

# Board Report

**Date**

Wednesday  
23 April 2025

**Time**

10.00am

**Venue**

Online via Microsoft Teams



# Board Agenda

**Where:** Online via Microsoft Teams

**When:** Wednesday 23 April 2025 | 10.00am–12.00pm

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

		Time
	<b>Public meeting open</b>	<b>10.00am</b>
<b>1. Welcome / Acknowledgements</b>	1.1 Apologies	
	<b>Public meeting close and confidential meeting open</b>	
<b>2. Board independent advice (confidential item)</b>		
	<b>Confidential meeting close and public meeting open</b>	
<b>3. Chief Executive's report (open items)</b>		
<b>4. Health and Safety report</b>		
<b>5. Decision papers (open items)</b>	5.1 Pukekohe Programme Business Case Overview – Review 5.2 35 Coles Crescent, Papakura - Go to market strategy	
<b>6. Governance matters (open items)</b>	6.1 Director interests 6.2 Director meeting attendance 6.3 Minutes meeting held – 26 March 2025	
<b>7. General business (open item)</b>		
	<b>Public meeting close and confidential meeting open</b>	
<b>8. Chief Executive's report (confidential items)</b>		
<b>9. Decision papers (confidential items)</b>	9.1 35 Coles Crescent, Papakura - Go to market strategy 9.2 Downtown Car Park – Project commencement requirements 9.3 Waterfront Development Site 9.4 Ormiston Town Centre, Ormiston 9.5 Development site Pakūranga – Go to market strategy	
<b>10 Governance matters (confidential items)</b>	10.1 Director interests' projects 10.2 Board action list 10.3 Board work forward programme 2025 10.4 Minutes meeting held – 26 March 2025	
	<b>Meeting close</b>	<b>12.00pm</b>



## Apologies

At the time of publishing, apologies have been received from:

- Steve Evans
- Councillor Angela Dalton

Information paper

Chief Executive’s Report

Author: Ian Wheeler, Acting Chief Executive

April 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

84-150 Morrin Road, St Johns

- 
- 
- 
-

5.

## North Wharf

6.

## Downtown Car Park

7.

## Avondale Central and 132 Greenlane East - Commercial terms

8.

## CCO Reform Transition Programme Update

9. Consultation on the change proposal for the establishment of the proposed Auckland Development Office, closed on Wednesday 2 April. A total of 340 submissions from across the group were received, 65 of which were team submissions. Eke Panuku staff and others invested time and effort into quality submissions that will help inform a robust final decision-making process. The final decision will be made by the Council's Chief Executive, Phil Wilson.
10. The indicative timeline below is to provide a final decision on 8 May 2025.
11. The focus will then move to an "embed" phase. This will be a supported programme of integration, building understanding of incoming teams and council, retaining what's working and inviting reflection on what can change.



12. The key risks for the programme are tight delivery timeframes, staff engagement and retention, disruptions to in-flight projects and BAU, reputational risk from the transition and day one readiness. It is also clear that there are increased expectations of the proposed Auckland Development Office with limited additional resources. Various controls are in place including programme, resource and decision planning and change and engagement processes, and risks are reviewed regularly.

**CCO Reform Transition Programme Workstream One – timeline**

Date	Action
20 March 2025	Formal consultation begins
2 April 2025	Formal consultation on proposal closes at 5pm
3 April 2025	Analysis of feedback starts to determine the final structure
8 May 2025	Confirm final structure – decision report released
9 May 2025	Expressions of Interest (EOIs) and recruitment commences for new roles
15 May	EOI closes
As confirmed	Outcomes announced
21 June 2025	Go live of the new structure

13. [Redacted]

**Security services**

14. [Redacted]

15. [Redacted]

16. [Redacted]

**Ngā tāpirihanga | Attachments**

Attachment A – Board dashboard



# Quarterly reporting pack

Period ending 31 March 2025

## Executive summary

### Highlights for the quarter

- In Old Papatoetoe, works on the Chambers Laneway are now complete. This project provides an upgraded accessway to new developments and open space amenities, making it safer and creating an enhanced pedestrian and public transport-user experience. Works have also started on the Stadium Reserve, a high-quality open space and civic amenity project which will revitalise the town centre and support the use of the Allan Brewster Leisure Centre.
- In Northcote the developed design for the Northcote town centre streets project is now complete and resource consent has been lodged. This project to extend Ernie Mays Street, which is a key part of the road network, will unlock development sites and become Northcote's main street and bus route. Resource consent has also been lodged for the Northcote community hub and Puāwai / Cadness Reserve upgrade. Detailed design is now underway for this project. Both projects are key to the success to the redevelopment of Northcote's Town Centre.
- The Westhaven Marina has been awarded the prestigious five Gold Anchor accreditation by the Marina Industries Association. A globally recognised beacon of excellence, the Gold Anchor assessment is based on marina services, procedures and facilities. Westhaven Marina is just the second marina in NZ to achieve this rating.

### SOI targets

The public realm target of 7,000 sqm was achieved this quarter. As previously reported, in light of the challenges faced in relation to the difficult property market and reduced demand we will not achieve our \$76m in sales or the completion of 157 new homes this year.

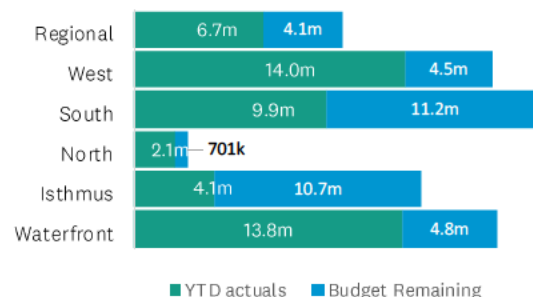
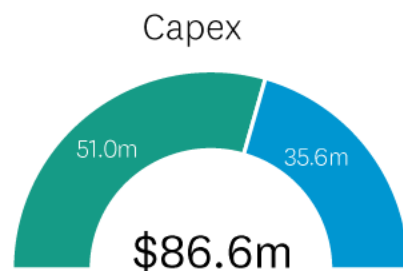
**Corporate business plan** - A total of 27 initiatives to identify Eke Panuku priorities, enabling work and CE objectives were set for FY25. A total of 2 initiatives have been achieved year to date, 21 are on track, 3 are at risk and 1 will not be achieved this year.

**Property portfolio & marina** - At the end of quarter three, net surplus is currently tracking \$7.0m ahead of phased budget.

**Office Occupancy** was on average 61% over the quarter against a target of 60%.

# Regeneration summary

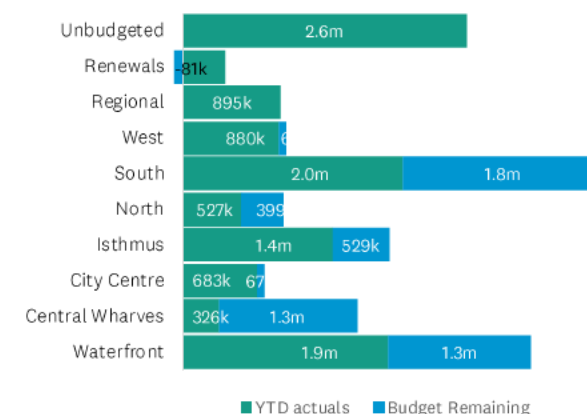
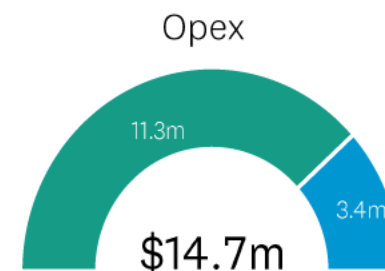
The programmes include transform & unlock and urban redevelopment sites



Regeneration capital spend this quarter was \$24.8m, year to date spend is \$64.5m. This is \$7.6m behind phased budget. A contributing factor to the 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 March was \$16.8m.

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

- 10 Racecourse Parade, Avondale purchase in March for \$12.4m.
- Westhaven Seawall upgrade spend of \$7.1m. The project was completed in January 2025.
- Te Ara Tukutuku year to date spend is \$3.6m, which is \$3.8m behind phased budget. The contamination remediation process has been slower than anticipated, delaying the start of enabling works which are now underway. The project is forecast to be \$4.7m under budget this year.
- Water edge response on the Waterfront (including the swimming pool and jump platform) spend to date is \$2.1m, which is ahead of phased budget.
- Waiapu Precinct in Onehunga spend to date is \$1.3m. The project is tracking behind phased budget by \$0.5m. The physical works tender has been completed.
- 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 \$2.3m spent to date. The Stadium Reserve project has \$1.0m spend to date.
- Hobsonville wastewater treatment plant upgrade is well underway. Spend to date is \$4.9m, which is tracking to budget.
- Roulston Park upgrade is also underway with \$1.7m spend to date, construction is still on track to complete in May 2025.



Regeneration opex spend this quarter was \$3.3m, total spend this year is \$11.3m which is tracking well to budget.

The Central Wharves programme is \$0.9m behind budget and is forecast to underspend \$0.8m this year. The under spend will be carried forward to FY26.

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

- A property in Northcote was long leased for 125 years and settlement has been made by the purchaser. Financial control has 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. Therefore, a one off revenue has been recognised.
- Accounting advice from PWC confirmed that the costs of sale of the Downtown Car Park, which Eke Panuku treated as a capital expense must 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.

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



# 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.

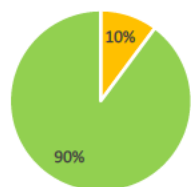
The table also provides a summary of the number of projects within each programme that are in either Initiate, Plan or Deliver phases, and the RAG status for those projects in relation to overall status, cost, schedule, scope and risk

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

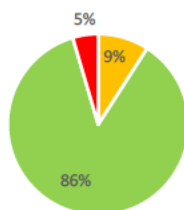
## Portfolio summary by PMF Phase

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, 88% are on track, 10% are at risk and 2% are critical.

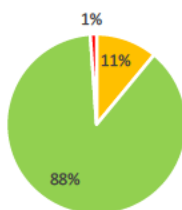
### Initiate - 59 projects



### Plan - 44 projects



### Deliver - 91 projects



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

**Ormiston** is at amber due to the scope, schedule and FY25 budget requirements will be confirmed following a review of 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 temporarily stopped while summer activities are happening on the waterfront.

**Avondale** is at amber due to [redacted] 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.

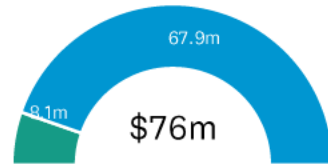
**Maungawhau** is at amber due to the risks to the programme schedule. These risks arise from continued delays in obtaining key due diligence information from CRL. This information is required to progress the transfer of land to Auckland Council to enable the public work delivery of urban renewal and to enable the development sites to progress.

**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.

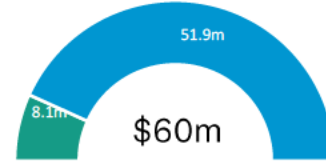
**Haumaru Housing** is at red [redacted]

# Sales summary

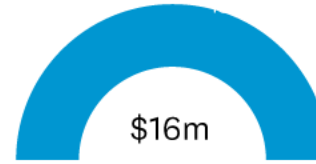
Overall



Urban Redevelopment Sites  
& General Asset



Regeneration



## Regeneration & Urban Redevelopment Sites approved for Sale

Status	Location	Programme	Project Name	Est. Sale value
Preparing for sale	Regional	Supports	Ormiston, 65 Haddington Drive - Site Sale 10-22 Totara Avenue, Site D, New Lynn	
	Transform & Unlock	Panmure	486-592 Ellerslie Panmure Highway 3 Mountwell Crescent 3 Kings Road 11 Lagoon Drive 10 Basin View Lane	
		Waterfront	101 Pakenham Street West (Lysaght Building)	
Preparing for sale Total				
In negotiation	Regional	Supports	Airfields Stage 3 - Megalots 5A & 6	
	Transform & Unlock	Panmure	535 Ellerslie Panmure Highway	
		Pukekohe	174 - 182 Manukau Road Edinburgh Superblock	
		Takapuna	R78 Hurstmere Road sites	
		Waterfront	North Wharf Development - Site 14	
		Northcote	115 Lake Road	
In negotiation Total				
Conditional agreement	Regional	Corporate Property	4-10 Mayoral Drive, Aotea Station Development	
	Transform & Unlock	Supports	198 Dominion Road, Mt Eden	
		Takapuna	Anzac Street / Hurstmere Road 14 Huron Street (Gasometer)	
Conditional agreement Total				
On hold	Transform & Unlock	Waterfront	Willis Bond 'West 2' Residential Apartments	
		Papatoetoe	98 St George Street & 15 Kolmar Road	
On hold Total				
Unconditional agreement	Regional	Supports	132 Greenlane East Downtown carpark, City Centre	
Unconditional agreement Total				
Grand Total				

One unconditional asset sales was achieved this quarter with the sale of 1 Levene Place, Mt Wellington for [REDACTED] in January 2025. There were no unconditional asset sales in February or March 2025.

Total unconditional asset sales 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 the sales target will not be met this year.

## Disposal sites approved for sale

Status	Area	Site name	Est. sale value
Preparing for sale	Central	7 Waitai Rd, Waiheke 37 Olive Road, Penrose	
	North	Albatross Road, Red Beach 2 Forest Hill Rd, Forest Hill	
	South	153 Bombay Rd, Bombay 90 Smales Rd, East Tamaki 90A Smales Rd, East Tamaki Rear 18-22 Keven Rd, Clarks Beach 12R Birdwood Ave, Papatoetoe 54 Whitford Park Road, Whitford 17W Hawke Crescent, Beachlands 39R Pohotukawa Road, Beachlands	
	West	131 Clark Rd, Hobsonville 10 Fremlin Place, Avondale	
Preparing for sale Total			
Settled	Central	3 Ponsonby Rd, Freemans Bay	
	North	4 Blomfield Spa, Takapuna East Coast Rd, Redvale 2 The Strand, Takapuna	
	South	143 Keri Vista Rise, Papakura 145 Keri Vista Rise, Papakura 20 (part) Uxbridge Rd, Howick 66R Hallberry Ave, Mangere 24 Saleyard Road, Whitford	
Settled Total			
In Negotiation	Central	Part of Nuffield Lane, Newmarket Titoki Street, Parnell	
	West	84 (part Hobsonville Rd, Hobsonville 33 (part) Brandon Ave, Glen Eden	
In Negotiation Total			
Unconditional agreement	Central	1 Levene Place, Mt Wellington 2 Levene Place, Mt Wellington 17 Erson Ave, Royal Oak	
	South	124 Cornwallis Rd, Cornwallis 130 Cornwallis Rd, Cornwallis 72 Wood Street, Papakura	
Unconditional agreement Total			
Grand Total			

# Cash inflows and outflows

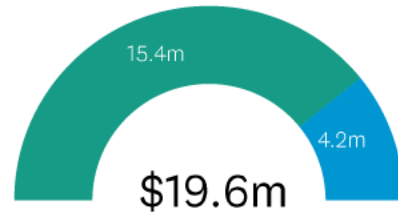
The table below displays the consolidated financial cash flows for all of Eke Panuku operations including corporate, regeneration and asset management within both Auckland Council and Auckland Transport. The consolidated position excludes inter company transactions and the operational inflows outflows don't directly correlate with the financial tables on the next 3 pages.

	Full Year				
	Budget	Q3 Actuals	Q3 Budget	Variance	
<b>Capital Inflows</b>					
Selling Council's surplus property	60.0	8.1	46.0	(37.9)	The property market is challenging from a wider economic perspective with significant number of listings and developers holding unsold stock. Uncertainty over the proposed new development contribution regime making developments financially unfeasible. For example one site sale that has fallen through as it was facing a potential increase of development contributions of \$64k per household unit, Sites continue to be taken to the market to test market appetite but any improvement in market sentiment is still to appear. At the end of March sales achieved are \$8.1m.
Selling or long leasing property to reinvest in our urban regeneration locations	16.0	0.0	13.8	(13.8)	The developer for the planned sale of the Lysaght building has pulled out of the deal due to uncertainty from the CCO review as the major tenant is Tataki. The sales of properties within urban regeneration locations are not expected to make target this year.
Third party capital contributions	3.8	2.4	2.8	(0.4)	
	<b>79.8</b>	<b>10.5</b>	<b>62.6</b>	<b>(52.1)</b>	
<b>Capital Outflows</b>					
Investing in council group assets to support regeneration and asset renewals	<b>98.9</b>	<b>64.9</b>	<b>72.1</b>	<b>7.2</b>	Capital spend is tracking behind budget but is expected to make budget by year end.
<b>Operational Inflows</b>					
Revenue from property interests for Council group	<b>66.7</b>	<b>58.8</b>	<b>50.2</b>	<b>8.6</b>	Revenue is tracking ahead of budget. Due to the downturn in the property market last year, some properties that we budgeted to have been sold are still in the portfolio and we are continuing to generate income from them \$2.4m. A change in Auckland Transport project timing has resulted in additional revenue for their properties as tenanted when expected to be vacant \$1.7m. Expenditure recovery from tenants is \$1.6m ahead of budget. In addition a property in Northcote has been long leased to Kainga Ora for 125 years for \$3.2m Council Finance advised us instead of spreading the revenue over the life of the lease that the full cash amount received should be shown as revenue, this was unbudgeted.
<b>Operational Outflows</b>					
Managing council group properties	19.6	14.0	14.7	0.7	
Utilities and leases for council group owned assets we manage	6.7	4.9	5.0	0.1	
Rates on council group owned assets	7.7	7.8	7.7	(0.1)	
Maintenance of council properties	12.3	9.2	9.2	(0.0)	
Consultation, negotiation and sales processes to sell council property	4.3	2.4	3.3	0.9	Savings in year due to staff vacancies.
Leading regeneration of town centres, city centre and waterfront.	23.8	17.1	16.7	(0.4)	Timing of regeneration operational budget spend to phased budget.
	<b>74.3</b>	<b>55.4</b>	<b>56.6</b>	<b>1.2</b>	



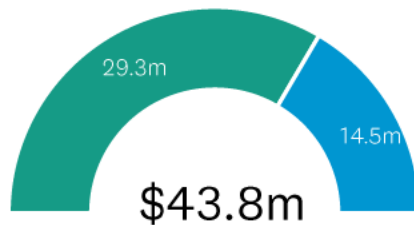
# Eke Panuku financials

## Revenue



Revenue year to date is \$15.4m, which is \$0.6m ahead of phased budget. Recharges to Council projects are tracking \$0.8m ahead of budget which has offset a decrease in the Viaduct Marina South revenue of \$0.2m.

## Expenditure



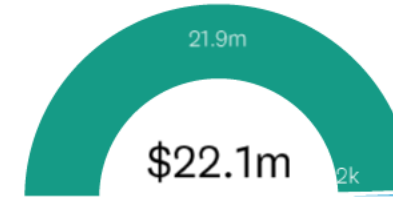
Expenditure year to date is \$29.3m, which is tracking \$3.5m behind phased budget.

People costs are \$2.3m behind budget due to 11.1 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. The savings year to date will be held until year end.

Remaining expenditure is \$1.1m behind phased budget, current savings to budget are: consultancy \$0.5m; board costs \$0.1m; audit \$0.2m; marketing and comms \$0.2m and information systems \$0.1m. The full year savings are expected to be circa \$1m.

# Property portfolio & marina

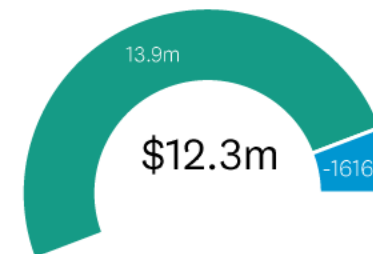
## Managed Property Net Surplus



Managed Properties net surplus year to date is \$21.9m, which is \$7.0m ahead of phased budget.

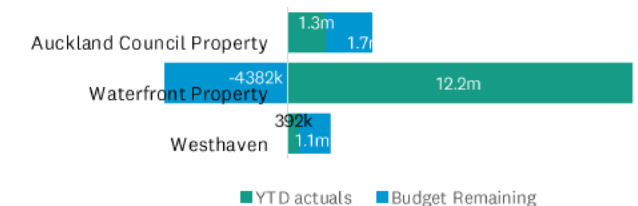
- **Commercial Property Portfolio** is at \$20.7m surplus, which is \$8.5m ahead of budget. Revenue is up \$6.1m due to properties that were expected to have left the portfolio or be vacant still being tenanted. Expenditure is currently tracking \$2.4m behind budget, the majority of the savings to date should be held in year.
- **Business Interests** is at \$0.1m surplus and is tracking \$0.3m ahead of budget, dividend in year to Solid Waste \$5.5m is on budget.
- **Public Activities** is at (\$5.9m) with surplus at (\$1.5m) under budget. This position is likely to continue for the remainder of the year.
- **Marinas operations** is at \$7.1m with surplus being (\$0.4m) behind budget. Revenue is currently \$0.3m under budget, this has shown an improvement in the last quarter with more boats at Silo Marina, but there is a risk that revenue will be under budget by year end.
- **Marina Trusts** is at (\$1.2m) with surplus being (\$1.2m) 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 \$1.6m ahead of full year budget with \$13.9m spent to the end of March 2025. The overall capital spend, including regeneration is still expected to meet budget.

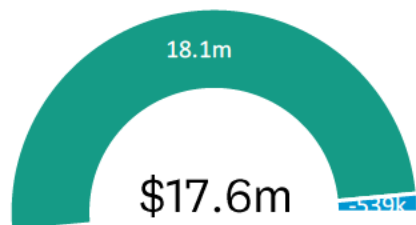
Significant projects that make up this spend are from the Shed 10 structural renewals at \$2.1m and the Wynyard Crossing upgrade at \$8.7m.



# Key activity breakdown

The following activities make up the Property Portfolio and Marina Net Surplus.

## Auckland Council Properties



Net surplus is \$18.1m, which is \$6.0m ahead of budget.

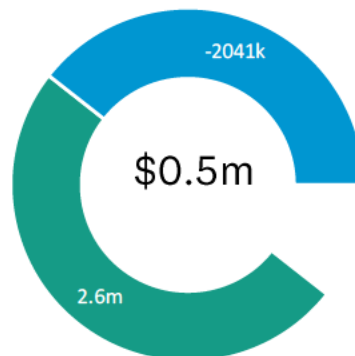
Revenue has continued to be favourable in this quarter and is now \$4.4m more than phased budget:

- \$0.2m is from Orams for a share of boat haulage fees for the last 2 years. This was agreed as part of the sale of 164 Beaumont Street.
- \$2.4m is due to unbudgeted revenue for properties that were expected to have left the portfolio or be vacant - Lysaght Building, YDL in Hobsonville, Film Studio in Henderson and a group of shops on Great North Rd.
- Jellicoe and Z Pier car parks have generated an additional \$0.5m of revenue to date. \$1.3m for additional expenditure recoveries.

Expenditure is \$1.6m favourable to budget:

- \$0.5m property rental expense for 31-79 Daldy Street which was budgeted, but we have now exited the lease. This will be a saving in year.
- \$0.5m timing difference in repairs and maintenance
- \$0.4m saving to date in consultants and legal costs.

## Auckland Transport Properties

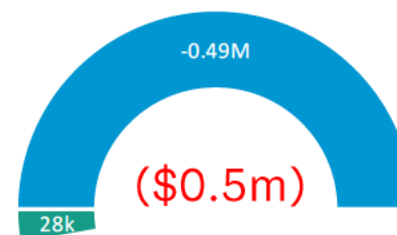


Net surplus is \$2.6m, which is \$2.5m ahead of budget.

Revenue is \$1.7m ahead of budget. We were advised from Auckland Transport (AT) not to budget an estimated 80 properties as they would be required for projects. Due to project delays at Powai, we have continued to receive rent from a large number of these properties. Properties will continue to be transferred out of the portfolio as required for projects.

Expenditure is currently \$0.7m favourable to budget, this is mainly due to a GST credit for residential properties transferred out of the portfolio.

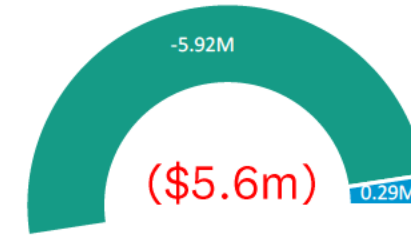
## Business interests



Net surplus is \$28k, which is \$0.3m ahead of budget.

We are expecting an on budget result in year.

## Waterfront public space assets



Net surplus is (\$5.9m), \$1.5m unfavourable to budget.

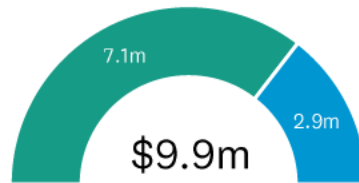
Security costs in the Wynyard Quarter are \$0.5m ahead of budget, \$0.2m is in relation to Hamer Street closure costs, a capital project installing new speed cushions has been completed and the road closure costs ceased in January 2025.

The installation of new CCTV planned for completion in FY24 was delayed. The reduction in security patrols that were expected as a result of the CCTV installation has not yet happened. Additional security was also required for the opening of the pool and the Wynyard Crossing Bridge closure.

As a result of the Wynyard Crossing Bridge renewal there are unbudgeted operational costs for the Red Boat Ferry and communications to stakeholders, costs in year \$0.9m.

# Key activity breakdown 2

## Marina Operations



Covers the operation of Westhaven, Viaduct and Silo Marinas

Net Surplus is \$7.1m, which is \$0.4m behind budget.

Revenue is \$12.4m which is \$0.4m under budget. Westhaven and Viaduct marinas make up the variance. This quarter has seen an increase in occupancy in the Silo marina and is now tracking \$0.1m ahead of budgeted levels.

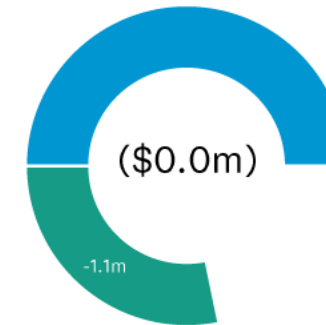
Westhaven Marina is currently tracking \$0.3m behind budget for revenue. Which is a result of actual occupancy being lower than budgeted. An average rental increase of 6% was also applied to berth rentals for FY25. We are starting to see some of the smaller boats being removed from the marina, which we believe is a result of the economic downturn.

Revenue for relocation of boats for the pier renewals and additional income from the fuel jetty over the summer months will mitigate some of this shortfall. However, there is risk for the revenue to be up to \$0.5m under budget by year end.

Expenditure is on budget.

The preceding and following activities make up the Property Portfolio and Marina Net Surplus.

## Marina Trusts



Westhaven Marina is governed by a trust structure which comprises two trusts being the Existing Trust and the Extension Trust. These trusts operate on the premise that they make a zero net surplus / breakeven year on year.

Currently the trusts are in deficit (\$1.2m), this intentionally reflects the draw down of retained earnings from prior years and use of the refurbishment fund.

Each year, funds are set aside in a refurbishment fund. This enables marina staff to continue to maintain the marina assets to the required standard. The refurbishment of K pier is complete and L pier is well underway and is expected to be finished by year end. Costs to date are \$2.4m. At this stage, it is expected that there will be a deficit in the Existing Trust of \$0.7m in year.



# SOI performance measures

Eke Panuku has an agreed set of performance measures and targets which form the basis of accountability for delivering on the council’s strategic direction and priorities. These are reported to the shareholder on a quarterly basis in accordance with the CCO Accountability Policy.

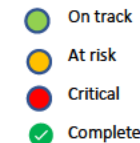
On track

At risk

Off track

	Measure		Target	Actuals YTD	RAG	Commentary
Urban regeneration programmes and projects	1	Net new dwellings (housing units) - LTP	157	66		66 homes have been issued with code of compliance YTD in FY25. The challenging property market with reduced demand has meant that construction has been delayed or re-staged on some projects. The SOI target is unlikely to be met.
	2	Public realm (includes new or upgraded public open space, playgrounds, walkways, roads etc) – sqm	7,000 sqm	8,947 sqm		Target exceeded - 8,947 sqm of renewed public realm reached practical completion YTD - Westhaven Seawall (increased area), Papatoetoe’s Chambers Laneway, Massey Ave & Manukau Rd intersection and Henderson Valley Rd.
	3	Capital project milestones approved by the board achieved - LTP	80%	47%		In March, no new milestones were completed. Completed SOI milestones are 7 out of 15. 4 milestones are at risk and 4 are on track.
	4	Achieve total board approved budgeted Transform and Unlock net sales for the financial year via unconditional agreements	\$16m	-		No Transform and Unlock sales YTD. The SOI target is unlikely to be met.
	5	The asset recycling target agreed with the Auckland Council	\$60m	\$8.1m		Five properties have been sold with a cumulative value of \$8.1m YTD. Due to the current weakness in the property market, we will not meet the \$60m sales target.
Property Portfolio and Marina Management	6	Annual property portfolio net operating budget result agreed with the council achieved - LTP	\$18m	\$20.7m		The March EBITDA for the portfolio was \$20.7m, this is \$8.5m ahead of budget.
	7	The monthly average occupancy rate for tenantable properties – Commercial 90% LTP.	Commercial 90% Residential 95%	97.3% 98.6%		Both Commercial and Residential occupancy rates remain high and ahead of target.
	8	The percentage of marina customers surveyed who are satisfied with marina facilities and services	88%	-		On track - Survey is live, and results will be available mid-April.
Sector leadership	9	Climate change mitigation - Significant capital project decisions consider and reduce carbon impacts. <i>Target: Adoption and testing of methodology and development of performance measures for FY26.</i>	<i>Methodology adopted &amp; tested</i>	-		The Project Emissions Estimation Tool (PEET) tool is completed and in use.
	10	Creating positive outcomes for Māori - Deliver a number of ongoing or new initiatives that support Māori Outcomes.	40	35		35 Initiatives completed YTD.
	11	Enhancing the relationship between Eke Panuku and mana whenua. Increasing the percentage of satisfaction with the support they receive from Eke Panuku.	Maintain or improve on previous year	-		ELT has confirmed we will indeed be delivering the survey.
	12	Complaints received by Eke Panuku are resolved within 10 working days.	80%	100%		No complaints received during the month of March.

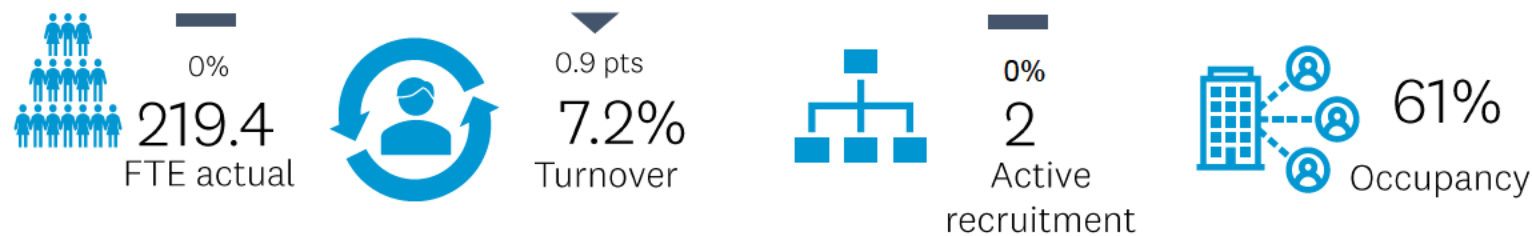
# Corporate business plan



Status of actions. Short commentary on examples of completed actions and at risk items (amber / red) will be included. This reporting captures Corporate Business Plan priorities and enabling work. This table excludes SOI targets and milestones reported separately.

Focus area		Total initiatives	Results				Commentary
1	Maintaining delivery momentum	9	1	2	4	2	<ul style="list-style-type: none"> <li>Red: Commence a rolling update on the current urban regeneration programmes - It has been agreed not to commence this, in discussion with Chair of committee. Not an appropriate time with the CCO Reform and transition. The Governance Framework for the ADO is being considered and will assist in deciding what goes to committee and when.</li> <li>Amber: Future urban regeneration programme - This workstream is on hold pending the outcome of the CCO review and direction from Council on next steps.</li> <li>Amber: Complete and implement the review of TAG and the Alliancing Framework supporting efficient and quality design outcomes - On hold awaiting restructure outcomes which will determine need and scope of the Alliance Framework.</li> <li>City centre Action Plan - Action plan refresh completed in Dec 24 and priorities being advanced.</li> <li>Port Precinct : Stage 1 Central wharves project plan - Completed. This was presented to the Board in December 2024.</li> </ul>
2	Ongoing business improvement	6		1	5		<ul style="list-style-type: none"> <li>Amber: Increase supplier diversity across Eke Panuku influenceable spend working with mana whenua - Engagement with Project Managers continues, but no updates are available for this period. Work with Amotai regarding Tere Ki Tai has been limited due to other commitments within Amotai.</li> <li>Deliver a refreshed Info hub by June 2025 - On hold with CCO review.</li> </ul>
3	Building leadership capability and collaboration	3			3		<ul style="list-style-type: none"> <li>The annual stakeholder survey is undertaken and reported - On hold while we see what is required for the Auckland Development Office (ADO).</li> </ul>
4	Putting people first	4			4		<ul style="list-style-type: none"> <li>Conduct psychosocial risk assessment, update Wellbeing strategy and actions - The action plan, built on two key pillars and set for implementation over the next four months, is now underway. Delivered three 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.</li> </ul>
5	Telling our story	5			5		<ul style="list-style-type: none"> <li>Engagement plans are delivered as agreed to each local board - Completed. Engagement plans have been agreed and approved via resolutions with 20 local boards. Updates will be provided to local boards as per the plans until June 2025 when the transition will be finalised and confirmed.</li> </ul>
Total		27	1	3	21	2	

# People and Culture



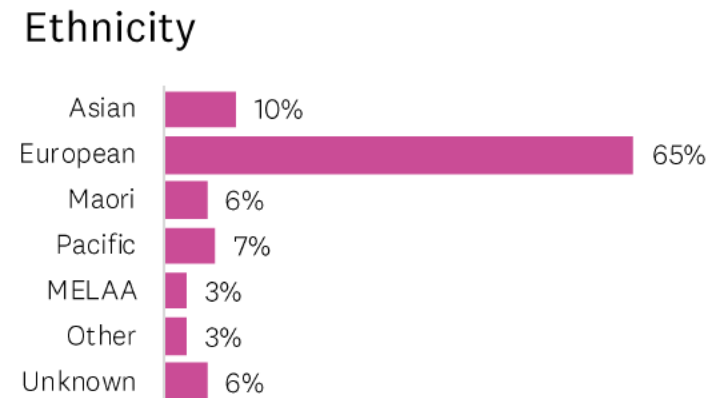
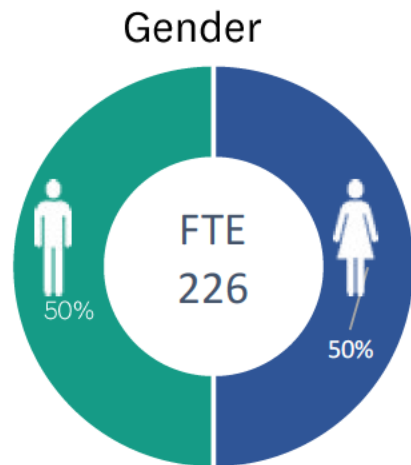
Our overall FTE is 232.5, this includes our actual FTE of 219.4, 2 contingent workers in FTE roles and 11.1 vacancies.

Of the 11.1 FTE vacancies:

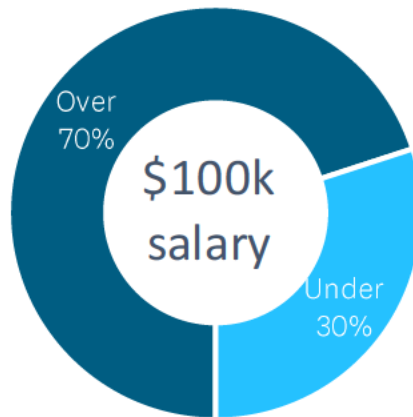
- 2 positions are being actively recruited via our Auckland Council recruitment team, external agencies or internal EOI process.
- 7 positions are being held (Operations Manager, Development Manager, Senior Project Manager, Head of Property Portfolio, Senior Strategic Project Manager, Principal Regenerative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

Staff turnover has decreased this month from 8.1% to 7.2%

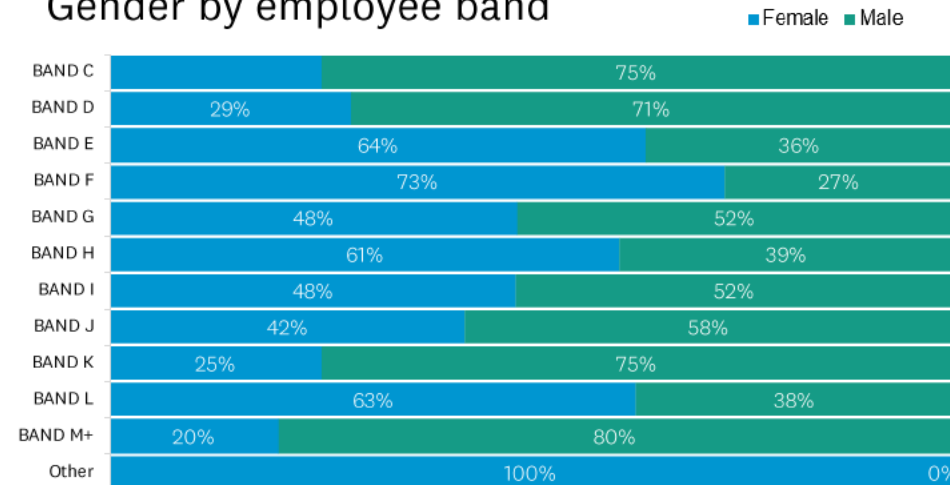
Office occupancy over the quarter averaged at 61%.



## Employee salaries



## Gender by employee band



## FTE summary

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	11.1	12	3	0
232.5			15.0		







# Spatial delivery plans

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



## 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

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

## LONG-TERM PROJECTS: FY 2027+

- 08 123 LAKE ROAD DEVELOPMENT (COUNTDOWN SITE)
- 09 COLLEGE ROAD DEVELOPMENT
- 10 KĀINGA ORA HOUSING DEVELOPMENT

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

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

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

# TAKAPUNA

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

## PROJECTS COMPLETED

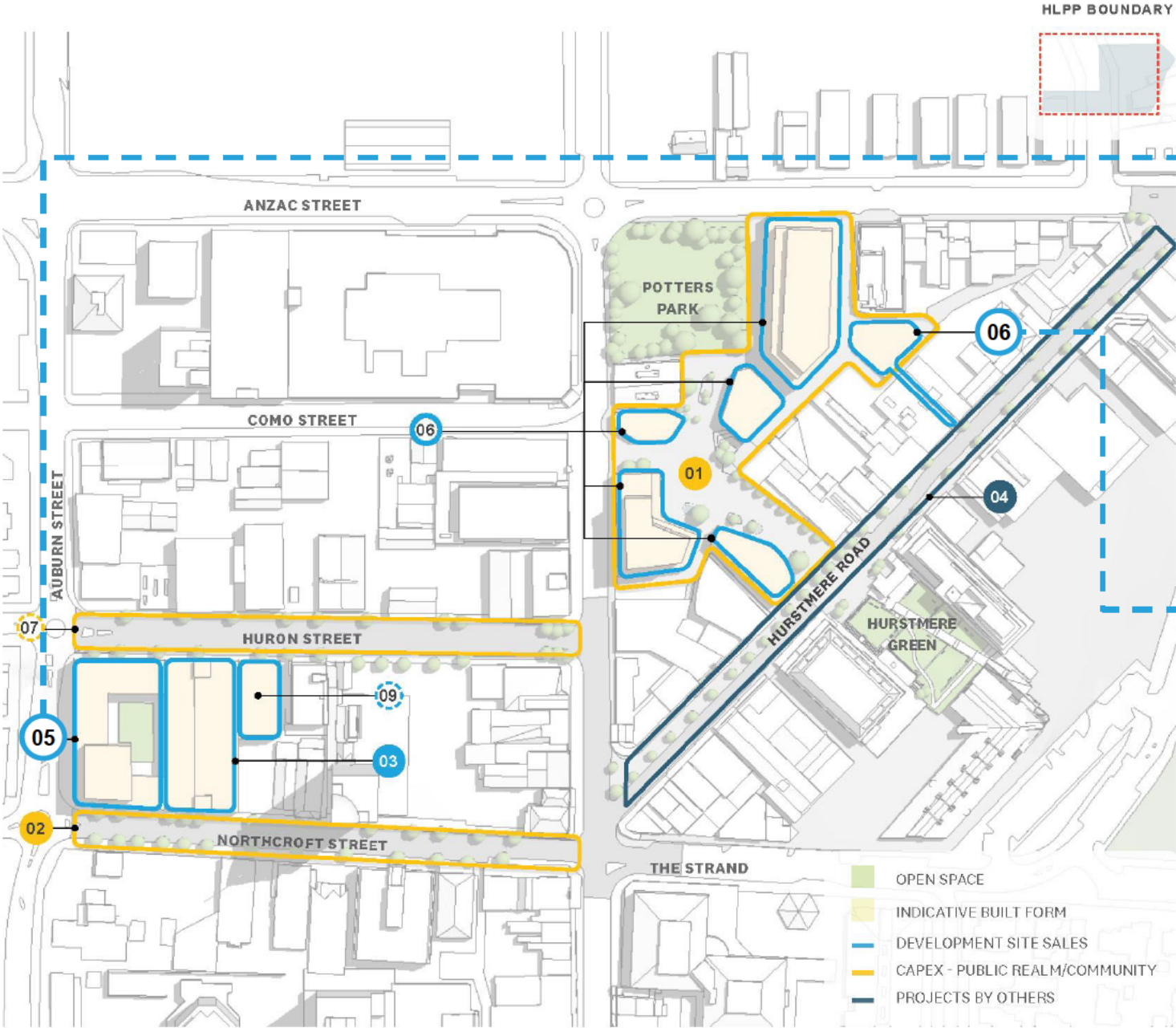
- 01 WAIWHARARIKI ANZAC SQUARE
- 02 NORTHCROFT STREETSCAPE UPGRADE
- 03 TOKA PUIA CAR PARK
- 04 HUSTMERE ROAD UPGRADE (AT)

## 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 HURSTMERE ROAD DEVELOPMENT
- 09 14 HURON STREET DEVELOPMENT



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

**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

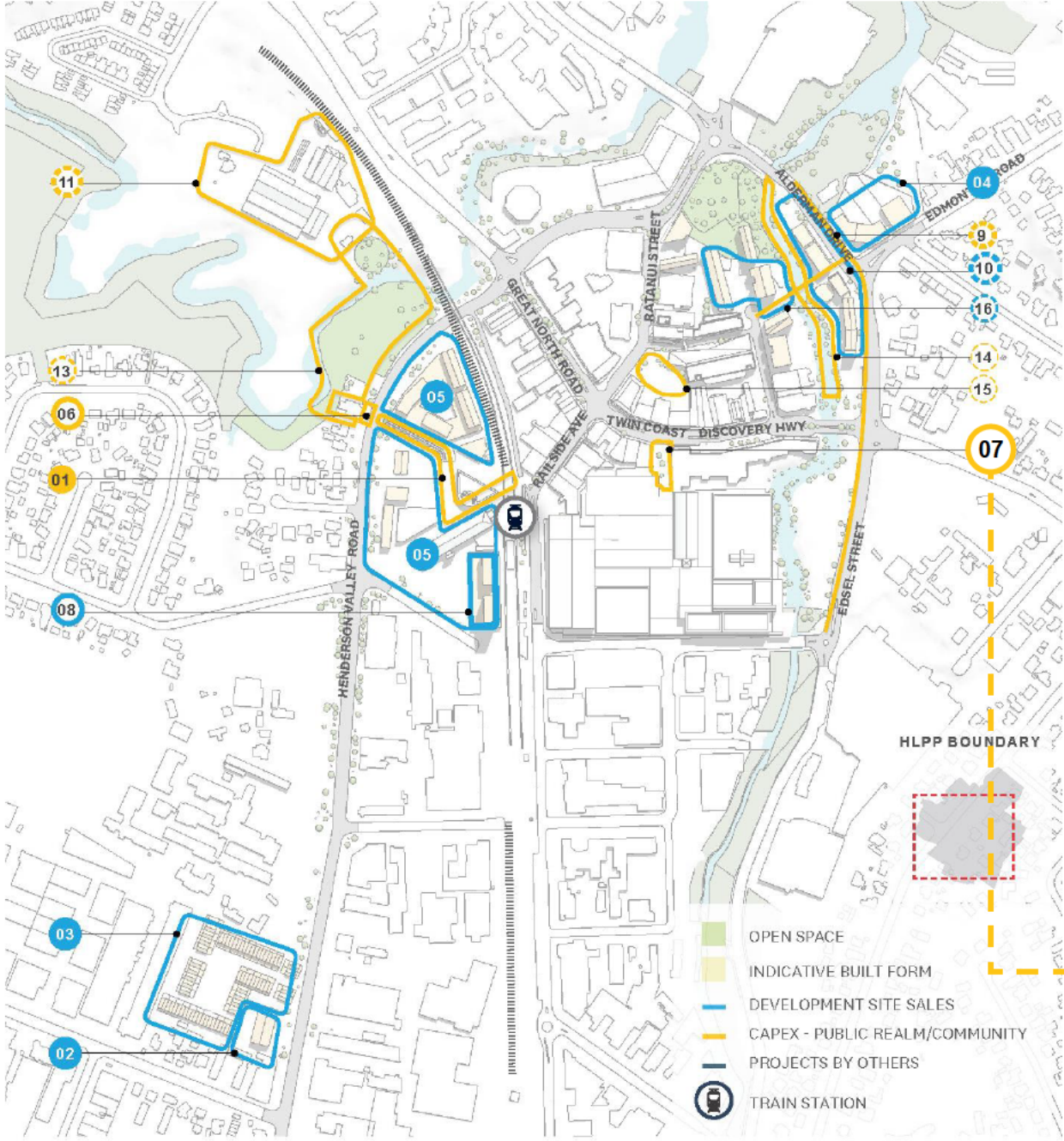
- 06 HENDERSON VALLEY ROAD ENHANCEMENT
- 07 CATHERINE PLAZA UPGRADE
- 08 1C SMYTHE SITE SALE

## 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



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

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

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



# AVONDALE

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

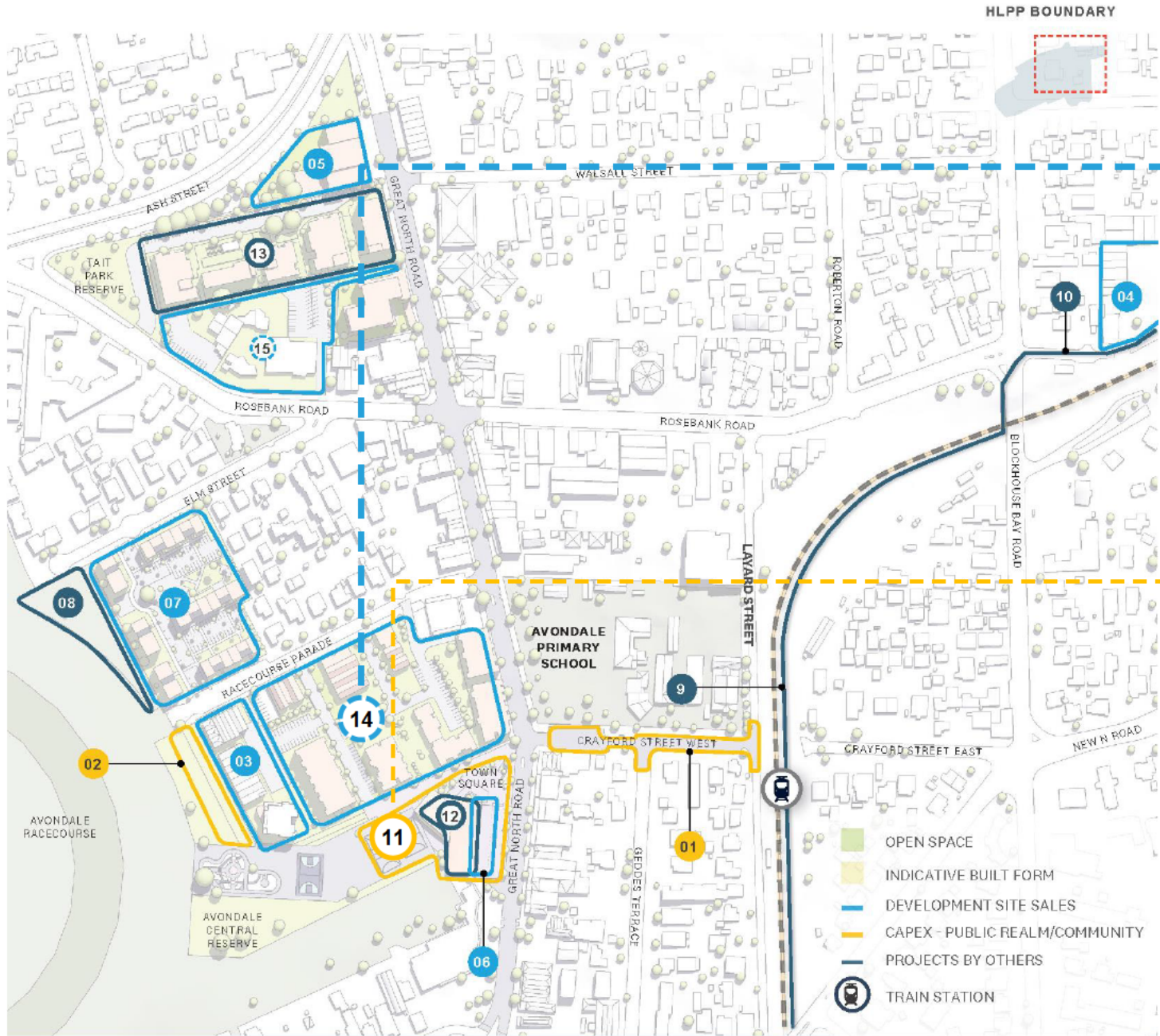
- 11 AVONDALE CIVIC PRECINCT (AVONDALE TOWN SQUARE, CRAYFORD LANE, AND PLAYGROUND)
- 12 TE HONO LIBRARY & COMMUNITY HUB (AUCKLAND COUNCIL)
- 13 Highbury Triangle - Housing for Older People (Kāinga Ora)

## MEDIUM TERM: FY 2026

- 14 AVONDALE CENTRAL, 6 & 10 RACECOURSE PARADE

## LONG-TERM PROJECTS: FY 2027+

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



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

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



# MAUNGAWHAU

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

## MEDIUM TERM: FY 2026

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

## LONG TERM: FY 2027+

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



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

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



# CITY CENTRE PROGRAMME

## PROJECTS COMPLETED

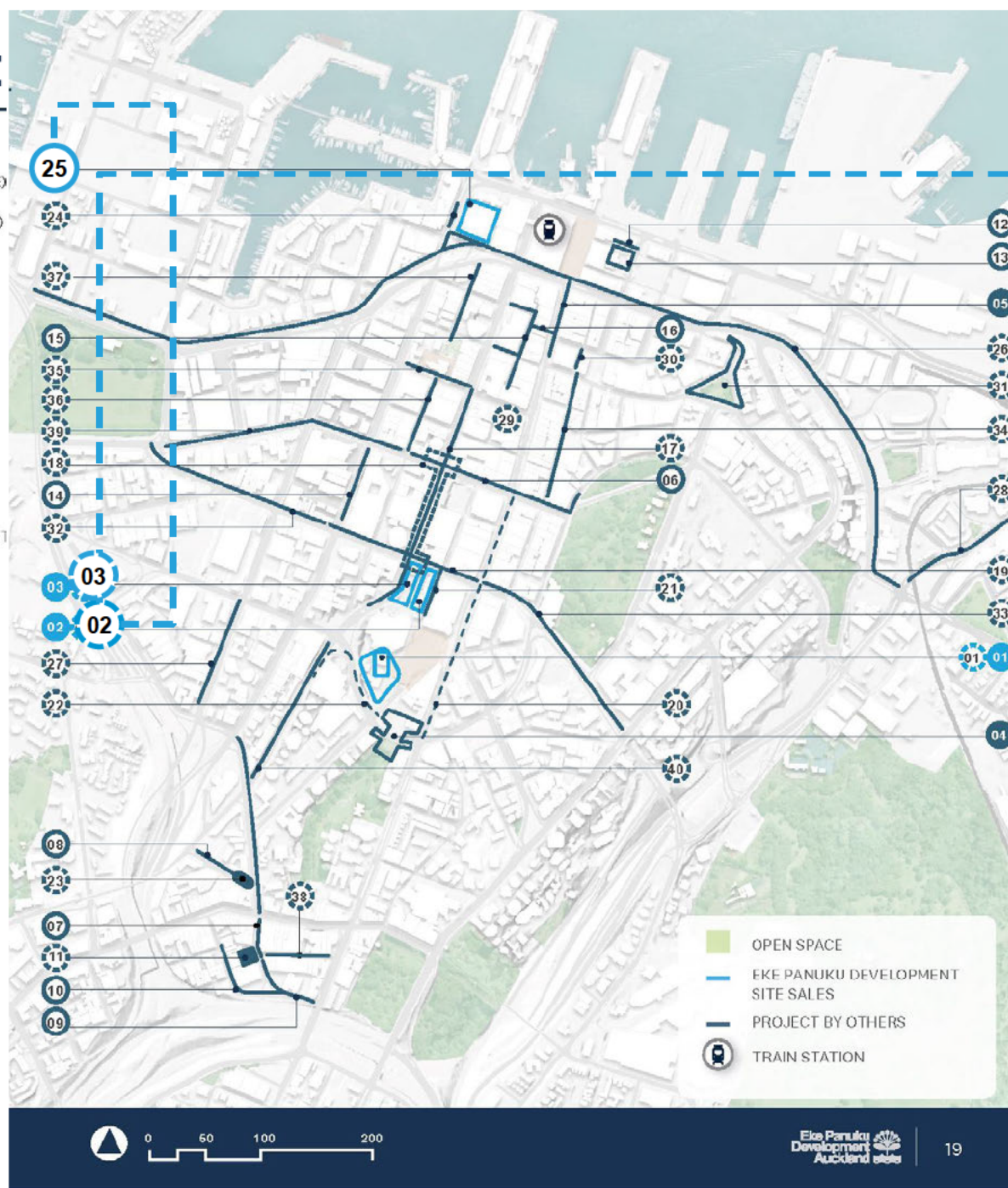
- 01 CIVIC ADMINISTRATION BUILDING DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 02 BLEDISLOE HOUSE REDEVELOPMENT DEVELOPMENT AGREEMENT (SUPPORTS PROGRAMME)
- 03 CRL OSD: SYMPHONY CENTRE - DEVELOPMENT AGREEMENT (CORPORATE PROPERTY PROGRAMME)
- 04 MYERS PARK UNDERPASS
- 05 LOWER QUEEN ST UPGRADE

## SHORT TERM: FY 2025

- 06 TE HA NOA VICTORIA STREET LINEAR PARK
- 07 UPPER MERCURY LANE
- 08 PITT STREET
- 09 CANADA STREET
- 10 EAST STREET
- 12 TYLER STREET UPGRADE
- 13 TE 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 (FANSHAW ST, CUSTOM ST & BEACH RD)
- 27 NELSON STREET SLIP LANE
- 28 THE STRAND - T2 FREIGHT LANE
- 29 CITY CENTRE WAYFINDING PROGRAMME (CITY WIDE)
- 30 JEAN BATTAN PLACE PUBLIC ART
- 31 EMILY PLACE UPGRADE
- 32 WELLESLEY STREET BUS IMPROVEMENTS STAGE 2
- 33 WELLESLEY STREET BUS IMPROVEMENTS STAGE 3
- 34 HIGH STREET UPGRADE
- 35 WYNDHAM STREET UPGRADE
- 36 FEDERAL & KINGSTON ST UPGRADE
- 37 FEDERAL ST NORTHERN PRECINCT
- 38 CROSS STREET UPGRADE
- 39 TE HĀ NOA: STAGE 2



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

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

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



## 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

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

**North Wharf development site** -

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



# ONEHUNGA

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

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

## MEDIUM TERM: FY 2026

- 14 PAYNES LANE STREETScape UPGRADE

## LONG-TERM PROJECTS (FY 2027+)

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



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

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



# PANMURE

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

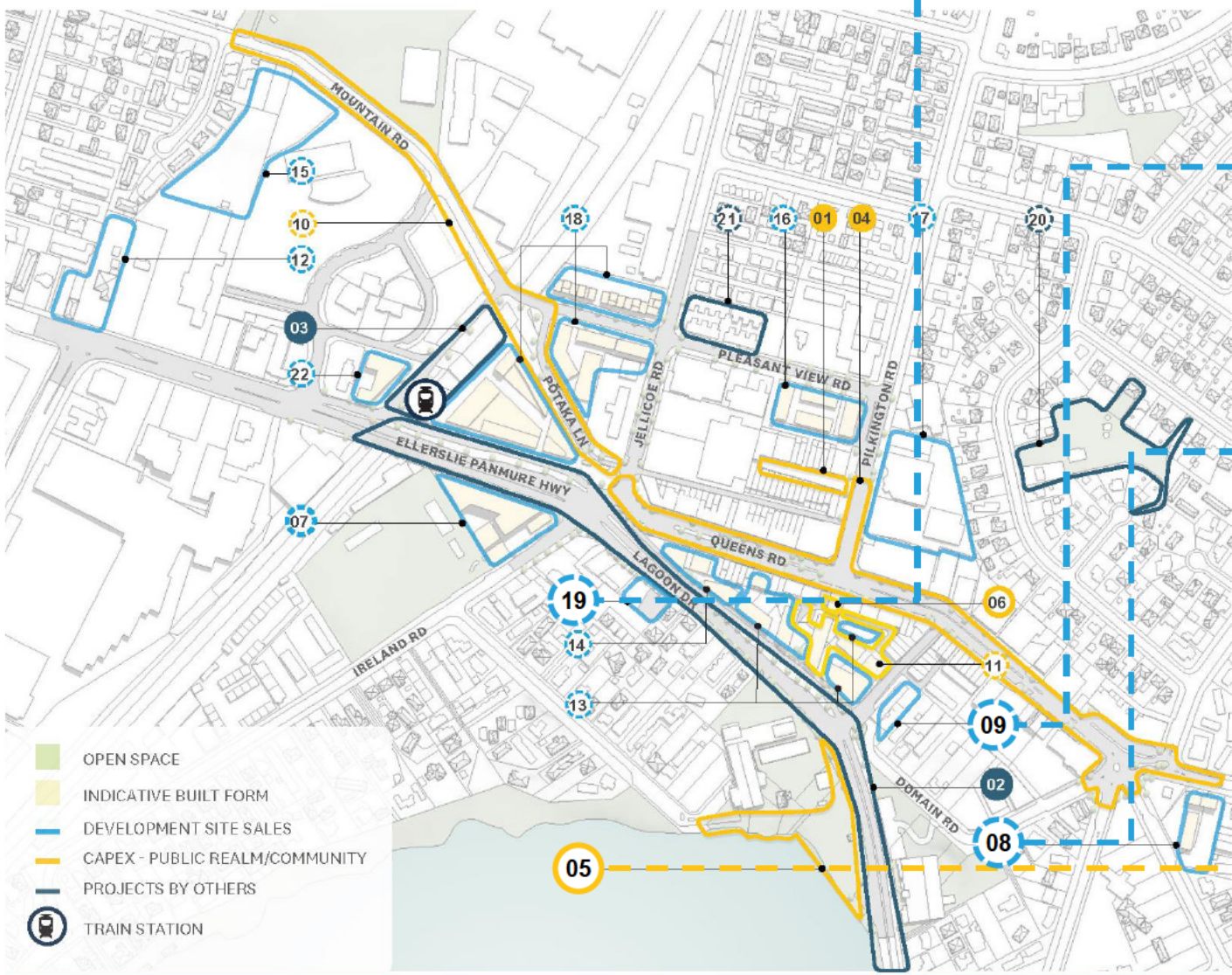
- 05 LAGOON EDGE RESERVE UPGRADE
- 06 PANMURE TOWN SQUARE

## MEDIUM TERM: FY 2026

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

## LONG-TERM PROJECTS: FY 2027+

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



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

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

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

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





# MANUKAU

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

- 11 PUHINUI STAGE 1 - RATAVINE RESERVE WORKS

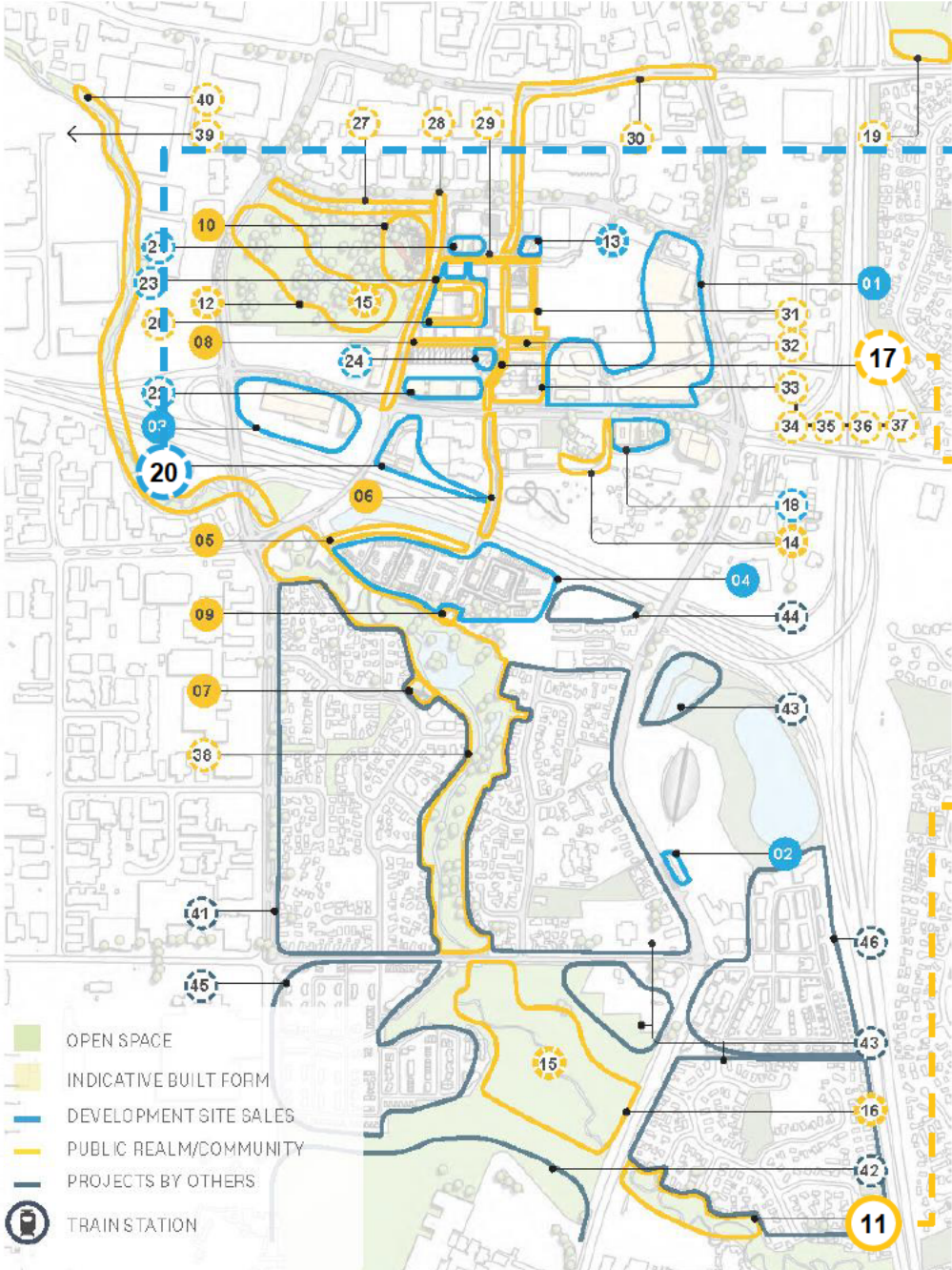
## MEDIUM TERM: FY 2026

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

## LONG TERM PROJECTS: FY 2027+

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

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



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

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

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

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



**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.

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

- 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 PAPATOETO STADIUM RESERVE WORKS

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

This map illustrates the Cambridge Terrace area, highlighting various development sites and public realm projects. The map includes the following features:

- Development Sites:** Numbered sites 01 through 12 are shown, with sites 01-05 and 07-09 outlined in blue, and sites 06 and 10 outlined in orange.
- Public Realm/Community:** Indicated by yellow shaded areas, including the Cambridge Terrace Extension and the Cambridge Terrace area.
- Open Space:** Shown as green shaded areas, including the Cambridge Terrace Extension and the Cambridge Terrace area.
- Projects by Others:** Indicated by dashed blue lines, including the Cambridge Terrace Extension and the Cambridge Terrace area.
- Transport Infrastructure:** Includes the train station (marked with a train icon) and the Cambridge Terrace Extension.
- HLPP Boundary:** A red dashed line indicating the boundary of the Housing Land Use Pattern (HLPP).

The map also shows surrounding streets such as Station Road, Birley Road, Rangitoto Road, Webster Lane, St George Street, Stadium Lane, Cambridge Terrace, and Wallace Road. A legend in the bottom right corner provides a key for the symbols and colors used on the map.

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

Construction works resumed in February 2025.

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

# ORMISTON

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

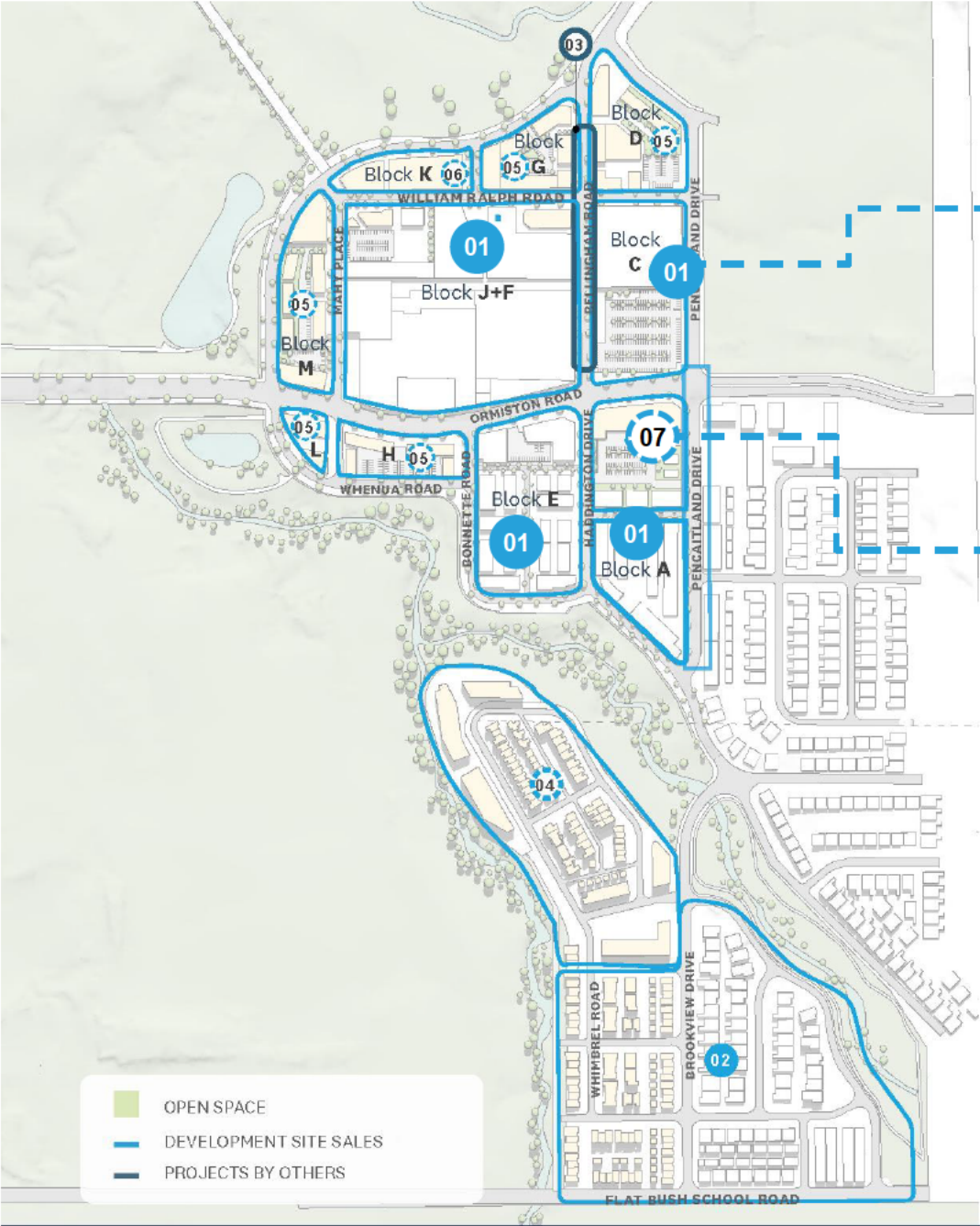
- 03 BELLINGHAM ROAD WORKS (AUCKLAND TRANSPORT)

## MEDIUM TERM: FY 2026

- 04 56 BROOKVIEW RD REDEVELOPMENT

## LONG-TERM PROJECTS (FY 2027+)

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



## Ormiston town centre -

A decision paper will be presented to the April 2025 board meeting

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



0 100 200 400 800M

Eke Panuku Development Auckland



# PUKEKOHE

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

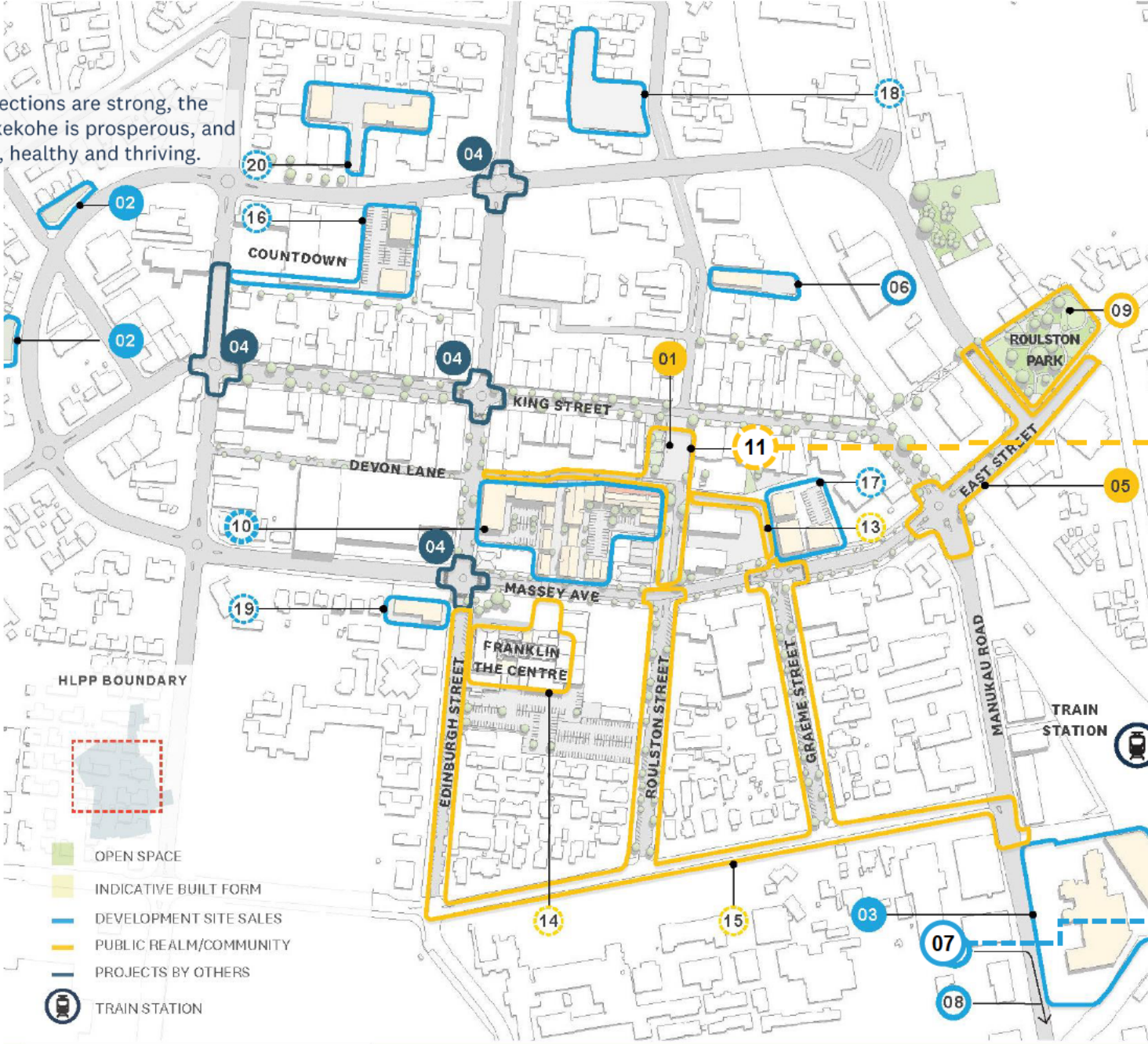
- 06 9 HALL STREET SITE SALE
- 07 174 - 182 MANUKAU ROAD
- 08 2, 4 SVENDSEN ROAD
- 09 ROULSTON PARK UPGRADE

## MEDIUM TERM: FY 2026

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

## LONG-TERM PROJECTS: FY 2027+

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



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

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



# EASTERN BUSWAY TODs PROGRAMME

*Vision*

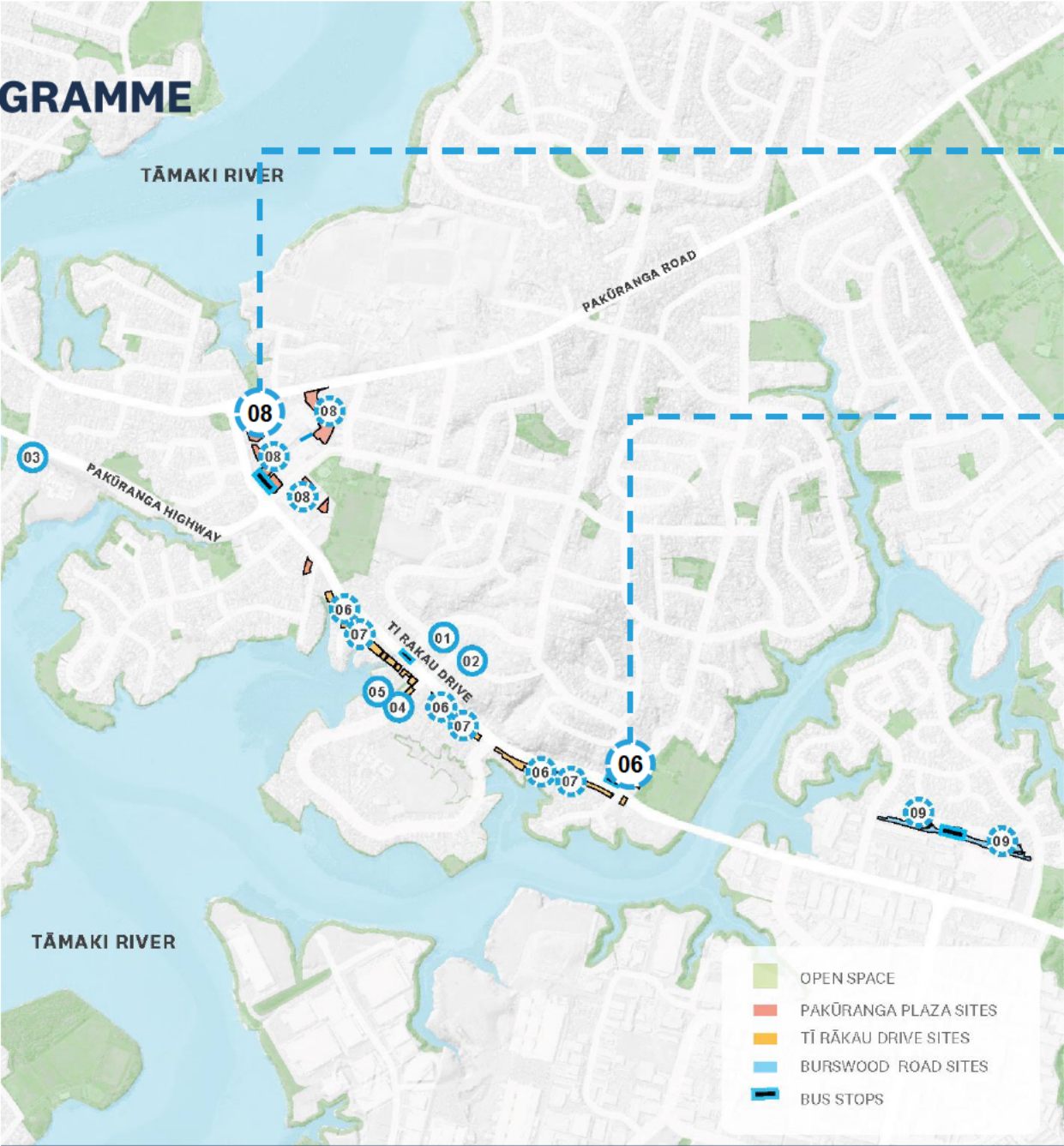
To revitalise neighbourhoods within the Eastern Busway corridor and to create healthy, sustainable and vibrant communities.

## SHORT TERM: FY 2025

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

## MEDIUM TERM: FY 2026

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



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

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

**2/6 Dillimore Avenue, Pakuranga** –

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



# SERVICE PROPERTY OPTIMISATION

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

## SHORT TERM: FY 2025

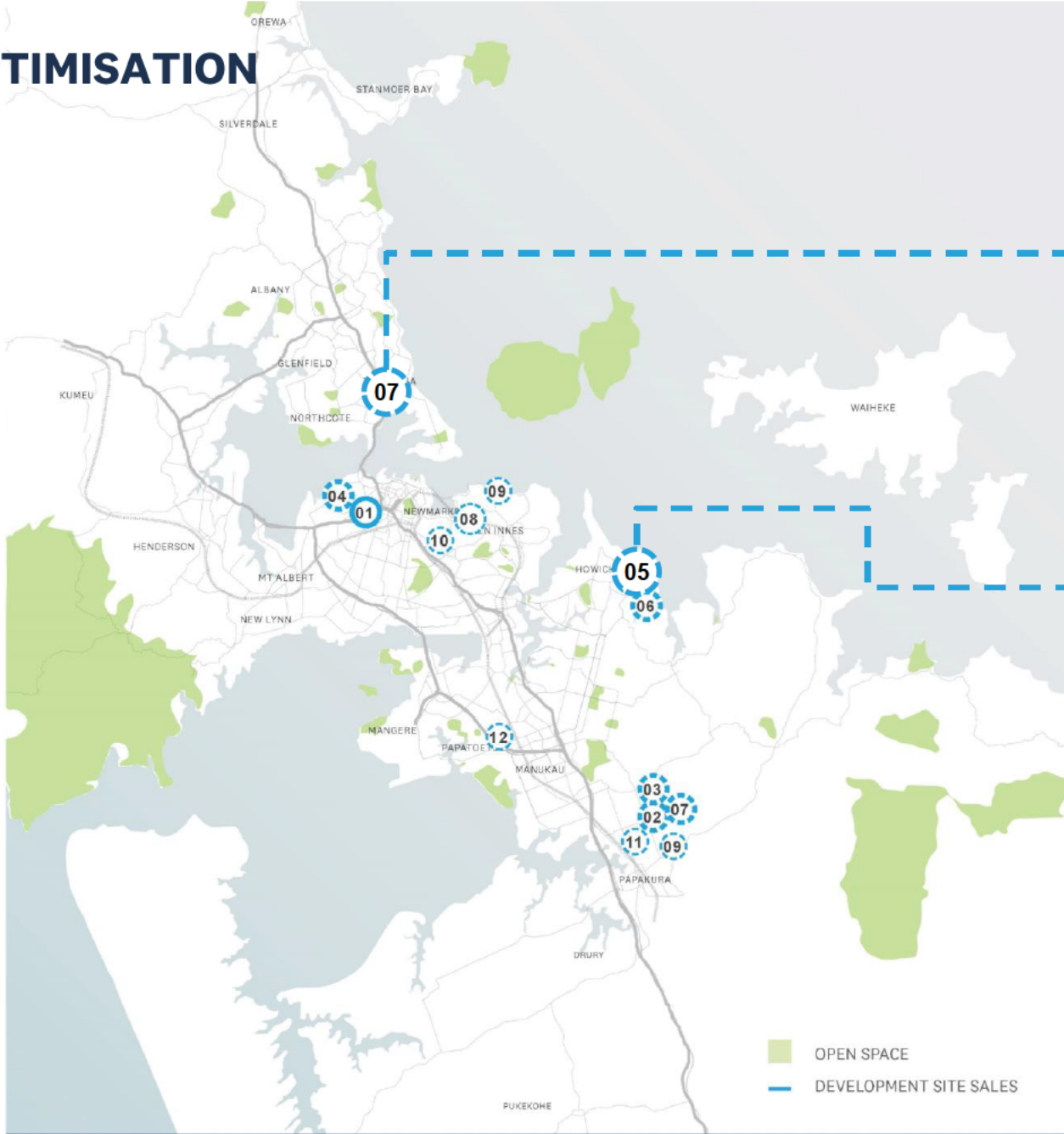
- 01 2 POMPALLIER TERRACE, PONSONBY

## MEDIUM TERM: FY 2026

- 02 ARDMORE HALL, 177 BURNSIDE ROAD, ARDMORE
- 03 BELL FIELD, 587R PAPA KURA, CLEVEDON ROAD, ARDMORE
- 04 19 JERVOIS ROAD, HERNE BAY
- 05 BEACHLANDS, 17W HAWKE CRESCENT - SITE SALE
- 06 BEACHLANDS, 39R POHUTUKAWA RD - SITE SALE
- 07 3 GIBBONS ROAD, TAKAPUNA

## LONG-TERM PROJECTS (FY 2027+)

- 08 ORAKEI OPTIMISATION
- 09 RED HILL, PAPA KURA
- 10 6 CLONBERN ROAD, REMUERA
- 11 8-10 AVERILL STREET, PAPA KURA
- 12 WYLIE PARK, OLD PAPA TOETOE



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

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

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

# 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, PAPA KURA



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



# HAUMARU SCOPE

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

## PROJECTS COMPLETED

- 01 21 HENDERSON VALLEY ROAD, HENDERSON

## MEDIUM TERM: FY 2026

- 02 16 HANDLEY ROAD, NARROW NECK
- 03 27-31 GREENSLADE CRESCENT, NORTHCOTE



27- 31 Greenslade Crescent in Northcote



# SUPPORTS SCOPE

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

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

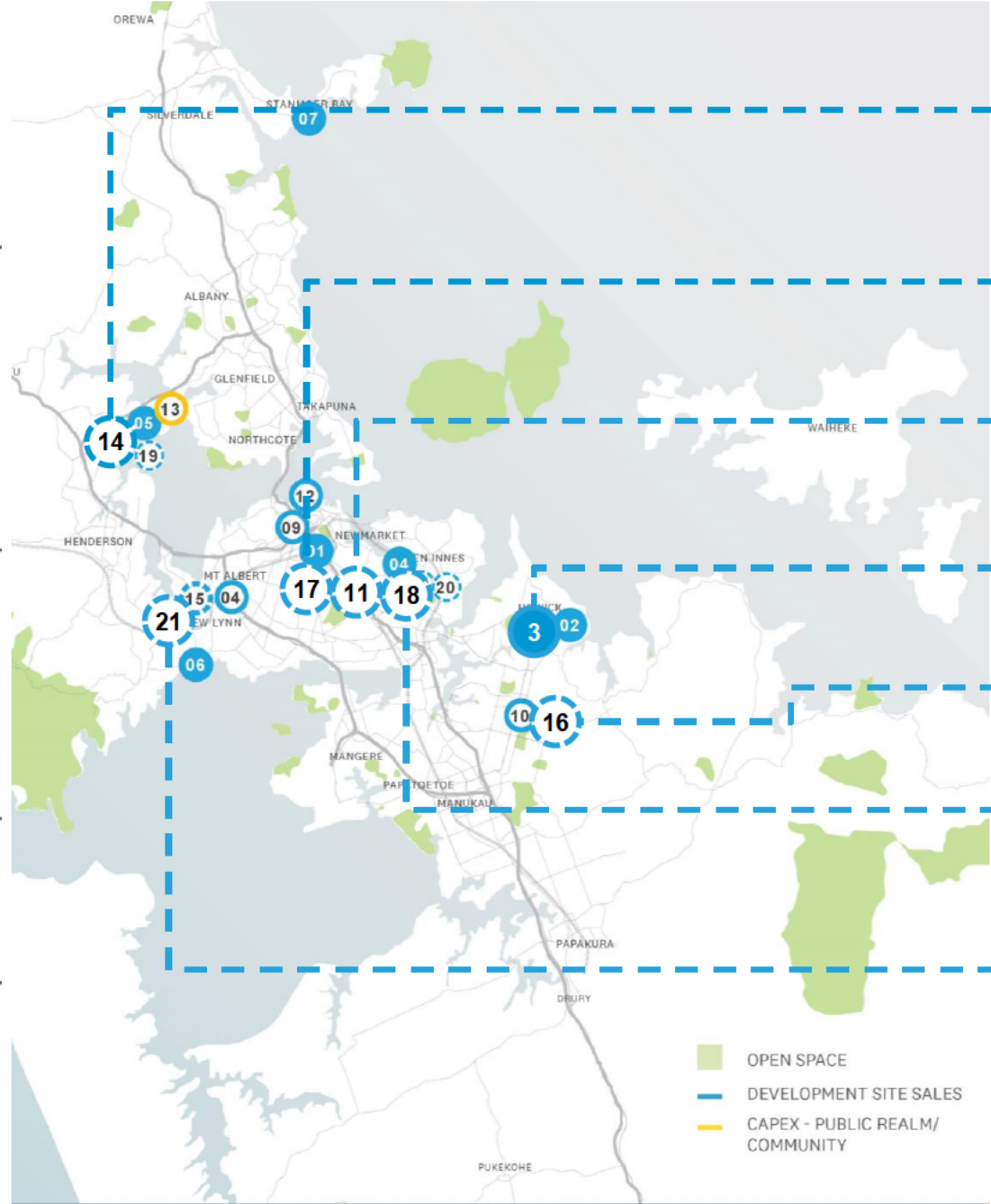
- 08 18 TOTARA AVE, NEW LYNN
- 09 BLEDISLOE HOUSE, AUCKLAND CITY CENTRE
- 10 187 FLAT BUSH SCHOOL ROAD, FLAT BUSH
- 11 132 GREENLANE EAST, GREENLANE
- 12 DOWNTOWN CARPARK REDEVELOPMENT, CITY CENTRE
- 13 PUMP STATION 6, LAUNCH ROAD, HOBSONVILLE

## MEDIUM TERM: FY 2026

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

## LONG-TERM PROJECTS (FY 2027+)

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



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

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

132 Greenlane. Greenlane – Construction of a minimum 20 new homes.

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

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

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

4 Melview Place, New Lynn (formerly 10 Ambrico Place) – A 1,366m2 parcel of vacant land which has resource consent for up to 10 homes. A revised design proposal put forward by the developer

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



# REGIONAL RENEWALS PROGRAMME

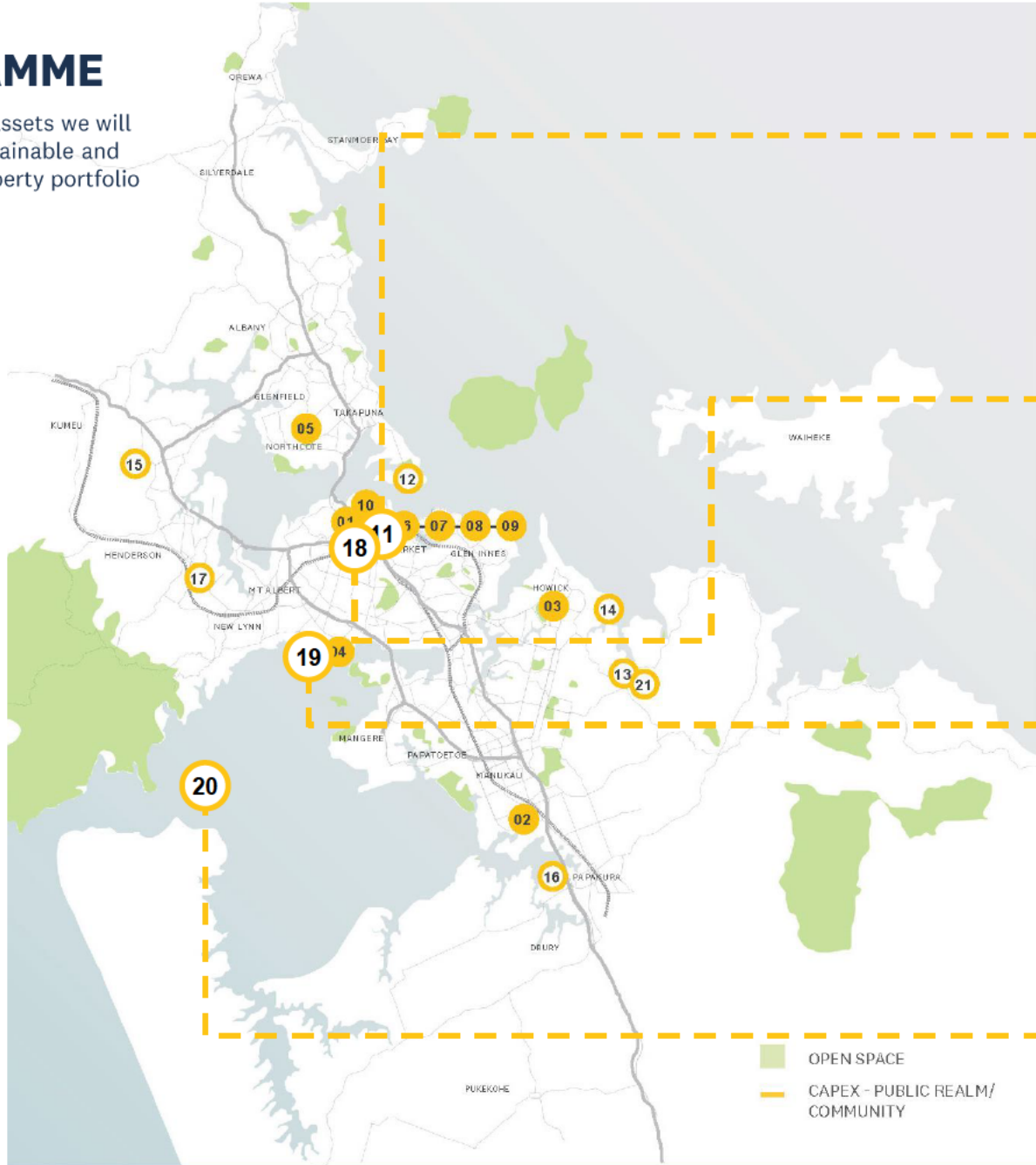
**Vision** Through proactive stewardship of council non-service assets we will maintain existing levels of service to create a safe, sustainable and fit for intended purpose portfolio and optimise the property portfolio return to enable assets for public and commercial use.

## PROJECTS COMPLETED

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

## SHORT TERM: FY 2025

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



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

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

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

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

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



# WATERFRONT RENEWALS PROGRAMME

## Vision

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

## PROJECTS COMPLETED

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

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

## SHORT TERM: FY 2025

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

- OPEN SPACE
- CAPEX - PUBLIC REALM/ COMMUNITY

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

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

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

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



# Supporting data

## Programme RAG summary detail

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

- Capital projects
- Development agreement projects

Location	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Comment
Isthmus	Lagoon Edge Reserve Enhancement, Panmure	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Construction start date moved out due to the delay in Engineering Approval (EA). Initial developed design task has included 'proof of concept' with coastal engineers to confirm viability and finalisation of proposed scope. This portion of work will need to be delivered as a separable portion of work due to delays with resource consent.
	Maungarei Connection Panmure	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Cost currently sitting above LCBC budget which had 25% contingency for schematic. Note, this project may be deferred due to the FY26 reprioritisation process.
	Onehunga Town Centre to Wharf Link	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Consenting has required additional work due to a small area of wetland in the project path.
	Onehunga Wharf Public Realm	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Te Pumanawa Church Street upgrade	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Basin View Precinct Enabling Works	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Te Pumanawa Public Realm	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Schedule and risk at amber due to certain dependencies and ongoing support from Auckland Transport.
	Waiapu Precinct public realm and enabling works	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Cost and Schedule at risk due to main contract still not being awarded.
	Basin View Square	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Additional cost estimation underway for structural remediation of the site due to the deconstruction of buildings.
North	Huron and Northcroft Streetscapes	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Northcote Community Facility and Cadness Reserve upgrade	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	The forecast exceeds the IBC forecast project costs and the external scope of the project has increased from the IBC scope.
	Northcote Town Centre – Streets enhancements	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Te Ara Awataha; Greenslade Reserve and Jesse Tonar Scout Reserve upgrades	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
South	Cambridge Terrace Extension+carpark	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Cavendish Drive & Sharkey Street AUT Link - Capital Works for Streetscape Upgrade	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Currently working on revised timelines with the designer. An agreement on costs needs to be reached with AT before project can proceed to DBC phase.
	Chambers Laneway - Capital works upgrade to streetscapes	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Karina Williams Way Extension Capital Works	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Additional costs due to requirement of a retaining wall. Any delays in the regulatory process will directly delay the project.
	Manukau - Hayman Park Wetland Works	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Consenting delays are impacting delivery timeframes.
	Manukau - Osterley Way at Civic Streetscape Works	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Manukau - Puhinui Stage 1: Ratavine Reserve Works	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Manukau - Sports Bowl	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Manukau Public Art Investment	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Manukau Puhinui Stage 2: CMDHB Walkway Works	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	This project may be delayed due to funding constraints.
	Manukau Puhinui Stage 3: Wiri Reserve Works	Strategic A	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Market Precinct - Town Square, Roulston Lane, Roulston Street, Market Hall	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Papatoetoe Stadium Reserve capital works upgrade	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Roulston Park – Capital works upgrade of public amenities	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Small T Manukau	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Small T Pukekohe	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Manukau - 14 Davies Avenue Access Lane project	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	A delay in the Auckland Transport design review process is compressing the schedule.
	Amersham Way – Capital Works for Streetscape Upgrade (Stage 1)	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	This project might have some dependencies on Hayman Park pond 2 being completed which is dependant on Airport to Botany project.
	Small T Papatoetoe FY25 – FY27	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
Waterfront	(WH) Westhaven Seawall Upgrade (AHB)	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	(WQ) Water Edge Response Works	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	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	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Construction work is at risk of not being completed in FY25 due to the delay in fabrication of the moulds for the art works.
	(WQ) Te Ara Tukutuku	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	(WQ) TAT- Enabling works - Stage 1	Deliver	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Cost forecasting for Enabling works has been reduced for FY25 reflecting the delay to the start of construction due to the decontamination process taking longer than expected. Works have now started.
	(WQ) TAT- Project hub and nodes	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	(WQ) TAT- Coastal Remediation Stage 1	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Henderson Valley Road Enhancements Stage 1	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
West	Opanuku Link - Bridge, Reserve	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	The project is currently being re-assessed due to the high budget estimate.
	Heart of Henderson town square capital works and site sale	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Small T Avondale	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Henderson Corban Estate Access and Enhancement Works	Strategic A	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Wai Horotiu Te Kopua - New capital works for bridge and pathways	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Flooding assessment at the new climate change parameters is being undertaken and it is unknown how this will affect the project.
	Catherine Plaza – Capital works upgrade of public amenities	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Small T Henderson FY25 - FY27	Initiate	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Te Hono (Avondale Town Square, Crayford Lane and Playground)	Plan	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	Due to the complexities of the project there are risks across all areas. The ECI contractor has not met the conditions of the ECI contract and the project will be taken to the market. An enabling works package has been brought forward and tendered to keep the project on schedule.



Location	Project Name	Phase	Overall	Cost	Schedule	Scope	Risk	Comment
Regional	Orakei Service Property Optimisation	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	The project is currently delayed awaiting improved market conditions
	Property Optimisation, 3 Gibbons Rd, Takapuna	Initiate	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div></div> <div></div> <div></div>
	Ti Rakau Drive Vehicle Crossings	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	Hobsonville - (Launch Road) PS6 Wastewater upgrade works	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	21 Princes Street, CBD, refurbishment	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Additional costs and time delays expected due to additional rotten areas discovered during works.
Renewals	Westhaven Maintenance Yard Relocation	Plan	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Awaiting CVA from Mana Whenua. Resource consent approval is subject to receiving CVA, the project can't progress further until this has been resolved.
	Renewals Sub-Programme	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	Wairopa Channel navigational markers	Plan	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Construction works will take longer than scheduled due to contractor resource and specialised material supply.
	Onehunga Wharf Shed D	Plan	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Overall delivery is delayed due to unexpected components identified during structural investigation. Building and resource consents are required due to the additional required structural works.
	Onehunga Wharf Shed E	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Deconstruction of Shed E is complete, the existing floor is insufficient for the proposed use. Additional time and cost is required to complete the pavement reinstatement.
	202-208 West Coast Rd	Plan	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	Onehunga Wharf Reticulation Network	Initiate	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	The scope is taking longer than expected due to missing information relative to exiting condition.
	Bascule Bridge Upper Structure	Deliver	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	QS is reviewing remobilisation costs, additional funding will be required. Schedule timeframe is tight for SOI target at the end of June 2025.
	137 Westhaven Drive - Marina work depot	Plan	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	Wynyard Crossing Bridge Gate Replacement	1A.Pipeline	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	

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

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



# Information paper

## Health and Safety report March 2025

Author: Bernardo Vidal, Head of Health and Safety

April 2025

### Whakarāpopototanga matua | Executive summary

1. In March, thirteen reports were logged in the Eke Panuku Noggin H&S reporting system. Of these, nine were incidents, including three damages to property, three near misses, and three minor injuries that required first aid. One of the incidents escalated into medium severity while other eight remains as low severity. Additionally, one unsafe action, two unsafe conditions and one security concern were recorded. Of the thirteen reports, two involved Eke Panuku employees, four involved members of the public, and seven related to contractors.
2. Security contractors and Māori wardens carried out 354 security observations in March. These involved members of the public and external factors beyond Eke Panuku’s control.
3. Finally, there were a combined 34 recorded site visits and safety walks conducted by our project leads across 100% of the projects.

### Matapaki | Discussion

#### Notable events

4. Incident 1
  - Date: 15 February 2025
  - Location: Fleet vehicle malfunction
  - Event: An employee reported a vehicle malfunction while driving it to Henderson.  
  
Description: While driving an Eke Panuku fleet vehicle to Henderson, an employee noticed a malfunction that prevented the vehicle from accelerating to a normal speed, posing a potential risk to both the driver and other road users.  
  
Incident category: Near miss
  - Potential Severity: 

Low

High

 il Severity:
  - Immediate action taken: The employee stopped the vehicle. After several minutes, he restarted the engine, and the vehicle appeared to operate normally. A physical inspection later revealed that the driver’s side floor mat was not properly secured and had become lodged under the accelerator pedal, preventing full acceleration.
  - Investigation needed: No

## 5. Incident 2

Date:	4 March 2025
Event:	A cyclist suffered an accident on Gaunt Street
Location:	Gaunt Street, Wynyard Quarter, Auckland Central
Description:	A member of the public was involved in an accident when their bicycle wheel became stuck in one of the tram tracks. After being assessed by their GP, serious injuries were ruled out.
Incident category:	First Aid
Actual Severity:	<span>Low</span>
Potential Severity:	<span>High</span>
Immediate action taken:	The area was inspected, to identify potential signage improvements aimed at reducing the likelihood of future accidents.
Investigation needed?	No

## 6. Incident 3

Date:	14 February 2025
Event:	A tyre on an Eke Panuku fleet vehicle exploded while being driven by an employee on the highway
Location:	Southern motorway between Onehunga and Old Papatoetoe
Description:	While driving on the Southern Motorway, an employee experienced a tyre blowout. The employee was able to exit safely without incident.
Incident category:	Near miss
Actual Severity:	<span>Low</span>
Potential Severity:	<span>High</span>
Immediate action taken:	The employee contacted Fleet Vehicle Emergency Services, following the instructions provided in the vehicle. A nail was confirmed as the cause of the puncture.
Investigation needed?	No

## 7. Incident 4

Date reported:	18 March 2025
Event:	Contractor Exposed to Unknown Substance from Discarded Insulin Pen
Location:	Enid Place, Wiri, Auckland, 2104
Description:	During ongoing works on the Puhinui Regeneration Strategy project, a contractor came into contact with an unidentified fluid leaking from a discarded insulin pen found on-site while attempting to dispose of it.
Incident category:	Near Miss

Actual Severity:

Low

Potential Severity:

High

Immediate action taken: The contractor attended an emergency medical centre and underwent a blood test to rule out any potential health concerns. Additionally, contractors were requested to review and, if necessary, update their risk assessments for deconstruction activities, with a specific focus on identifying and mitigating biological hazards associated with potential contact with medical waste.

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

As part of a collaborative initiative between the Health & Safety, Facilities, and Property Management teams, five property inspections were conducted across Eke Panuku tenanted sites, including the Westhaven Marina Office, Dockmasters Office, Karanga Kiosk, and Bridge Controller's Hut, as well as one commercial tenanted property in Papatoetoe. In addition, two site visits were carried out on Waiheke Island.

10. Capital Works Inspections (CWI) reporting

In March, project leads completed a total of 34 site visits and safety walks, ensuring 100% coverage of all active capital works projects. These included a high-level executive safety walk at both the Papatoetoe Stadium Reserve and the Cambridge Terrace Extension and Carpark sites. In addition, 27 safety inspections were carried out across live projects by contract engineers, external project managers, and contractors, with one inspection undertaken by a project lead. The Health and Safety Advisor also conducted two site visits to support ongoing oversight and assurance.

It is worth noting that in the previous month, 80% coverage of active projects was achieved for the first time. This month marks a new milestone, with 100% of active projects receiving on-site inspection coverage for the first time.

The recent Health and Safety (HS) visits, inspections, and safety walks conducted across Capital Works projects delivered in collaboration with contracted firms confirmed overall strong HS management by the contractors involved. These proactive assessments helped validate the consistent application of safety practices on site, with only a few minor hazards identified. Examples included exposed reinforcing steel bars lacking protective safety caps and manual handling tools without guards. All findings were promptly communicated to contractor leads and addressed immediately, demonstrating a responsive and safety-focused approach across the teams.

11. Wellbeing risk assessment plan

Following the successful delivery of initial Wellbeing Workshops aimed at supporting employees through organisational change, two additional voluntary sessions were held on March 20th and 26th. A total of 14 employees participated in these sessions, all of whom provided positive feedback. This brings overall participation to 70 employees across five workshops.



We remain committed to maintaining open communication and ongoing engagement with our teams. In collaboration with the People and Culture team, we will continue to identify and implement initiatives that support employee wellbeing throughout the transition period.

## 12. Transition to the Donesafe incident management platform

In March, the SAP team began developing the draft structure of the new organisation; Auckland Development Office (ADO)—within Auckland Council’s Donesafe platform. The draft includes identified roles and positions in the proposed organisational chart. This proactive approach aims to minimise delays when final adjustments are made and once the transition from Eke Panuku to Auckland Council is complete. It also ensures that employee profiles for the new ADO agency are active and ready by the first week of July 2025.

## 13. Lone Work Risk Assessment

In alignment with the Executive Leadership Team’s (ELT) direction, both the Lone Work Procedure and the Lone Work Identification Guideline have been published. Implementation is scheduled to commence following the completion of the transition to Auckland Council.

To proactively address this risk and support employee safety while working alone, a business case was approved to engage external provider Fear Free to deliver targeted training. The programme includes three, four-hour sessions focused on workplace personal safety and conflict awareness.

## 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.

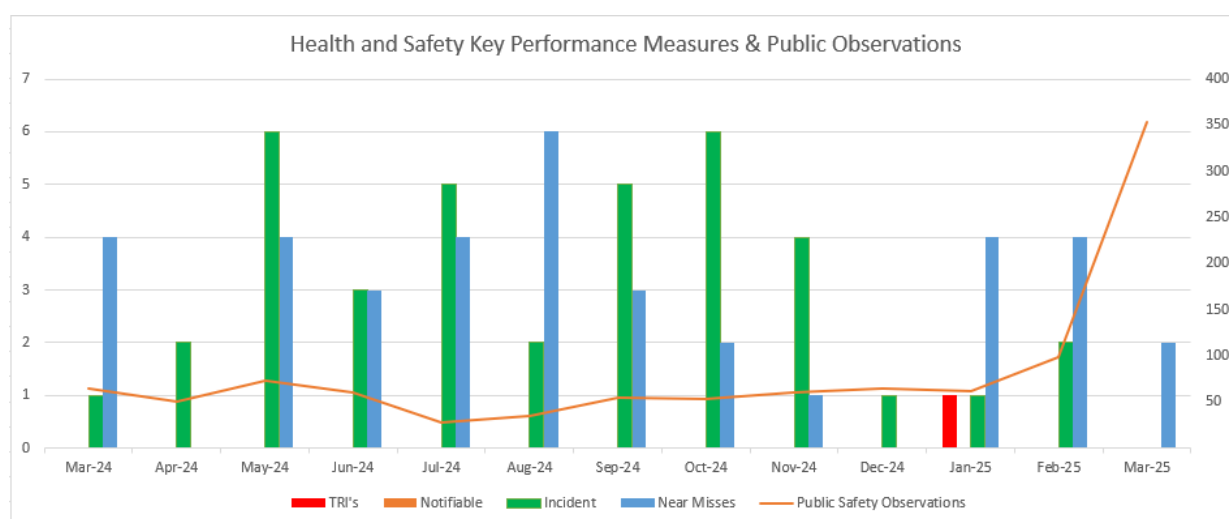


Figure 1 – 12 Month rolling H&S performance measures

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 March		Previous month (February)
		Low-Med Risk	Critical or high risks	
<b>Employees</b>	Safety Concerns / conditions	-	-	2
	Near Misses	2	-	-
	First Aid injuries	-	-	-
	Pain and Discomfort	-	-	-
	Restricted Work Case (RWC)	-	-	-
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	-	-	-
	Property Damages	-	-	-
	Security Concern	-	-	-
	<b>Total Events Employees</b>	<b>2</b>	<b>-</b>	<b>2</b>
<b>Contractors</b>	Safety Concerns/conditions	2	-	1
	Near Misses	1	-	2
	First Aid injuries	1	-	2
	Restricted Work Case (RWC)	-	-	-
	Medical Treatment Injuries (MTI)	-	-	-
	Lost Time Injuries (LTI)	-	-	-
	Medical Condition (Non-Work Related)	-	-	-
	Property Damages	3	-	2
	Security Events	-	-	-
	Unsafe actions	-	-	-
	<b>Total Events Contractors</b>	<b>7</b>	<b>-</b>	<b>7</b>
<b>Member of the public</b>	Safety Concerns	-	-	1
	Security concerns	1	-	1
	Near Misses	-	-	3
	First Aid injuries	2	-	-
	Unsafe actions	1	-	-
	Property Damages	-	-	1
	<b>Total Events Member of the Public</b>	<b>4</b>	<b>-</b>	<b>6</b>
<b>Total Events</b>		<b>13</b>	<b>-</b>	<b>15</b>
<b>TRIFR (employees)</b>		<b>0</b>		<b>0</b>

Figure 2 – Health and Safety Key Performance Indicator Table

## Workplace incident themes and trends

15. In March, 13 events were recorded in the Noggin incident and accident management platform, including 5 retrospective reports from the previous month. While reporting volume slightly declined compared to prior months, it remains above levels seen during the same period in 2024.

The majority of reports continue to come from contractor-related events, highlighting an opportunity to strengthen internal reporting from Eke Panuku employees. To support this, a new initiative to track incidents by business unit has been launched.

Two incidents this month warrant specific attention:

- **Biological Risk Exposure:** A contractor encountered a potential biological hazard in a deconstruction zone. While no harm occurred, the incident underscores the need for stronger controls and strict adherence to biological risk management protocols by contractors.

- **Fleet Management:** Two incidents involving Eke Panuku fleet vehicles revealed gaps in maintenance and inspection processes. Immediate corrective actions have been implemented to address these.

16. Additionally, there was a notable rise in safety observations reported by security guards and Māori Wardens—from 99 in February to 354 in March. Although Eke Panuku does not have direct control over incidents in these areas, this data provides valuable insights into emerging trends.

The recent spike observed in the graph of security observations reported by Māori Wardens and City Guards is largely attributed to a sharp increase in activity within specific areas of the city. Two-thirds of all observations related to alcohol consumption and public behaviour are concentrated in the Wynyard area, with Karanga Plaza an even smaller zone within Wynyard accounting for 50% of these reports. This surge correlates with a noticeable rise in foot traffic, driven by three main factors: the reopening of the bridge, the increasing popularity of the public pool, and the attraction of the Auckland Night Market, all of which are drawing more visitors to the area. Meanwhile, observations linked to vehicle offenses are primarily focused in the newly opened Westhaven North Reclamation Carpark. The growing popularity of this space, combined with a limited or absent presence of enforcement authorities, appears to be the key driver behind the increase in reports from this location.

## Public health, safety and wellbeing events

		Performance March	Previous Month (February)
Public Realm	Security and Māori Warden observations	354	99
	Public injuries	0	0
	Public incidents or observations	1	6

*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 354 observations raised by security guards and Māori Wardens during March. All the observations occurred in the public realm and were outside the direct influence or control of Eke Panuku. Relevant 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.



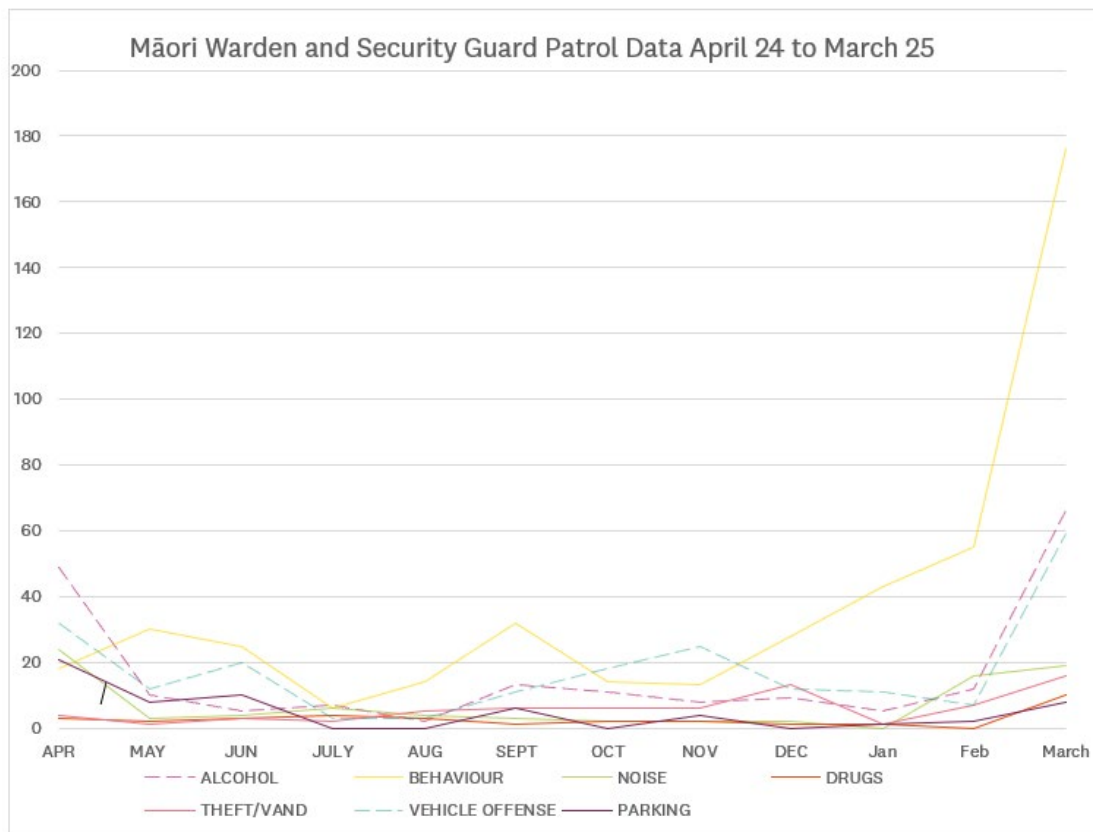


Figure 4 - Combined public observation data by category

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

Rank	March		February
	Issue	No. of observations	No. of observations
1	Behaviour	176	28
2	Alcohol	66	10
3	Vehicle	59	12

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

20. All Noggin events, including those commented on above, including the events retrospectively reported (ERR)<sup>1</sup>.
- Seven events involved contractors.
    - During the development of streets enhancements project at 65 Pearn Crescent, Northcote, an intruder acceded to the site and stole some copper wire and a projector. The event was notified to the office manager, but no major remediation actions were put in place.

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

- ii. During the development of the streets enhancements project at 65 Pearn Crescent, Northcote, an intruder acceded to the site and cut the copper water main pipe which caused a flood. Contractor contacted Watercare who suspended the water service while the pipe was repaired. The security of the site was reinforced and a CCTV was installed.
  - iii. During work on the Puhinui Regeneration Strategy project at Enid Place, Wiri, a contractor came into contact with an unknown fluid that had leaked from a disposable insulin pen found in the middle of the site, while attempting to dispose of it in a rubbish bin. The contractor attended an emergency medical centre and underwent a blood test to rule out any potential health concerns.
  - iv. While contractors were working on the Cambridge Terrace Extension and Carpark project, a 100mm ACC watermain was punctured during the installation of a fence. The contractors contacted Watercare, who promptly attended to and repaired the damaged pipe. (ERR)
  - v. During works carried out on the Cambridge Terrace Extension and Carpark project, a carpenter sustained a minor shin injury while installing rebar on the ground. The laceration was cleaned and bandaged on site. The subcontractor was assessed and deemed fit to return to work without restrictions. (ERR)
  - vi. During Stage 1 works of the Manukau-Puhinui project at Rata Vine Stream Reserve, a contractor discovered a knife concealed in the bushes. The knife was safely removed from the area, and the incident was formally reported. A thorough site inspection was conducted, confirming that no additional knives were present in the vicinity.
  - vii. An unmarked, active gas meter hidden beneath a decorative orange buoy in Karanga Plaza was nearly impacted during the buoy's removal using a forklift. The event was formally reported, and the gas meter was marked to prevent future incidents.
- b. Two events involved employees.
- i. A tyre on an Eke Panuku fleet vehicle exploded while being driven by an employee on the highway. The employee was able to exit safely without incident and contacted Fleet Vehicle Emergency Services. A nail was confirmed as the cause of the puncture. (ERR)
  - ii. An employee reported a malfunction in one of the Eke Panuku fleet vehicles while driving. According to the report, the vehicle was unable to accelerate beyond 20 km/h, posing a potential risk to both the driver and other road users. A physical inspection later revealed that the driver's side floor mat was not properly secured and had become lodged under the accelerator pedal, preventing full acceleration. (ERR)
- c. Four event involved member of the public/guest.
- i. A member of the public reported an accident after their bicycle wheel became stuck in one of the tram tracks on Gaunt Street, Wynyard Quarter. Potential signage improvements aimed at reducing the likelihood of future accidents were identified.
  - ii. An elderly member of the public failed to notice the step between the Te Wero bin bay and the fence line, resulting in a trip and fall in which she rolled her ankle. No major injuries were sustained. Following an inspection of the area, no damage to the step was identified that could have contributed to the incident.
  - iii. An employee reported unsafe behaviour by members of the public who were jumping into the Karanga swimming pool from the marina gangway. This activity caused large splashes

that soaked the gangway and drenched nearby individuals. New safety signage has been proposed to discourage this unsafe behaviour. (ERR)

- iv. A tenant reported that individuals experiencing homelessness had established a campsite in the covered parking area at the rear of the building located at 229 Great South Road. As an initial response, emergency housing services were contacted.

## **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

April 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. \$30.5 million of site sales
  - ii. 90 new homes
  - iii. 9,500m<sup>2</sup> of new commercial space
  - iv. 21,800m<sup>2</sup> of new or improved public realm.
- c. approves the programme life cost of \$39.0 million including opex, capex and acquisition costs.
- d. notes that since the 2020 Programme Business Case, there has been a \$10.7 million increase to the programme cost, and a \$8.3 million increase to the forecasted revenue

## 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 \$39.0 million over its lifetime including opex, capex, and acquisition costs. The anticipated lifetime cost of the 2025 PBCO is \$10.7 million higher than the 2020 Programme Business Case (\$28.3 million). A breakdown of the cost increase is provided in paragraphs 26-28.
4. There has been a total of \$3.8 million of property acquisitions to date. No further acquisitions are anticipated for the remaining period of the Programme.
5. The total sales revenue of the Programme (at completion) is forecast to be \$30.5 million, which is \$8.3 million higher than the 2020 Business Case. The Programme has already generated \$2.5 million in revenue.
6. The 2025 PBCO proposes an extension to the Programme’s end date from FY2028 to FY2034. A longer timeline is required to achieve the programme’s goals and complete the remaining capital projects and site sales. Delays to the Programme have been caused by the property market downturn and revised project sequencing in response to community feedback.

7. 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.
8. 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.
9. 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

10. 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

11. 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'.

12. 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**

13. 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.
14. 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.
15. The Programme's regeneration strategy is now established, and we are focused on completing the projects that we have identified.

### **Pukekohe Programme Achievements**

16. 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, and 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).
17. The Programme's benefits realised to date include 4,817m<sup>2</sup> of public realm improvements, and \$2.4 million of sales receipts. No commercial GFA has been completed to date, but construction is expected to start next financial year on 1,000m<sup>2</sup> 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.
18. 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

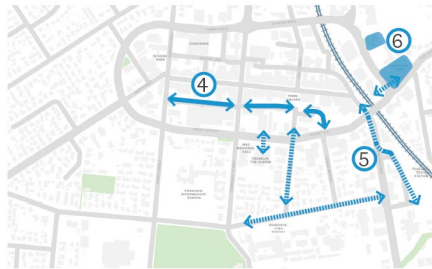
19. The problems that were identified in the 2019 HLPP and 2020 Programme Business Cases are still applicable today, and summarised below:
- a. Key problem: Visitor competition from neighbouring town centres.
  - b. Key Problem: Fragmented urban form. Vehicle movement and parking facilities dominate the town centre.
  - c. Key problem: Lack of local work and learning opportunities.
  - d. Key problem: Diverse community opinion and resistance to change.
20. 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

21. 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.
22. 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.
23. 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.
24. Towards the end of the programme (FY2034) 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

25. The main changes to the Pukekohe Programme since 2020, that are reflected in the 2025 programme 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 5,000m<sup>2</sup> of commercial GFA. These forecasts have since been updated to 90 new homes and 9,500m<sup>2</sup> 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 new projects to the Programme (e.g. Train Station to Town Centre Connections) in response to stakeholder feedback on the 2022 Masterplan.
  - i. An extension to the Programme end date from FY2028 to FY2034 in response to revised project sequencing, disruption from the Covid-19 pandemic, and the recent property market downturn. This timeframe extension is required to achieve the programme's goals and complete all the Programme's capital works and site sales.
26. The total lifetime cost of the 2025 PBCO is forecast to be \$39.0 million which is \$10.7 million higher than the 2020 Programme Business Case (\$28.3 million). This cost increase is partially due to the programme end date being extended by six years to FY2034. It is also the result of changes to various projects in response to community feedback on the Pukekohe Masterplan. Since 2020, the Programme has removed 11 projects and gained seven projects. Whilst there are four fewer projects overall, the scope and cost of the new projects are larger. The Programme's cost increase is partially offset by an \$8.3 million increase to the revenue forecast.
27. The Programme's \$10.7 million cost increase covers:
- \$6.3 million towards project capex for primarily public realm projects (scope and cost).
  - \$1.1 million for an additional acquisition to better consolidate the Edinburgh Superblock site, completed in FY2022.
  - \$1.5 million for project opex (investigations, feasibility, business cases and design).
  - \$1.8 million for programme delivery costs, including placemaking, communications and engagement and programme management over the longer programme time frame.
28. The \$6.3 million increase to project capex is the result of the following scope and cost changes since 2020:
- The cost of the Roulston Park upgrade has increased from \$1.5 million to \$2.8 million.
  - Additional capex funding is needed to cover the cost of selling development sites.
  - Cost increases to the Market Precinct public realm improvements.
  - Cost increases to the intersection upgrade of Massey Avenue and Manukau Road.
  - Adding the 'Train Station to Town Centre' project to the Programme.
29. 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.
30. 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

31. The key financial and resourcing impacts are:

- a. Since the previous Programme Business Case, the programme costs have increased from \$28.3 million to \$39.0 million (including acquisitions, capital investment and operational expenditure).
- b. The Programme's cost increases can be accommodated within the wider budget for the Urban Regeneration Portfolio.
- c. 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

32. 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

33. 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.
34. 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.
35. 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 Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū. 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

36. 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 Waiohū as well as the wider mana whenua forum as we progress the programme.
37. 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 Waiohū 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 Waiohū roopuu

nominated the mana whenua ringatoi (artists) who have developed the mahi toi (artwork) to be integrated into the design.

38. 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**

39. 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.
40. 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 1000m<sup>2</sup>. Attainment of these ratings will help improve energy efficiency and reduce carbon emissions from the operation of buildings.

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

41. 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, Acting 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



Town Square parklet



Devon Lane mural



Market trials



# Pūrākau: Cultural Narrative Summary

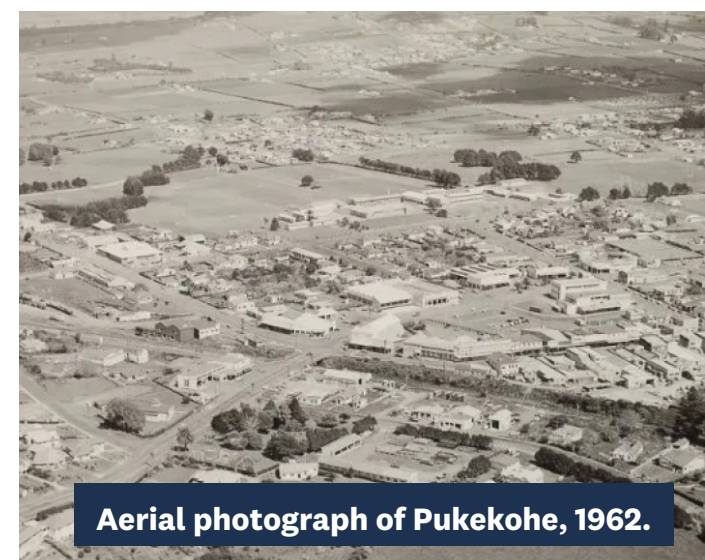
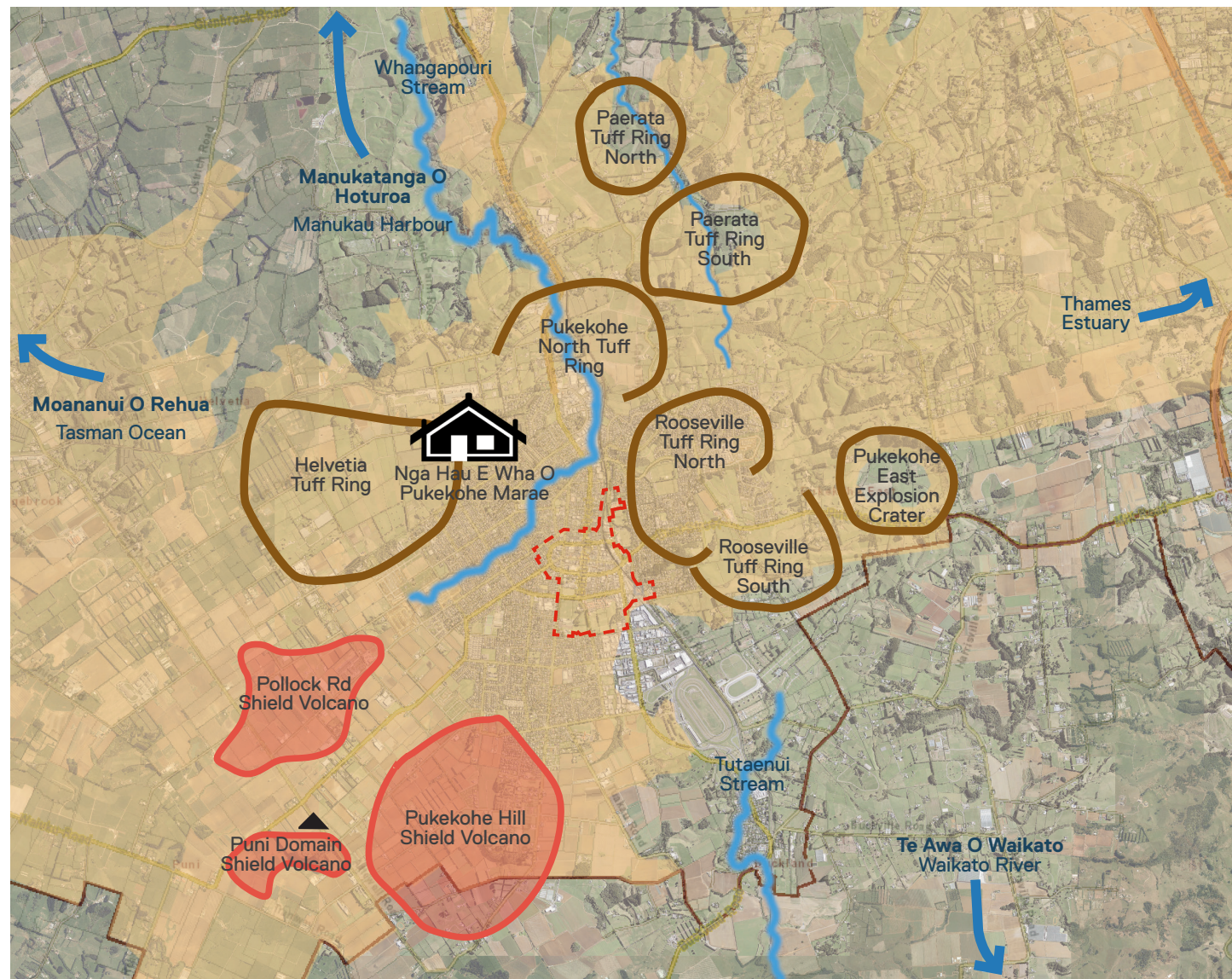
The Maaori word ‘Pukekohe’ means the “hill of the Kohekohe tree”, named after New Zealand’s native mahogany.

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 Waiohau 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.

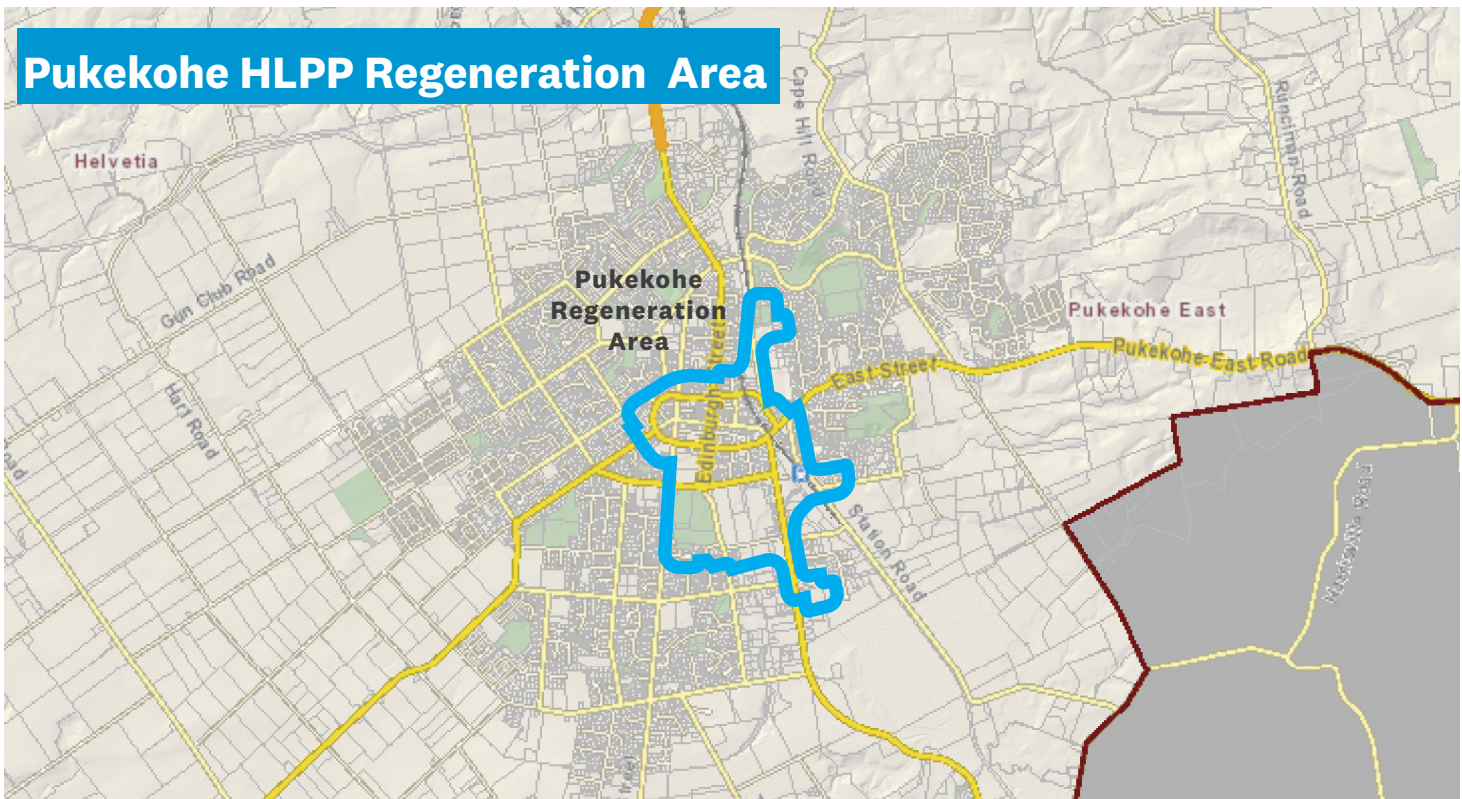
The 2019 Unlock Pukekohe High Level Project Plan (HLPP) regeneration area (in blue) covers 103 hectares. The programme focuses mainly on the historic town centre.

## 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



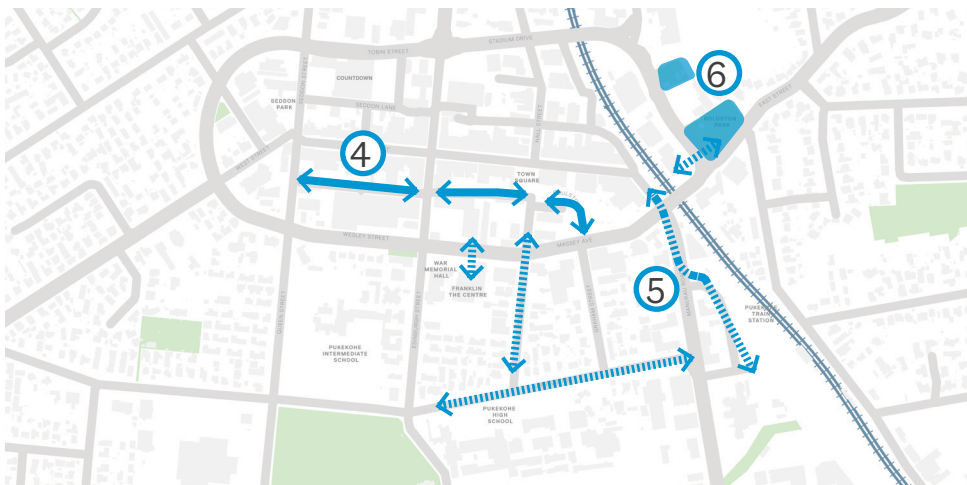
**Goal Four:** Enhance local community identity

## 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



Car dominated and illegible lanes for pedestrians



Road barrier between town centre and key amenities



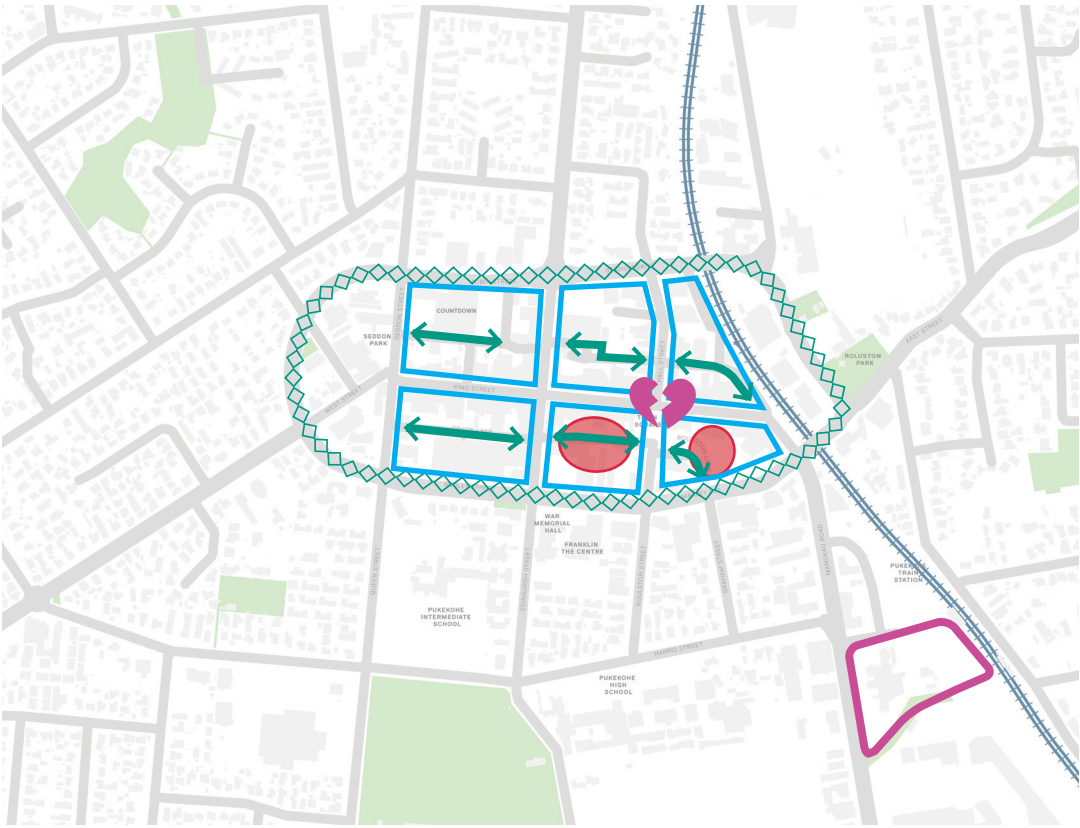
Excessive at-grade parking



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



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



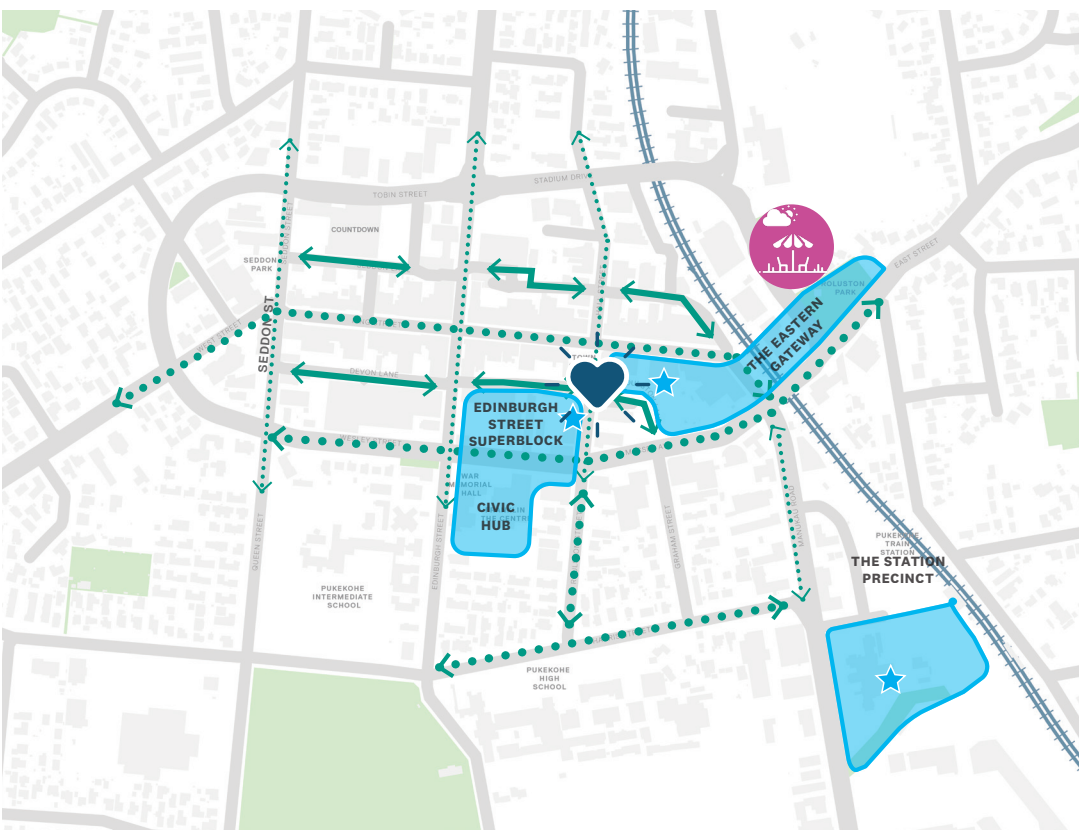
Improve pedestrian and cyclist connections between essential facilities and the town centre.



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

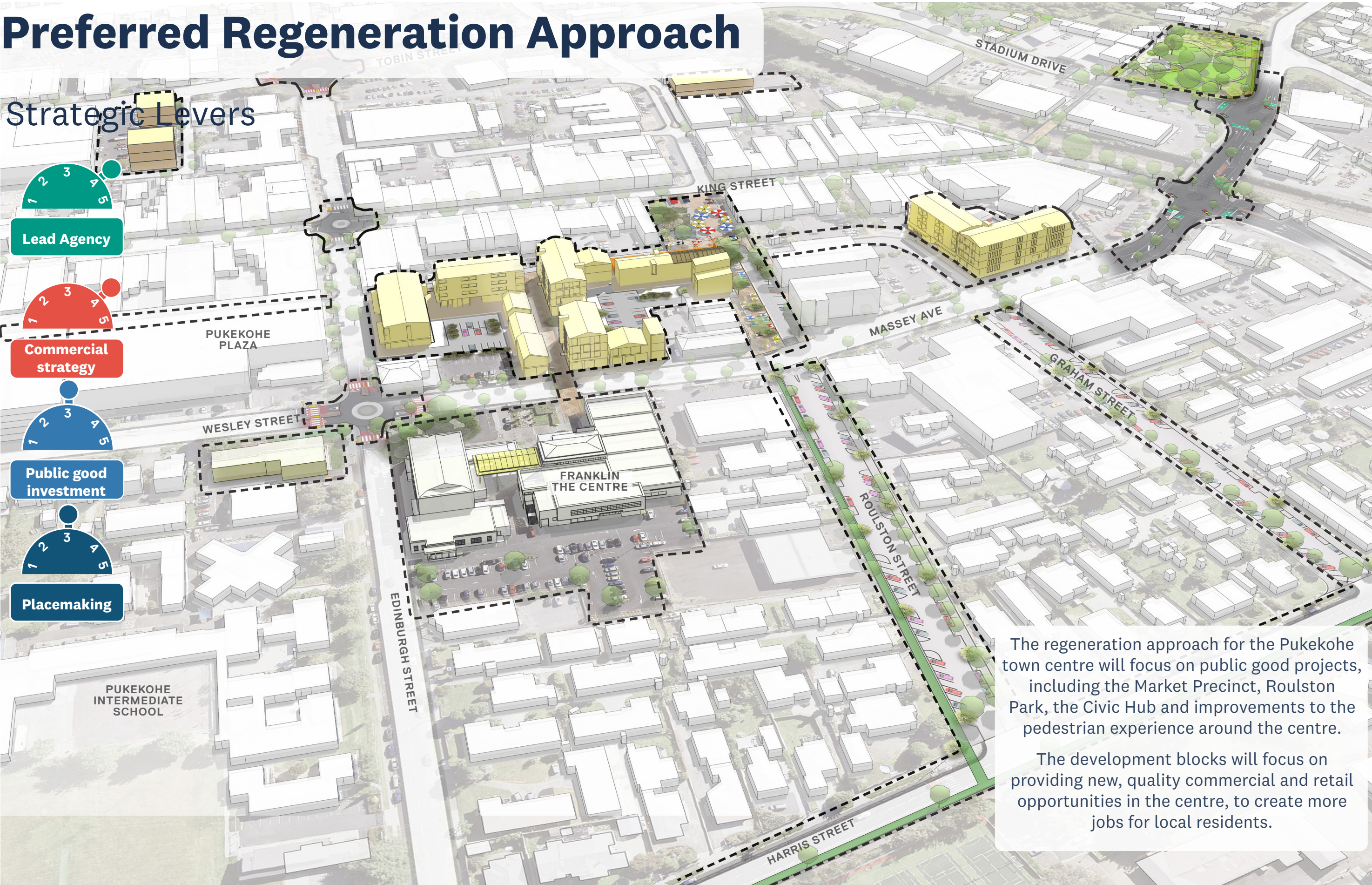
Commercial strategy

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.

## Flagship Development



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

## 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.

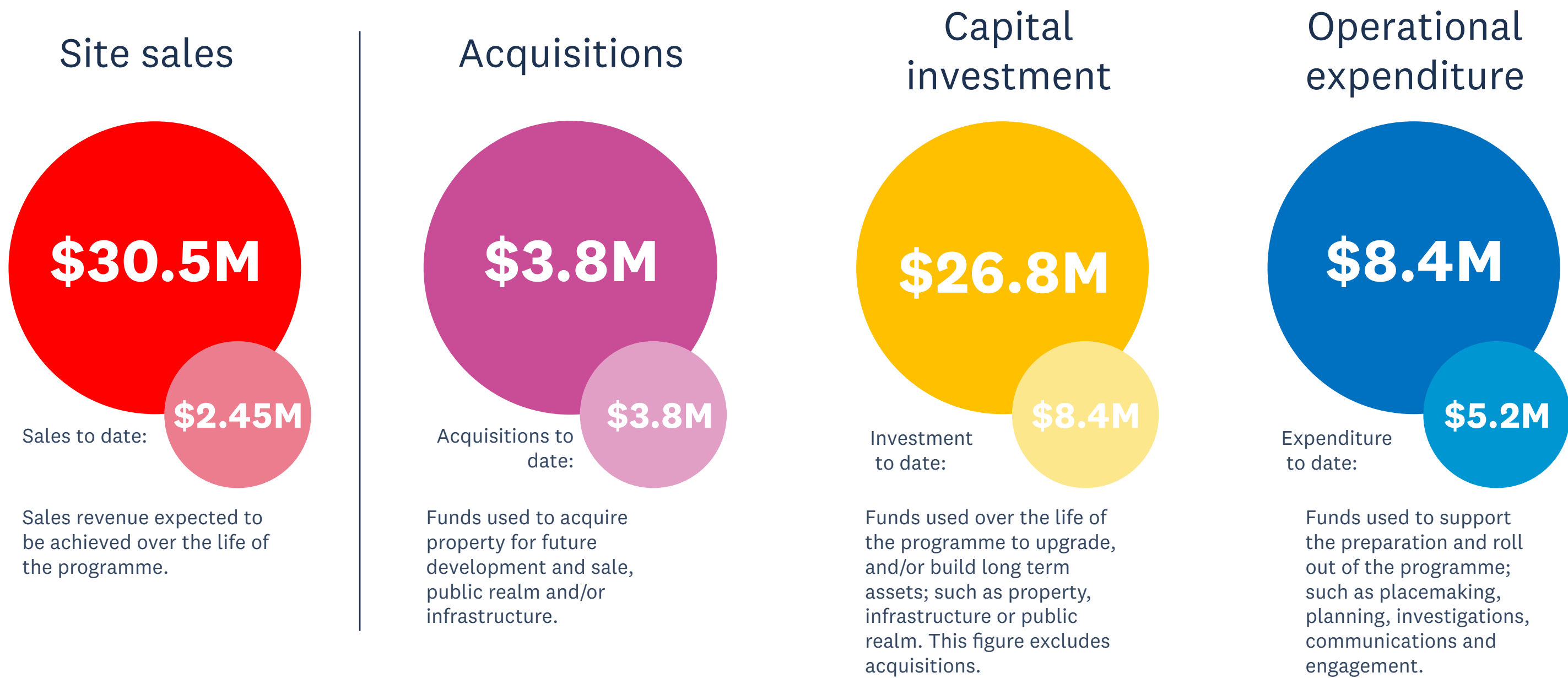
The focus going forward for Pukekohe is the redevelopment of the large commercial block known as the Edinburgh Superblock in the town centre. The introduction of more intensity to this area will support existing retail operators in the town centre and connect and activate this underutilised area south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





# The Financial Plan

Total programme financials with spend to date stated.



# 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.

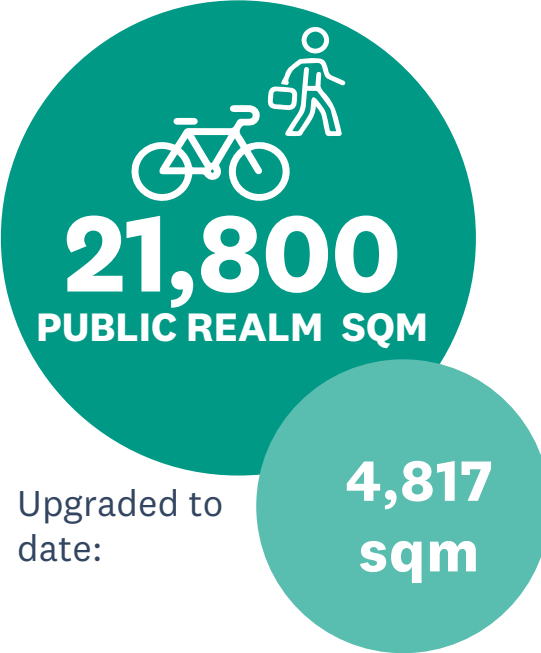
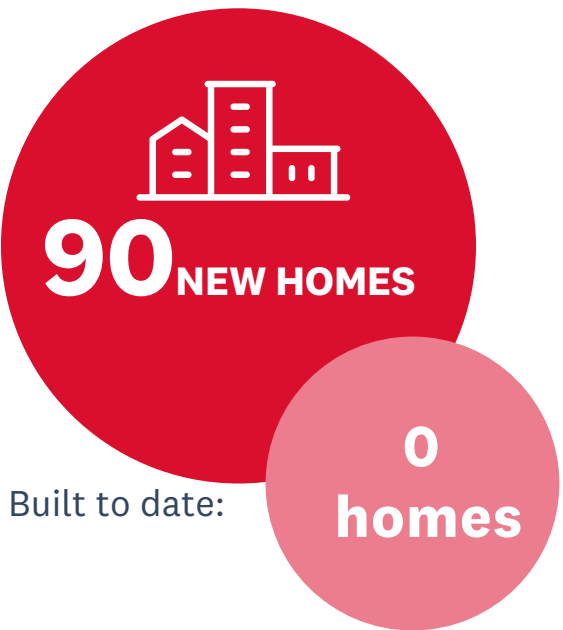
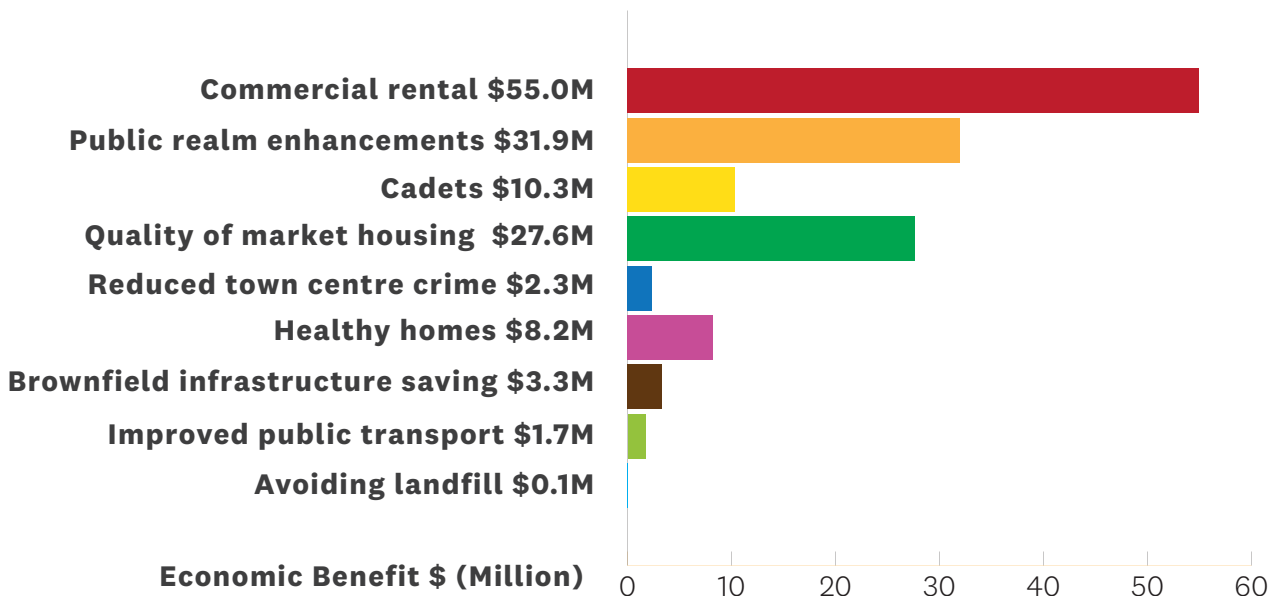
- Increased patronage of Council’s new community facilities leading to health, social, and wellbeing benefits
- Energy efficient homes, reduced vehicle use, and construction waste minimisation initiatives.

**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							

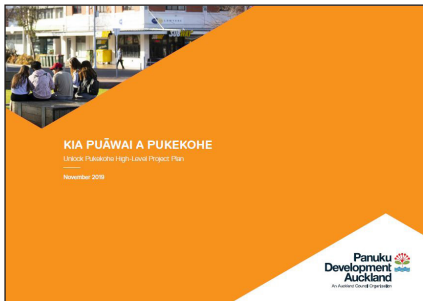
**Delivery Risks:** The programme outlined above is indicative only and subject to a number of risks and dependencies including construction delivery risks, funding risks, resourcing and property market dynamics.

**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	\$26.8M
Cost - Opex	N/A	\$5.0M	\$8.4M
Cost- Acquisitions	N/A	\$2.7M	\$3.8M
End date	2041	2029	2034
Key reasons for changes:			<div><div>+ Change of focus to attract more commerical GFA on Edinburgh Superblock site to create more jobs in Pukekohe.</div><div>+ Acquisition of two properties on the Edinburgh Superblock site to create a more attractive, continous development parcel.</div><div>+ Reduction in scope of streetscape upgrades and public realm works. Removal of Skate Park and King Street upgrades from the programme.</div></div>



*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***





### 35 Coles Crescent, Papakura – Go to Market Strategy

Author: Dawson Mutu, Development Manager

April 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:

- a. approves the sale of 35 Coles Crescent, Papakura, being Lot 1 Deposited Plan 568745 and Section 3 SO 563844, containing 2,369m<sup>2</sup> via an open market sales process to achieve urban redevelopment outcomes including achieving Essential and Māori Outcomes as agreed with the Papakura Local Board.
- b. delegates authority to the Chief Executive to execute the required documentation to sell the property based on the following key terms:
  - i. [REDACTED]
  - ii. In general accordance with the following essential outcomes for the development of the property:
    - Active building frontages to East Street and Coles Crescent ensuring public entrances to the buildings have a legible connection with the street.
    - Demonstrate a thoughtful relationship to the adjacent Centennial Restroom and Plunket building while respecting the heritage extent of place overlay.
    - The development must overlook the reserve area along the eastern boundary of the site and provide some active uses that interact with the space.
    - Demonstrate a considered approach to vehicle circulation and parking for the site ensuring parking and servicing areas are not visible from public roads or open space areas and that the number of vehicle entry and exit points are minimised so that priority is given to pedestrian movement.
    - Provide high quality architectural design that includes articulation of the building and the use of high-quality materials to deliver a development that has a range of building heights that are 2+ storeys high.
    - Designs must be presented to Eke Panuku for review and approval before lodging for Resource Consent and Building Consent. This will include at least one review by the Technical Advisory Panel (TAG).



- Achieve a minimum Six Homestar rating for residential components.
- Māori outcomes to be achieved as part of Section 6.2 of the Eke Panuku Selecting Development Partners Policy will form a minimum 15 per cent of the criteria for assessing developer proposals.

## Whakarāpopototanga matua | Executive summary

1. The site at 35 Coles Crescent, Papakura occupies a corner position at the intersection of Coles Crescent and East Street. It is positioned towards the northwestern fringes of Papakura's commercial district, the development of which is centred around the Great South Road alignment between Broadway to the south, and O'Shannessy Street to the north.
2. The site adjoins Village Green Park to its eastern boundary, whilst the surrounding development within the immediate locality is primarily residential, particularly to the west and the north of the property. Directly opposite the property on East Street, is a recently constructed multi-level apartment development providing approximately 27 apartments together with ground level parking.
3. The property forms part of the surplus Corporate Property portfolio and currently contains a commercial office development comprising four semidetached buildings, all of which were utilised by the Papakura Borough Council prior to the amalgamation of Auckland's local authorities. The buildings are currently used by the Papakura Local Board as well as by Auckland Council's Archives Department. Council's Corporate Property team has advised that the Local Board and archives department will vacate the buildings in December 2025.
4. Draft bulk and location studies indicate that redevelopment of the site could support multiple buildings of varying heights, the highest of which could be up to 27 metres high. The 'Business Metropolitan Centre' zoning of the site allows for a wide variety of different land uses.
5. Given its proximity to both commercial and residential districts, the property lends itself to commercial, community or residential uses.
6. The site has previously attracted interest from commercial developers and mana whenua. To gauge current market appetite for the site, informal soundings will be undertaken with parties previously expressing an interest in the site including developers, estate agents and mana whenua. This will be completed prior to marketing the site for sale to the open market.

7. 
8. 
9. 
10. 

11.

## Horopaki | Context

12. The property at 35 Coles Crescent was approved for sale by the Finance and Performance Committee in May 2018 subject to a portion being retained for the purposes of a reserve containing the historic Centennial House, the time capsule and the playground. The land has been sub-divided to enable the retention of this portion of land. The Executive is now in a position to sell an approximate 2,550m<sup>2</sup> portion of the overall site. The total site area being approximately 5,059m<sup>2</sup> of land and associated buildings at 35 Coles Crescent.
13. The improvements to the property are of varying ages; the earliest of which is a single level administration building opened in 1959, a two-level building added circa 1966, a single level weatherboard building added circa 1980, and a further two-level building added circa 1980. These buildings are all linked and have a fit-out commensurate with their age and former use as the Papakura Borough Council offices, and more recently as the Papakura Ward Office.

Previous Board / Council engagement and decisions		
Date and meeting	Document	Decision / Outcome
15 May 2018	Corporate Accommodation Disposal Recommendation, Corporate Property Portfolio Strategy CP2018/05636	Auckland Council Finance and Performance Committee FIN/2018/72, FIN/2018/73  Approved the disposal of an approximate 2,550m <sup>2</sup> portion of the overall approximately 5,059m <sup>2</sup> of land and associated buildings at 35 Coles Crescent, Papakura. Note that the residual land area is intended to be sub-divided for the purposes of a reserve containing the historic Centennial House, the time capsule and the playground

## Nga whiringa me te taatai | Options and analysis

### Kua whakaarohia nga whiringa | Options considered

14. Given the limited tools for the redevelopment of individual sites a longlist of options was not necessary. A short list of options was assessed for the sale and redevelopment of the site. The options were, do nothing, renovate the existing buildings, sell via an open market process with a development agreement, and sell the site on the open market to the highest bidder.



15. The Executive assessed options for the site based on multi criteria analysis to determine which option best achieved the goals and outcomes set out in the Essential Design Outcomes Framework (**Attachment A**) developed in mid-2021. The following outcomes were assessed: restoring town centre vitality, improving connections to and within the town centre, making a step change in housing, and demonstrate leadership in sustainable development. The critical success factors assessed were strategic fit, benefits optimisation, supply side capability, achievability, affordability, and delivers on the urban renewal outcomes.

16. [REDACTED]

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

17. [REDACTED]

18. [REDACTED]

19. Existing internal resources will be used to undertake the work including procuring services, negotiating the development agreement, reviewing the design, and monitoring the development agreement.

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

20. The most significant risks are the current economic conditions.

21. [REDACTED]

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

22. The site sale will have an overall positive impact on stakeholders:

- Papakura businesses should benefit from the additional population working or living in proximity to the town centre.
- The Ngāti Tamaoho Trust previously had an interest in the site and will be informed of the site sale.
- The Papakura Local Board and Council will be informed of progress as required.

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

23. Mana whenua are aware of the proposed sale and have indicated an interest in purchasing the site.

24. Eke Panuku recognises the commitment to enable commercial opportunities for mana whenua as part of a wider commitment to achieving Māori outcomes in an open market sale process. The outcomes to be assessed as part of the sale process will include a 15% weighting for Māori outcomes.

25. Any archaeological/taonga disturbance during earthworks has the potential to cause cultural impacts for mana whenua. This risk will be managed through the development agreement process and resource management process.

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

26. The site is not in a flood plain nor is it at risk of coastal inundation.

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

27. [Redacted]
28. [Redacted]  
[Redacted]  
[Redacted]
29. [Redacted]
30. [Redacted]  
[Redacted]

### **Ngā tāpirihanga | Attachments**

Attachment A – Essential Design Outcomes

### **Ngā kaihaina | Signatories**

Allan Young, GM Development

Marian Webb, GM Assets & Delivery

Ian Wheeler, Acting Chief Executive



# 35 Coles Crescent, Papakura

## Essential Design Outcomes

June, 2021  
Rev C





# Contents

This document has been prepared to help shape design responses and to identify the essential outcomes, guidelines and design review process that will form part of Eke Panuku’s Development Agreement with the selected development partner.

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# Introduction

The site at 35 Coles Crescent is owned by Auckland Council and has been declared surplus to councils corporate accommodation requirements.

Auckland Council's Corporate Property team has developed a Corporate Property Portfolio Strategy which seeks to contribute to a more efficient and operationally effective corporate property network. They identified that 35 Coles Crescent was surplus to council's corporate accommodation requirements and was no longer required for the corporate property network. The site is not part of an Eke Panuku 'Unlock' or 'Transform' programme, however Eke Panuku are managing the site sale on behalf of Council. It has been determined as available for sale subject to meeting Eke Panuku development and design outcomes.

This document encapsulates the main elements and constraints of the site and Eke Panuku expectations based on our research and understanding of feasibility

The original Papakura Council building has a number of additions of varying architectural styles, quality and materiality. It is assumed that the chosen development partner would undertake assessment to establish best potential outcome for the site including an option for keeping part of the existing buildings, subject to cost of the upgrades. The existing office buildings on the site are not identified as Historic or Special Character buildings in the Unitary Plan Heritage overlay and could be removed subject to a restricted discretionary resource consent application.



**View from Coles Crescent with notable tree and historic restroom visible in foreground**



**View from East Street with collection of office buildings and surface carparking visible**



# The Context

The Integrated Area Plan for Manurewa, Takanini and Papakura outlines an urban vision for these areas over the next 30 years.

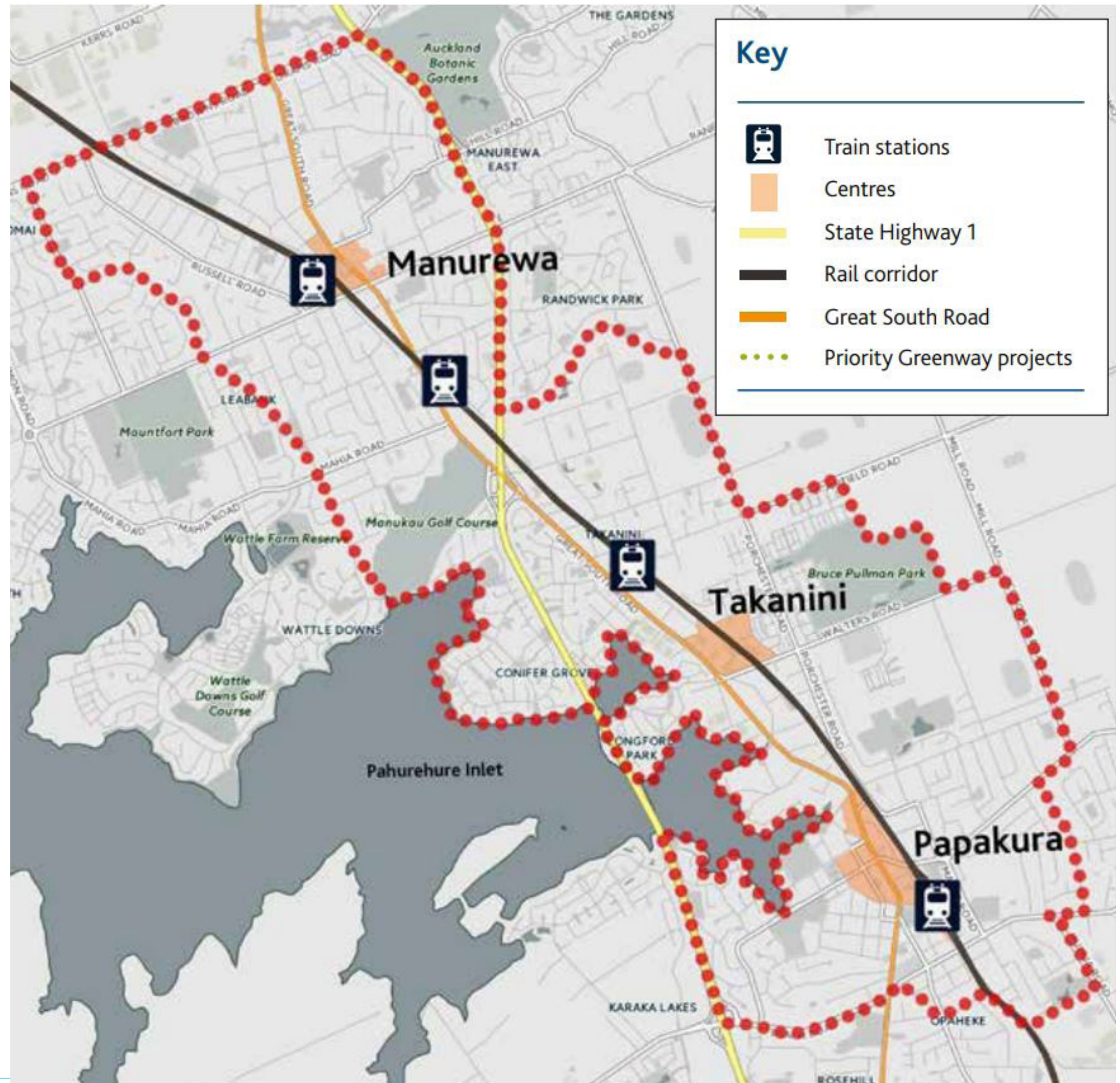
“As the largest centre within the corridor, Papakura has an established community / civic services base and forms the gateway to the Hunua Ranges and their leisure and recreation spaces / activities. The plan proposes to continue the revitalisation work already underway to transition Papakura into a thriving metropolitan centre. There is an opportunity to achieve this by planning for a civic heart, investigating opportunities for shared spaces along Broadway, building on its good transport access, growing the local tourism industry, and identifying potential development sites to accommodate residential growth”

The key outcomes for Papakura are:

- Support Papakura as an emerging metropolitan centre and reposition the centre to enable a diversified retail, commercial, and residential offering.
- To transition into a metropolitan centre that can provide intensified development, growth and activities
- Revitalisation of the centre will be a catalyst for new growth in the centre and will be assisted by the activation of key sites for potential redevelopment and intensification.
- Higher residential densities are enabled and desirable in centres.
- Making improvements to the centre, increasing the profile of Papakura, and providing the opportunities for a range of activities to grow is essential to making it a vibrant metropolitan centre

The full document can be found at:

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/Documents/manurewa-takanini-papakura-area-plan-web-v2.pdf>





# The Site

The site is located in central Papakura and bounded by Coles Crescent, East Street and Queen Street. The site contains a collection of office buildings and several established trees.

The immediate site context includes a collection of office buildings, the Centennial Restroom and Plunket building and the Village Green. Within the Village Green sits a number of mature trees, a playground, toilet facilities and the Time Capsule.

The former Centennial Restroom and Plunket building is a single-storey rectangular building with a footprint of approximately 80m². It is of historic heritage and was designed to be in a park setting, close to the municipal offices. It retains its overall external form and materials, most notably its hollow red brick cladding and timber sash windows. The building has strong horizontal lines as evidenced in both the cornice where the brick cladding meets the top of the roof, and the string course that wraps around the building above the windows. Overall, the building is designed in a Moderne style, which is reflective of its time of construction.

A variety of activities surround the subject site. To the north lies the Papakura Anglican Church and Selwyn Chapel, which is a historic building of wooden construction built in the late 1800's. To the west is predominantly residential comprising of a variety of standalone and attached 1-2 storey dwellings. There is an approved resource consent at 9-11 East Street (immediately adjacent the site to the south-west) for a four storey building comprising of 34 two-bedroom apartments. To the east is Great South Road, the main retail and business strip of Papakura. Great South Road is predominantly 1 and 2 storey buildings with a fine grain character. The Papakura Train Station is 650m from the subject site.

Site area: 2,369 sqm

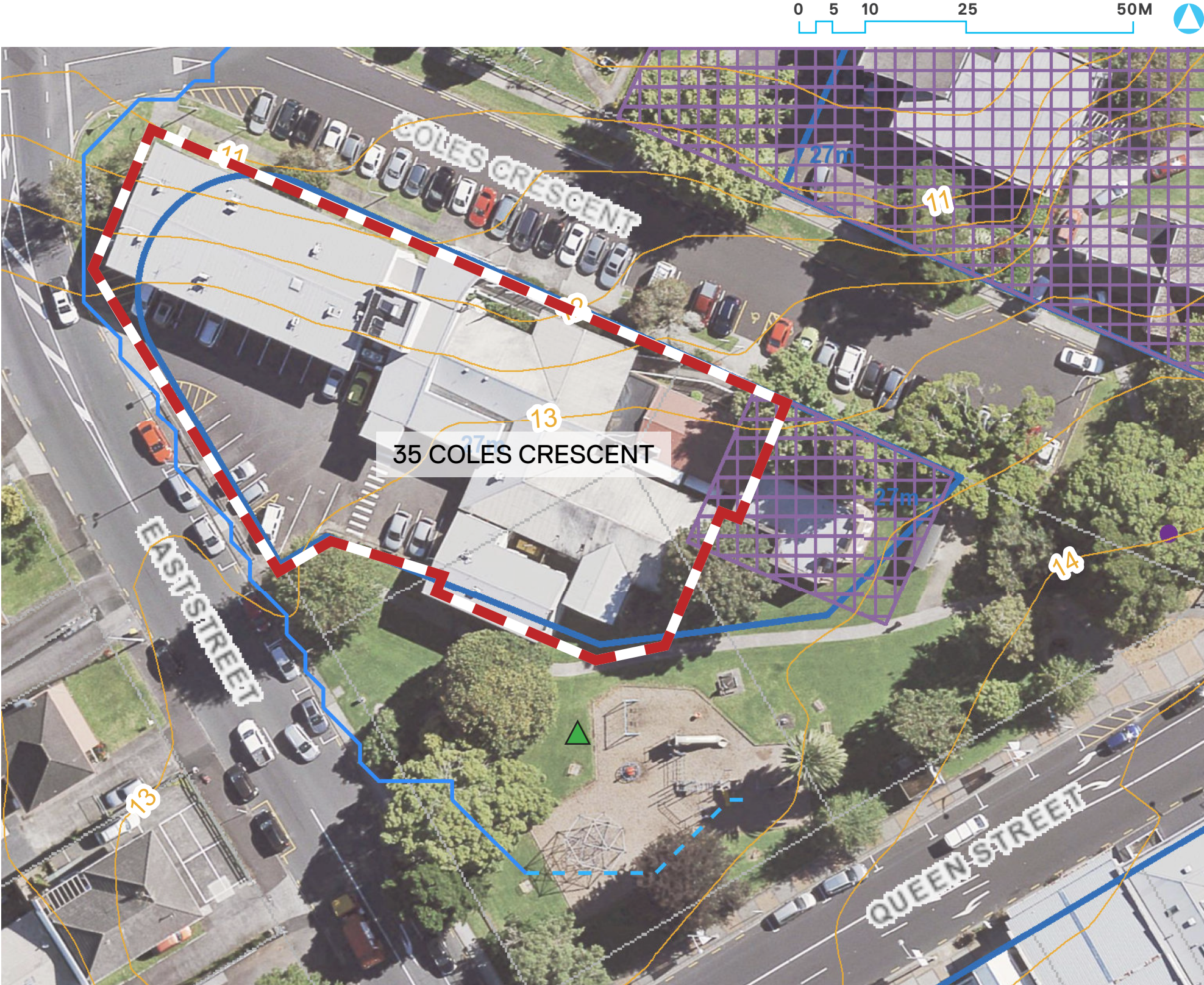
Unitary Plan Zoning: Business - Metropolitan Centre Zone and Open Space - Informal Recreation Zone

Permitted max height: 27m

Parking: No minimum car parking requirements.

## Constraints

- Interface with the Village Green to the south of the site needs careful consideration.
- The site is highly visible on all sides which will require a strong architectural response.
- Several large mature trees are located on the site which will need to be assessed by an arborist.
- The heritage extent of place for the historic heritage scheduled Former Plunket and ladies rest rooms within the proposed development area



## LEGEND



Site boundary



Overland flow path - 4000m² to 3ha



Overland flow path - 2000m² to 4000m²



Natural Heritage: Notable Trees Overlay - 2192, Totara



Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 278g, Papakura Centennial Restroom and Plunket Rooms (former)



# Essential Outcomes

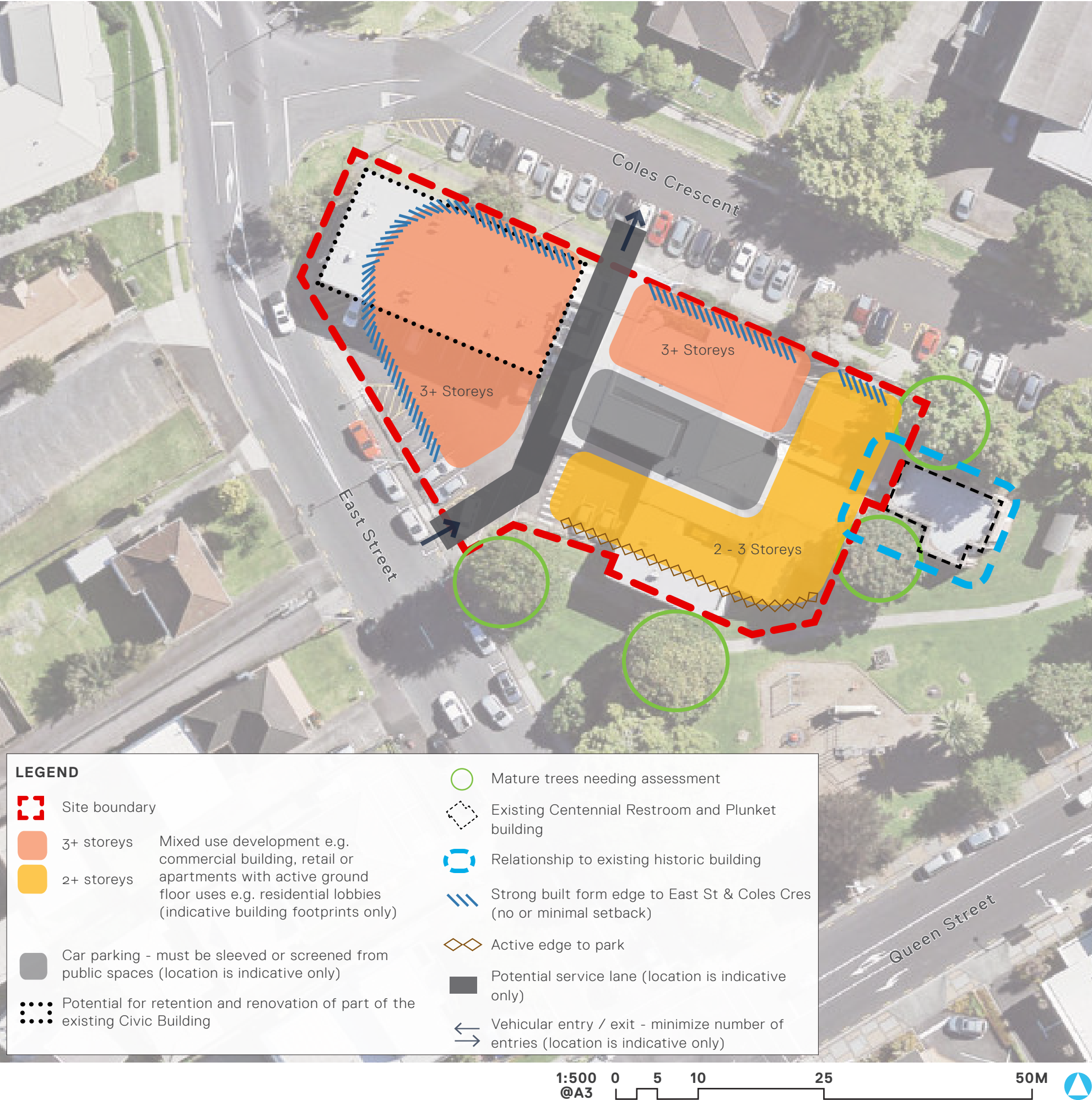
The following Essential Outcomes must be achieved in the proposal. These outcomes should be read in conjunction with the Design Guidelines and Design Review sections over page.

These outcomes and guidelines do not encompass detailed aspects that are otherwise covered through planning consent requirements.

Other outcomes that relate to management or other specific aspects of a site may be required and provided within the Development Agreement.

### Essential Outcomes:

- 1. Active building frontages to East Street and Coles Crescent:** Ensure public entrances to the buildings have a legible connection with the street. Address the street edges by bringing the buildings forward to engage with the street as much as possible.
- 2. Response to site context:** Demonstrate a thoughtful relationship to the Centennial Restroom and Plunket building while respecting the heritage extent of place overlay.
- 3. Park edge treatment:** The development must overlook the open space along the southern boundary of the site and provide some active uses that interact with this space.
- 4. Minimise impact of parking and vehicle access:** Demonstrate a considered approach to vehicle circulation and parking for the site. Any parking and servicing areas must not be visible from public roads or open space areas. Minimise the number of vehicle entry and exit points with priority given to pedestrian movement.
- 5. High quality design:** Proposal must demonstrate high quality architectural design that includes articulation of the building and the use of high quality materials. A range of building heights (2+ storeys) must be provided across the development.
- 6. Design review:** Designs must be presented to Eke Panuku for review, with approval before lodging for Resource Consent and Building Consent. This will include at least one review by the Technical Advisory Panel.



# Design Guidelines

This Design Guidelines section further explains some ways to achieve the preceding Essential Outcomes.

## Contextually Responsive

- Development should respond to the challenges and opportunities of the site - and is specifically designed to fit the context. This will include working with the level change across the site, considering the mature trees on the site, addressing the heritage character of the existing neighbouring building and determining the appropriate built form.
- Development should include high quality architecture and materials relating to the unique qualities and characteristics of the site and Papakura, its history and culture. This should consider recent building developments and landscape upgrades in the immediate area, alongside the application of Māori design principles in consultation with mana whenua.

## Access and parking

- In line with objectives of the Metropolitan Centre Zone - public transport, walking and cycling should be considered as predominant way of travel, and any proposal should consider limiting the number of car parking spaces.
- If parking is provided, it should be not be visible from the street – it should be sleeved, basement, or above ground floor. The proposal should also take into consideration provision of EV charging stations.
- The development should minimise the number of vehicle entry and exit points and provide for pedestrian priority along footpaths over any access points for vehicles.
- Demonstrate best practice universal design where practicable in the building to allow access for all people of all ages and abilities.

## Active street edges

- Ensure public entrances to the buildings have a legible connection with the street. Other ways of activating the ground floor that should be considered are: entries to residential units, or lobby.
- Consider how the design interacts with the park to the south. A café / restaurant could be a good use alongside the park edge. Individual residential entries could also be explored.
- Canopies should be provided along key pedestrian frontages.
- The design should consider CPTED principles.

## Mix of Uses

- To support the town centre character, the development partner should investigate an opportunity for a mixed use development with active/retail uses and other uses such as residential.

## Built form

- Eke Panuku encourages the developer to investigate an opportunity to keep the character of the existing building through renovation or reuse of some building elements, subject to building and heritage assessments. If retaining all or part of the existing Civic Building, the proposal must demonstrate how the refurbished building and new additions are read as a comprehensive redevelopment. The older and new parts of the building should be read as different to each other, but must avoid looking ‘piecemeal’ or ‘stuck on’
- An appropriate setback or transition should be considered between any new building and the historic former Centennial Restroom and Plunket building. Architectural cues (such as materiality, form or rhythm) could be inspired by the architecture of the historic building to influence any new building design.
- Overall design should show good consideration of scale and proportion, colour and use of materials with an emphasis on longevity and ease of maintenance.
- Consider solar access to residential units. If residential apartments are proposed, minimise any south facing residential units to approximately 10% of the total.
- Consider retention of some, or all mature trees, subject to arborist assessment.

## Environmental response

- Proposed residential living should achieve a Homestar 6 rating (certified by NZGBC). Eke Panuku Corporate Responsibility Team can assist in achieving a Homestar 6 rating through the use of the Eke Panuku Homestar checklist.
- It is encouraged to seek Green Star rating or equivalent for the other uses could be met.

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Note 1: Eke Panuku uses the Auckland Design Manual as a reference document to guide design quality.  
<http://www.aucklanddesignmanual.co.nz/>

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# Design Review

## Collaboration with Eke Panuku

1. Eke Panuku seek to work collaboratively with development partners and mana whenua. We suggest a collaborative process around design and development to enable a productive and open dialogue on site outcomes from inception through to resource consent stage.
2. A complete design package should be given to Eke Panuku Design Team prior to lodging Resource and Building Consents for review and feedback.
3. Eke Panuku will facilitate a review of the proposed development through its internal design staff and at each stage of the design process. We will involve Technical Advisory Group (TAG) review as needed.

## Panel review

4. The Technical Advisory Group (TAG) is a design review panel made up of industry professionals working within the disciplines of Architecture, Urban Design and Landscape Architecture.
5. TAG will review the proposal at least one time during the design process and the final design should receive the support of TAG.
6. Eke Panuku has an agreement with Council to use TAG review as part of the consenting process, at pre lodgement stage, instead of the Council’s Auckland Urban Design Panel (AUDP) if required.



# Precedents

The following precedents are examples of different mix-use residential, commercial and retail designs, each illustrating a different facade treatment that provides sufficient interest in the urban scale, and responses to the character of Papakura.



The Orange, Newton

Example of high quality mix of heritage and contemporary architecture



The Ockham, Sandringham

Example of a high quality residential development corner response



Risland Apartments, Albany

Example of a high quality residential architecture



North West, Auckland

Example of active frontage to open space / park edge



Strange's Building, Christchurch

Example of a high quality commercial development corner response



# Concept Example 1

The following concept is one of many potential development scenarios for the site. The concept model illustrates a high-level bulk & massing proposal that would meet the essential outcomes desired for the site.



**Example 1 - Two-storey Civic Building retained and refurbished**

This high-level concept shows how development of the site could include:

- A refurbished Civic building with an extension creating a new frontage to East Street.
- Low-level, fine-grain development fronting the existing open space allowing for active uses and overlooking of the park.
- A sensitive relationship to the historic restroom with new building located outside of the heritage extent of place zone.
- Car parking court screened and located within the centre of site with only 1 entry and exit point.
- Tall built form (up to 27m) highlighting the importance of the site as the northern bookend to the Papakura centre.



**View from Coles Crescent**

# Concept Example 2

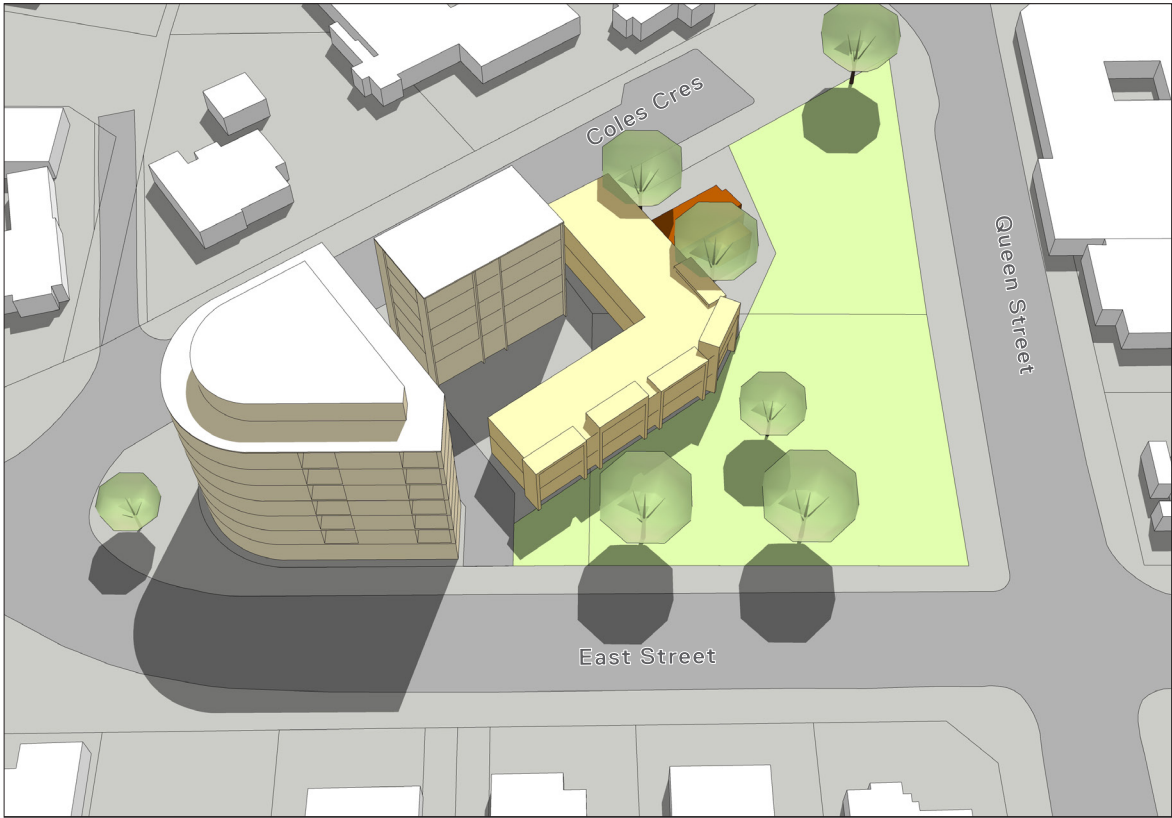
The following concept is one of many potential development scenarios for the site. The concept model illustrates a high-level bulk & massing proposal that would meet the essential outcomes desired for the site.



Example 2 - No buildings retained on site

This high-level concept shows how development of the site could include:

- A new residential/commercial building to the corner of East Street and Coles Cres creating a strong architectural response to the corner.
- Low-level, fine-grain development fronting the existing open space allowing for actives uses and overlooking of the park.
- A sensitive relationship to the historic restroom with new building located outside of the heritage extent of place zone.
- Car parking court screened and located within the centre of site with only 1 entry and exit point.
- Tall built form (up to 27m) highlighting the importance of the site as the northern bookend to the Papakura centre.



View from Coles Crescent





## Director interests at 16 April 2025

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>David Kennedy</b>	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	
<b>Kenina Court</b>	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?
<b>Kenina Court</b> (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	
<b>Brett Ellison</b>	Director	Eke Panuku Development Auckland Limited	
	Director	Aukaha (1997) Limited	
	Director	Ellison Beech Limited	
	Trustee	Ellison Beech Whanau Trust	
	Director	Erihana Limited	
	Investment Manager	Hapai Property LP Whanau (Commercial, Development and Housing)	
	Director	Ka Taki Te Umere Limited	
	Investment Manager	Koau Capital Partners	
	Trustee	Taieri Block B Trust	
	Chair	Te Runaka Otakou Limited	
<b>Steve Evans</b>	Director	Eke Panuku Development Auckland Limited	
	Member	Construction Industry Accord Residential Sector Reference Group	
	Director	Kaipatiki FRL Limited Partnership	

Member	Interest	Company / Entity	Conflicts pre-identified?
<b>Steve Evans</b> (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
<b>Aaron Hockly</b>	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 26 March 2025

### Additions:

Director	Conflict/interest	Date notified
N/A		

### Deletions:

Director	Conflict/interest	Date notified
N/A		

### Amendments:

Director	Conflict/interest	Date notified
N/A		

## Director Meeting Attendance Register – 2025

	2025				
Director	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 March 2025**

<b>Attending</b>	<p><b>Board:</b> David Kennedy (Chair), Kenina Court, Brett Ellison, Steve Evans, Aaron Hockly</p> <p><b>Executive:</b> David Rankin, Chief Executive; Gyles Bendall, GM Design &amp; Place; Alaina Cutfield, Head of People &amp; Culture; Angelika Cutler, GM Community &amp; Stakeholder Relations; Carl Gosbee, Chief Financial Officer; Marian Webb, GM Assets &amp; Delivery; Ian Wheeler, Chief Operating Officer; Allan Young, GM Development</p> <p><b>In Attendance:</b> Lisa Franklin, Media Manager; Rosemary Geard, Acting Governance Manager (minutes)</p> <p><b>Apologies:</b> Councillor Angela Dalton</p>
<b>1.0 Meeting opening</b>	<p>The public meeting opened at 10.02am with a karakia.</p> <p>The chair welcomed everyone to the meeting.</p>
<b>1.1 Apologies</b>	<p>Apologies were received from Councillor Angela Dalton.</p>
<b>Procedural motion to exclude the public</b>	<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>
<b>6.0 Governance matters</b>	
<b>6.1 Minutes meeting held – 26 February 2025</b>	<p>The Eke Panuku Board reviewed and confirmed the minutes of the Board Meeting 26 February 2025, with confidential information included, as a true and accurate record of the meeting.</p>
<b>6.2 Director interests &amp; Director interests projects</b>	<p>The Eke Panuku Board reviewed and received the Register of Directors' Interest report.</p> <p>The Eke Panuku Board reviewed and received the Register of Directors' Interests reports.</p>
<b>6.3 Director meeting attendance</b>	<p>The Eke Panuku Board noted the Directors' meeting attendance.</p>
<b>6.4 Board action list</b>	<p>The Eke Panuku Board received the board action list.</p>
<b>6.5 Board forward work programme</b>	<p>The Eke Panuku Board received the board forward work programme.</p>
<b>3.0 Health &amp; Safety Report</b>	<p>Bernardo Vidal, Head of Health, Safety and Wellbeing, joined the meeting for this item.</p> <p>Brett Ellison arrived at 10.06am.</p>







Confirmed as a true and accurate record:

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

DRAFT



## **General Business**

### **June 2025 board meeting date**

1. The June 2025 board meeting is scheduled for Wednesday 25 June. The board meeting needs to be held prior to the proposed transition date of 21 June.
2. Possible options for a meeting during the week commencing Monday 9 June include:
  - a. Tuesday 10 June, 12.30pm-4pm
  - b. Thursday 12 June, 10am-2pm

### **Downtown Car Park – Project commencement requirements**

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



### Waterfront Development Site

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

### Ormiston Town Centre, Ormiston

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



### Development site Pakūranga – Go to market strategy

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