex, capex and acquisition costs, less projected site sales of \$39.4 million.
<p>4.2 33 Manukau Station Road, Manukau - Go to Market Strategy</p>	<p>Richard Davison, Priority Location Director, joined the meeting for this item.</p> <p>Allan Young, GM Development, introduced the item.</p>

	<p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <ol style="list-style-type: none"> a. approve the disposal of 33 Manukau Station Road, Manukau by way of an open market sales process to achieve urban renewal. b. delegate authority to the Chief Executive to execute the required documentation to sell the property at a price at or above the current market valuation when taking account of the required essential outcomes. c. note the key points of the Essential Outcomes and Design Guidelines are: <ol style="list-style-type: none"> i. activated road frontages ii. quality design responding to key observation points iii. potentially a staged development, designed to create a consistent architectural language and connectivity between stages iv. environmental sustainability measured by achieving a Greenstar 5 rating for commercial use or targeting Homestar 7 rating for any residential components v. Māori outcomes to be achieved as part of section 6.2 of the Eke Panuku Development Auckland Selecting Development Partners Policy will form a minimum 15% of the criteria for assessing developer proposals.
<p>4.3 Waste Disposal Services – Chairperson appointment</p>	<p>Marian Webb, GM Assets & Delivery, introduced the item.</p> <p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <ol style="list-style-type: none"> a. approves the delegation of the appointment of the Chairperson of the Waste Disposal Services Joint Venture Board to the Eke Panuku Board Chair, in consultation with the Chief Executive, and together with Waste Management NZ Limited.
<p>4.4 Avondale Central</p>	<p>Richard Davison, Priority Location Director, joined the meeting for this item.</p> <p>Gyles Bendall, GM Design & Place, introduced the item.</p> <p>[REDACTED]</p>

	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <p>a. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>b. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
4.5 Audit & Risk Committee - Terms of Reference and composition	<p>Alice Newcomb, Governance Manager, introduced the item.</p> <p>Following the conclusion of discussion, the Eke Panuku Board resolved to:</p> <p>a. approve the revised Terms of Reference.</p> <p>b. approve that the Audit and Risk Committee composition is amended from four to three members, with a quorum of two, and that the current membership is Kenina Court - Chair, David Kennedy and Steve Evans.</p> <p>c. note John Coops' term ended on 31 January 2025.</p> <p>Councillor Angela Dalton left the meeting.</p>
5.0 Information papers	
5.1 Quarterly Risk Report	<p>Kingsha Changwai, Manager Corporate Risk and Reporting, joined the meeting for this item.</p> <p>Carl Gosbee, Chief Financial Officer, introduced the paper.</p> <p>The Eke Panuku Board received the report.</p>
5.2 Eke Panuku Total Value Analysis - Overview	<p>The Eke Panuku Board received the report.</p>
5.3 Property Market update	<p>The Eke Panuku Board received the report.</p>
5.4 Portfolio, Programme & Project Management overview	<p>Rob Cairns, Head of PMO, joined the meeting for this item.</p> <p>Ian Wheeler, Chief Operating Officer, introduced the paper.</p> <p>The Eke Panuku Board received the report.</p>
6.0 Governance matters	
6.1 Out of cycle decisions	<p>The Eke Panuku Board made two out-of-cycle decisions between the December 2024 and February 2025 meetings.</p> <p>The resolutions are recorded here for completeness.</p>

Variation Masterplan 56 Brookview Drive, Ormiston

Steve Evans was recused from the decision-making process due to a declared conflict of interest.

On 20 December 2024, the Eke Panuku Board resolved to:

- a. [Redacted]
- b. [Redacted]
- c. [Redacted]

Site 14 North Wharf, Request for Development Proposal

On 12 February 2025, the Eke Panuku Board resolved to:

- a. [Redacted]
- b. [Redacted]
- c. [Redacted]
- d. [Redacted]

6.2 Minutes meeting held - 11 December 2024

The Eke Panuku Board reviewed and confirmed the minutes of the Board Meeting 11 December 2024, with confidential information included, as a true and accurate record of the meeting.

6.3 Director interests & Director interests projects	The Eke Panuku Board reviewed and received the Register of Director's Interests projects report.
6.4 Director meeting attendance	The Eke Panuku Board noted the Directors' meeting attendance.
6.5 Board action list	The Eke Panuku Board received the board action list.
6.6 Board forward work programme 2025	The Eke Panuku Board received the board forward work programme.
7.0 General Business	There were no items of general business.
Meeting close	The Board acknowledged the departure of Alice Newcomb, Governance Manager; thanked her for her contribution and wished her well. The meeting closed at 3.31pm.

Confirmed as a true and accurate record:

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

General Business

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