



Fortnightly Report to the Minister for Auckland

For the period Monday 25 August to Sunday 7 September 2025

Date:	4 September 2025	Priority:	Medium
Security classification:	In confidence	Tracking number:	BRIEFING-REQ-0020040

Ministers	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing and discuss at the next officials meeting	N/A

Contact for telephone discussion (if required)

Name	Position	Telephone	1st contact
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have contributed content

New Zealand Transport Agency, Ministry of Transport, Department of Internal Affairs and Ministry of Housing and Urban Development

Minister's office to complete:

- | | |
|---|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Declined |
| <input type="checkbox"/> Noted | <input type="checkbox"/> Needs change |
| <input type="checkbox"/> Seen | <input type="checkbox"/> Overtaken by Events |
| <input type="checkbox"/> See Minister's Notes | <input type="checkbox"/> Withdrawn |

Comments



BRIEFING

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Purpose

To provide you with a fortnightly report for the Auckland Portfolio for the period Monday 25 August to Sunday 7 September 2025.

Recommended action

The Ministry of Business, Innovation and Employment (MBIE) recommends that you:

Note the contents of this briefing and discuss at the next officials meeting.

Noted

Michael Quinn
Head of the Auckland Policy Office
4 / 09 /2025

Hon Simeon Brown
Minister for Auckland
..... / /



1. Auckland Portfolio Priorities

Topic/ Contact person	Comment
Auckland Recovery	
	Please see Annex One for the Auckland Council’s Recovery Weekly Report (week ending 22 August 2025).
Auckland City and Regional Deal	
Vanessa Blakelock Partnerships Director DIA Privacy of natural persons	Confidential advice to Government
Michael Quinn Head of the APO Privacy of natural persons	
Auckland Transport CCO	
Karen Lyons Auckland Director MoT Privacy of natural persons	Auckland Transport Board Meeting 26 August 2025 <i>Statement of Intent (SOI) 2025/2026 Performance Targets</i> Auckland Transport shared July reporting against the new SOI targets agreed by the Auckland Transport Board (the Board). Not all measures have July metrics available.



Measure	2024/25 Result	Year to Date Target	July 2025 Actual
Average travel time across the arterial network for an average trip of 10km	23 minutes	23 minutes	22 minutes
Arterial productivity Average number of people moving per hour during the morning peak	29,131	30,000	29,506
PT Boardings Annual numbers of PT trips	88.8 million	7.8 million	7.3 million
PT punctuality Percentage of services that start and end according to schedule	90.4%	89%	92.5%
PT utilisation for frequent routes during peak	46.4%	50%	46.2%
Farebox Recovery Ratio The percentage of the total PT operating cost recovered through fares	33.5%	34%	32%
Formal complaints Percentage of total AT case volume resulting in a formal complaint	0.48%	<0.4%	0.51%
Safety Deaths and Serious Injuries on the road network in Tāmaki Makaurau Auckland	611	43	41

Poor weather in the first two weeks of July, school holidays and poor South Auckland bus performance contributed to not meeting targets for public transport boardings, public transport utilisation, arterial productivity and farebox recovery.

Formal complaints are also higher than the target, although this is attributed to a backlog of AT HOP complaints that steps are now in place to resolve.

Speed Limit Requests – options on approach to installing new speed limits

The Board considered options for handling Auckland speed limit change requests, addressing local road safety and speed concerns.

It was decided to create a local road safety plan for each local board. This approach includes safety infrastructure, road safety education, and speed limits. This was preferred over collaborating with local boards to develop comprehensive plans for speed limit changes, or establishing a process for public, elected members, and stakeholders to request investigations into specific roads.

Network Performance Update

All annual SOI network performance targets were met for 2024/25.



	<table><tr><th>Measure</th><th>2024/25 Target</th><th>2024/25 Actual</th></tr><tr><td>AM Peak Average Travel Time Average travel time across the arterial network (10km journey) between 07:30-08:30.</td><td>No more than 24 minutes</td><td>22.8 minutes</td></tr><tr><td>Arterial Productivity Average people throughput moving per hour during the morning peak (07:30-08:30).</td><td>At least 28,000</td><td>29,131</td></tr><tr><td>Freight Performance Interpeak Percentage of the strategic freight network without congestion in the interpeak.</td><td>85%</td><td>86%</td></tr></table>	Measure	2024/25 Target	2024/25 Actual	AM Peak Average Travel Time Average travel time across the arterial network (10km journey) between 07:30-08:30.	No more than 24 minutes	22.8 minutes	Arterial Productivity Average people throughput moving per hour during the morning peak (07:30-08:30).	At least 28,000	29,131	Freight Performance Interpeak Percentage of the strategic freight network without congestion in the interpeak.	85%	86%
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Network optimisation work remains on track, with targets for both projects completed and designs ready for 2025/26 met or exceeded across Intersection/Corridor Optimisation, Dynamic Streets/Solutions and Special Vehicle Lanes.													
Law and Order													
Andy Hill Director Auckland MBIE	Following your meeting with Viv Beck on 8 August 2025, you requested that Auckland Health New Zealand officials meet with her to discuss efforts to address health issues exacerbating rough sleeping and anti-social behaviour of central city streets.												
Privacy of natural persons	This meeting has been confirmed for Thursday 11 September 2025. Auckland officials will also be in attendance.												
Water Reform Update													
Lori Hand Executive Director Water Services Reform DIA	Local Water Done Well legislation The Local Government (Water Services) Act 2025 and the associated Local Government (Water Services) (Repeals and Amendments) Act 2025 received Royal assent on 26 August 2025. The Local Government (Water Services) Act 2025 established the enduring settings for the water services delivery system in New Zealand. The Local Government (Water Services) (Repeals and Amendments) Act 2025 amends existing legislation, including the Commerce Act 1986 to establish an economic regulation regime for water services, the Water Services Act 2021 and the Local Government Act 2002. The legislation was initially introduced to Parliament as a single bill (the Local Government (Water Services) Bill), then divided at the committee of the whole House.												
Privacy of natural persons	Quarterly report from the Crown monitor to Watercare The Crown monitor to Watercare (the Commerce Commission) has submitted their quarterly report for the period from 1 June to 31 August 2025 to the Minister of Local Government. They report that they expect to receive Watercare’s draft ‘infrastructure delivery and asset management improvement plan’ on 31 August 2025, which will include details of how Watercare will enable housing growth in areas with limited network capacity. International experts Turner &												



	<p>Townsend have commenced independent verification of the draft plan and will provide a view on how it aligns with international good practice for the water sector.</p> <p>Confidential advice to Government</p>
Watercare and Fast-track Applications	
<p>Lori Hand Executive Director Water Services Reform Program DIA Privacy of natural persons</p>	<p>Confidential advice to Government</p>



Confidential advice to Government

2. General Auckland Updates

Topic/ Contact person	Comment
Special Vehicle Lane Enforcement Pilot	
Steve Mutton Director Regional Relationships NZTA Privacy of natural persons	<p>The New Zealand Transport Agency (NZTA) has identified an increase in congestion on the Auckland state highway network due to Special Vehicle Lane (SVL) non-compliance, impacting the safe and efficient operation of the network. Delays are impacting public transport and freight lane safety and efficiency, reducing the benefit of these investments.</p> <p>NZTA is working in partnership with Auckland Transport (AT), utilising AT's back-office systems and technology in the short term, to deliver an enforcement programme for SVL. As AT has the legal powers to undertake enforcement, NZTA will be working in partnership with AT.</p> <p>To address SVL non-compliance, there will initially be enforcement cameras installed at two locations:</p> <ul style="list-style-type: none">• SH16 The Strand - T2 and freight lane• SH20B Puhinui Road - T3 lane <p>Enabling works for the SH16 camera installation will begin at the end of September 2025. NZTA anticipate enforcement for both locations will commence later this year or in early 2026.</p> <p>NZTA will also support this work by using the Constellation Drive transit lane to test camera suitability for enforcing SVLs on higher speed parts of the network. Testing will take place over a period of a few weeks, towards the end of 2025.</p> <p>NZTA are available to respond to any questions you may have.</p>
Fast-track Referral: Hobbs Bay Marina	
Andy Hill Director Auckland	Confidential advice to Government



MBIE

Privacy of natural persons

Confidential advice to Government



Tourism System Review

Tara Forde

Senior Policy Advisor

MBIE

Privacy of natural persons

MBIE Tourism and Hospitality Branch met with Auckland Council on 1 September as part of a tourism system review. Issues covered by the review include tourism structure, funding, major events, and mixed-use tourism infrastructure.

Auckland Council's feedback on these issues will be fed back into the broader review, with a report back to Minister Upston due by the end of the year. Auckland's primary focus is on stimulating demand and ensuring tourism has a sustainable funding model to support its aspirations for the sector.

Eden Park Stadium

Michael Quinn

Head of the APO

Privacy of natural persons

Confidential advice to Government



3. Ministerial items on hand

3.1 Upcoming significant meetings

Date and venue	Meeting and info
26 September 2025, 8:00 – 9:00 am	Opening of 10 new dwellings at Stevenson Village
23 September 2025, 3:00 – 4:00 pm	Visit Eden Park

3.2 Other Ministerial engagements related to Auckland

Date	Minister	Meeting Info
19 September 2025	Minister Nicola Willis	To visit Pacific Business Trust

3.3 Upcoming significant media and announcements

Timing	Announcement
None	

3.4 Upcoming briefings and aide memoire

Title	Date to Minister	Action for Minister	Key contact	Summary of paper/comment
BRIEFING-REQ-0020487 Auckland Consolidated Central Government Work Programme: Six-month report back	12 September 2025		Andy Hill Privacy of natural persons	6-month report back to Ministers on the work programmes in Auckland
BRIEFING-REQ-0020486 Eden Park Visit	19 September 2025		Andy Hill Privacy of natural persons	To provide background information for your visit
BRIEFING-REQ-0019269 Opening of 10 new dwellings at Stevenson Village	22 September 2025		Andy Hill Privacy of natural persons	To provide background information for the event

3.5 Upcoming Cabinet papers

Title	Committee	Expected committee date	Key contact	Summary of paper/comment
None				



3.6 Official Information Act requests (Ministerial and Departmental for consultation)

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
8 September 2025		MOIA-REQ-0019527	Privacy of natural persons		<p>Requested copies of advice you have received directly from your officials, in particular, briefings, Cabinet papers, aide memoires and weekly updates, since 1 March 2025 on:</p> <ul style="list-style-type: none">• Business activity in Auckland, and business births and deaths• Advice and recommendations on initiatives to stimulate Auckland's economy• Advice and suggestions (anonymised) Auckland business stakeholders have given you on how to boost Auckland's economy• Any advice on bed taxes, GST sharing and other potential revenue sources Auckland might use to invest in its future• Specific advice on ways of boosting innovation and global links in Auckland



3.7 Ministerial correspondence

Due to Minister's office	Ref	Correspondent	Organisation	Summary of Correspondence
23 September 2025	MC-REQ-0019928	Privacy of natural persons	Roma Blooms	<p>Raised significant concerns among small retail businesses regarding the proposed solutions for the Central Business District (CBD), noting:</p> <ul style="list-style-type: none">• the declining foot traffic and sales figures.• the need for transparency regarding decisions about the CBD's functionality, as many stakeholders feel disconnected from the planning process.• the traffic flow on Queen Street has significantly deteriorated, while other streets are now experiencing increased congestion.• the unintended consequences of lane reductions have resulted in idling traffic, which ironically contributes to higher carbon emissions.• the design of wide footpaths raises many questions about their intended use—whether for scooters, pedestrians, or parking—which has led to confusion and further complications in pedestrian safety.• Planners' engagement with small retail businesses, the most critical stakeholders in the CBD, to foster a sense of safety and community, as this is essential for revitalising the area and encouraging people to return.



3.8 Proactive release

Date	Title	Comment
26 August 2025	BRIEFING-REQ-0019242 Proactive Release of Auckland Portfolio's fortnightly reports and briefings from 1 June to 31 July 2025	Requesting your approval to proactively release, with appropriate redactions, fortnightly reports and briefings from 1 June to 31 July 2025. MBIE will release the information on the date your office will advise.
10 September 2025	Proactive release of briefing titles for August 2025	MBIE will provide your office with the list of briefing titles for review

3.9 Fast-Track Approvals- Auckland

Project Name	Unique Ref No.	Applicant Organisation	Date Received	Due Date to send Comments
Hobbs Bay Marina		Hobbs Bay Marina	28 August 2025	25 September 2025



4. Auckland dashboards

Transport Environmental Scan																																																								
<div><div>Karen Lyons</div><div>Auckland Director</div><div>MoT</div><div>Privacy of natural persons</div></div>	<div><div>Public transport patronage update</div><div>For the fortnight 28 July – 10 August 2025, public transport patronage totalled 3.7 million boardings across the city’s public transport network. Patronage decreased by 1% for this fortnight compared to the same period last year. Both bus and ferry patronage declined by 2%, however, rail patronage increased by 3%.</div><div>Public transport patronage for the year to 31 July 2025 is 88.7 million boardings which has increased on the previous year's total of 87.7 million boardings. Across all modes, bus patronage saw the largest annual increase of 2%, whereas rail patronage had a decline of 2%.</div><div>At 88.7 million boardings, current annual patronage reaches 83% of Auckland Transport’s latest SOI target of 106.8 million annual public transport boardings for 2025/26. This also represents 86% of the pre-pandemic 12-month public transport patronage level in the year to December 2019 of 103.2 million boardings.</div><div>Bus patronage recovery, at 93% of pre-pandemic levels, is significantly ahead of train recovery, at 62% (these figures compare the year to 30 June 2025, with the year to 29 February 2020). Significant disruption to the Auckland rail network is likely to be the cause of this lag in recovery.</div><div>Current annual patronage data also shows that there approximately two million fewer journeys on Mondays and Fridays compared to Tuesdays, Wednesdays and Thursdays.</div><div><table><tr><th colspan="3">PT fortnightly patronage</th></tr><tr><th>Mode</th><th>28 July – 10 August 2025</th><th>28 July – 10 August 2024</th></tr><tr><td>Bus</td><td>2,928,805</td><td>2,987,921</td></tr><tr><td>Rail</td><td>623,675</td><td>603,059</td></tr><tr><td>Ferry</td><td>98,323</td><td>99,931</td></tr><tr><td>Total</td><td>3,650,803</td><td>3,690,911</td></tr></table><div>Data: AT Metro daily patronage report.</div><table><tr><th colspan="3">PT monthly patronage</th></tr><tr><th>Mode</th><th>July 2025</th><th>July 2024</th></tr><tr><td>Bus</td><td>5,738,533</td><td>5,786,339</td></tr><tr><td>Rail</td><td>1,190,851</td><td>1,253,424</td></tr><tr><td>Ferry</td><td>333,202</td><td>340,250</td></tr><tr><td>Total</td><td>7,262,586</td><td>7,380,013</td></tr></table><div>Data: AT Metro monthly patronage report.</div><table><tr><th colspan="3">PT annual patronage</th></tr><tr><th>Mode</th><th>Year to 31 July 2025</th><th>Year to 31 July 2024</th></tr><tr><td>Bus</td><td>70,119,715</td><td>68,814,536</td></tr><tr><td>Rail</td><td>13,645,991</td><td>13,970,606</td></tr><tr><td>Ferry</td><td>4,929,590</td><td>4,921,588</td></tr><tr><td>Total</td><td>88,695,296</td><td>87,706,730</td></tr></table><div>Data: AT Metro monthly patronage report.</div></div></div>		PT fortnightly patronage			Mode	28 July – 10 August 2025	28 July – 10 August 2024	Bus	2,928,805	2,987,921	Rail	623,675	603,059	Ferry	98,323	99,931	Total	3,650,803	3,690,911	PT monthly patronage			Mode	July 2025	July 2024	Bus	5,738,533	5,786,339	Rail	1,190,851	1,253,424	Ferry	333,202	340,250	Total	7,262,586	7,380,013	PT annual patronage			Mode	Year to 31 July 2025	Year to 31 July 2024	Bus	70,119,715	68,814,536	Rail	13,645,991	13,970,606	Ferry	4,929,590	4,921,588	Total	88,695,296	87,706,730
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Auckland Regional Household Labour Force Survey – Quarterly Overview

Andy Hill

Director Auckland

MBIE

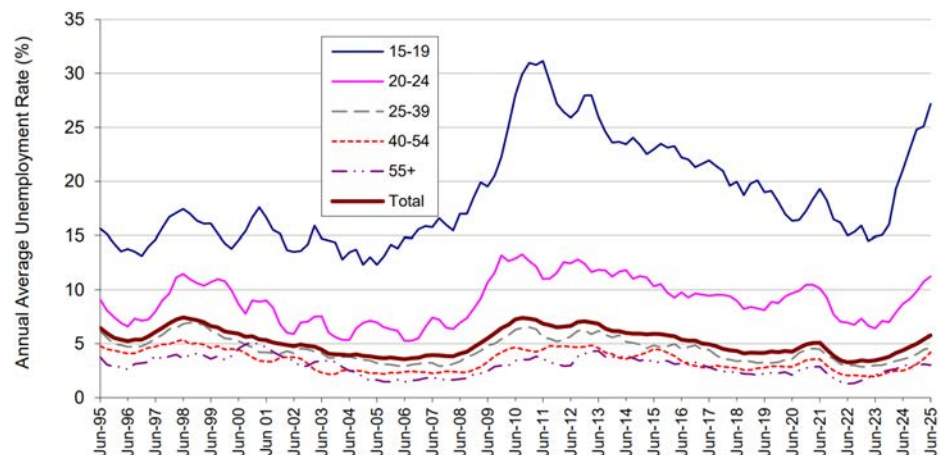
Privacy of natural persons

Auckland Council have released its Auckland Regional Household Labour Force Survey: Quarterly Overview as of June 2025. The full report is attached at **Annex Two**.

Key highlights for this quarter include:

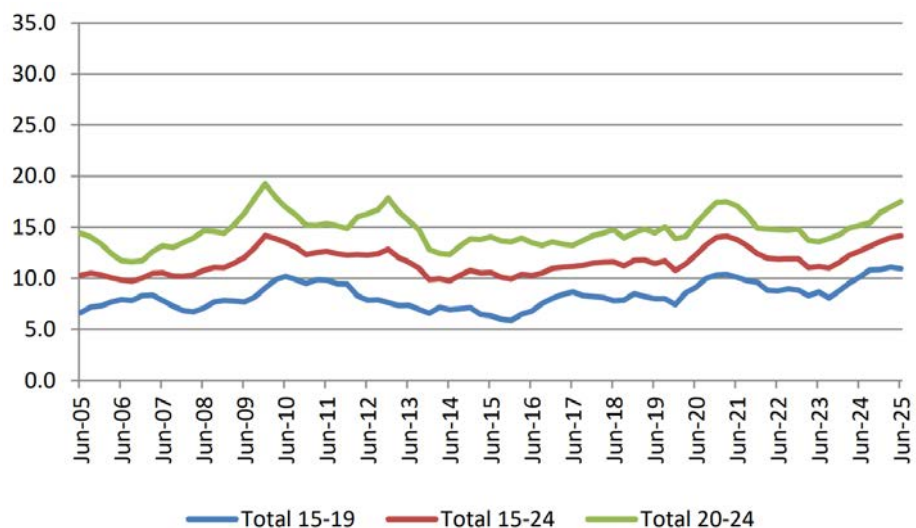
1. The unemployment rate was 6.1, slightly below 6.4% in March 2025, but the highest June rate since 2013 (12 years ago).

Unemployment rate by age (rolling annual average), 1995-2025



2. The labour force participation rate (LFPR) fell 1.3% to 71.3%: among the lowest in three years, but note that LFPR since 2021 have been at record highs.
3. The Youth NEET rate (Not in Employment, Education or Training) was 13.7%, slightly above the rest of New Zealand (11.4%) but below March 2025 (15.9%).

NEET rate by (%) by age (rolling annual average), 1995-2025



Other measures covered in the report include numbers employed, unemployed or not in the labour force and youth NEET, all split by age, ethnicity and location. Contextual information such as industry, occupation and hours worked is also provided.



Auckland Housing Update	
Afoa Malolo Director - Auckland HUD Privacy of natural persons	House price index and median house price (REINZ) <ul style="list-style-type: none">The House price index is down 0.1% (as of July 2024)Number of sales is down 0.5% since July 2024.Median House Price is \$975,000, which is down 2.5% in the month of July 2025, and down 1.5% since July 2024. <p>HUD commentary:</p> <p>Auckland house prices showed little change over the last year. However, prices have shown more variability in recent months as falling interest rates attract some buyers back into the market while high stock levels and an uncertain economic outlook act to limit price growth.</p> New dwelling building consents (Stats NZ) <ul style="list-style-type: none">New dwelling consents are up 57.9% compared to June 2024.Total new dwellings consented annually since June 2024 is 14,295, which is up 3.2% compared to the previous year. <p>HUD commentary:</p> <p>Over the last year, building intentions through dwelling consents have remained stable in Auckland, with considerable monthly variation.</p> <p>Industry confidence remains subdued, although it has improved since last year. New build intentions are likely to remain flat, or only improve slightly as economic uncertainty, the fall in net migration and the high availability of cheaper existing properties is likely to keep demand low.</p> <p>It is expected that construction activity will continue to decline throughout 2025 due to the lower levels of consenting across 2023 and 2024.</p> Dwelling completions and new land parcels (Auckland Council) <ul style="list-style-type: none">15,436 dwellings received code compliance certificates (CCC) annually since June 2024.1236 new residential land parcels (under 5000m²) were created in July 2025 (up 9.9% compared to July 2024) <p>HUD commentary:</p> <p>Annual CCC issuance has decreased over the past few months due to the decline in building intentions over 2023.</p> <p>As existing projects are being completed faster than new projects are coming online, construction activity is falling. This trend is expected to continue over the short-term.</p> Rental price index <ul style="list-style-type: none">0.6% decrease annually since November 2023 <p>HUD commentary:</p> <p>Nationally RPI growth remains minimal as falling net migration has contributed to a reduction in the demand for rental properties, and recent levels of construction have been high. This is particularly prevalent in Auckland, which acts as the primary inward migration hub.</p>



	<p>Currently, the publication of Stats NZ's Rental Price Index (RPI) "flow" measure of rental inflation for new tenancies is on hold, until some improvements are made to the data and methodology. However, HUD has been able to produce a monthly rental inflation measure with the support of Stats NZ by tweaking the quarterly RPI measure we produce for our Changes in Housing Affordability Indicators (CHAI).</p> <p>This does not replace the Stats NZ RPI but will provide an interim measure until publication of the Stats NZ flow measure resumes.</p>
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Annexes

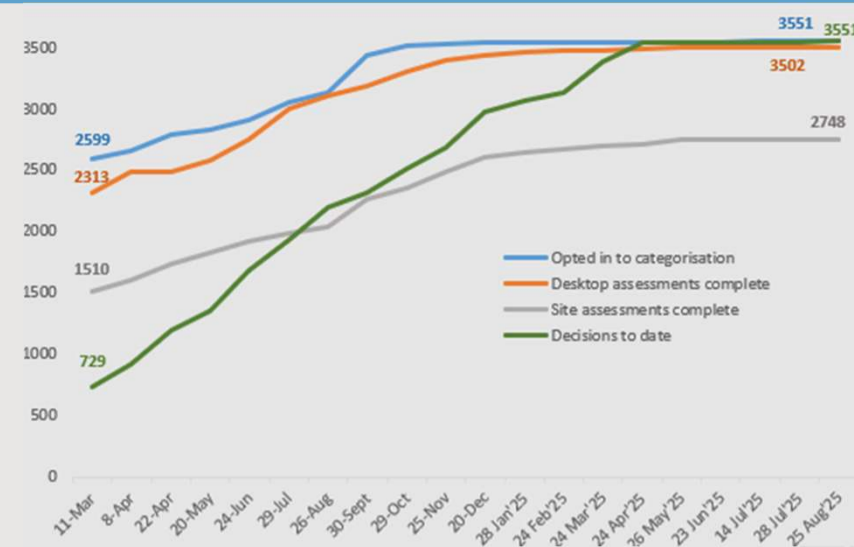
Annex One: Auckland Council's Recovery Weekly Report

Annex Two: Auckland Household Labour Force Survey June 2025

Categorisation Stages

Stages	Initial Impacted properties	Opted in to Categorisation	Desktop Assessments Complete	Site Assessments Complete
Number of properties	7,389	3,551	3,502	2,748
Change from last report	no change	0	0	0

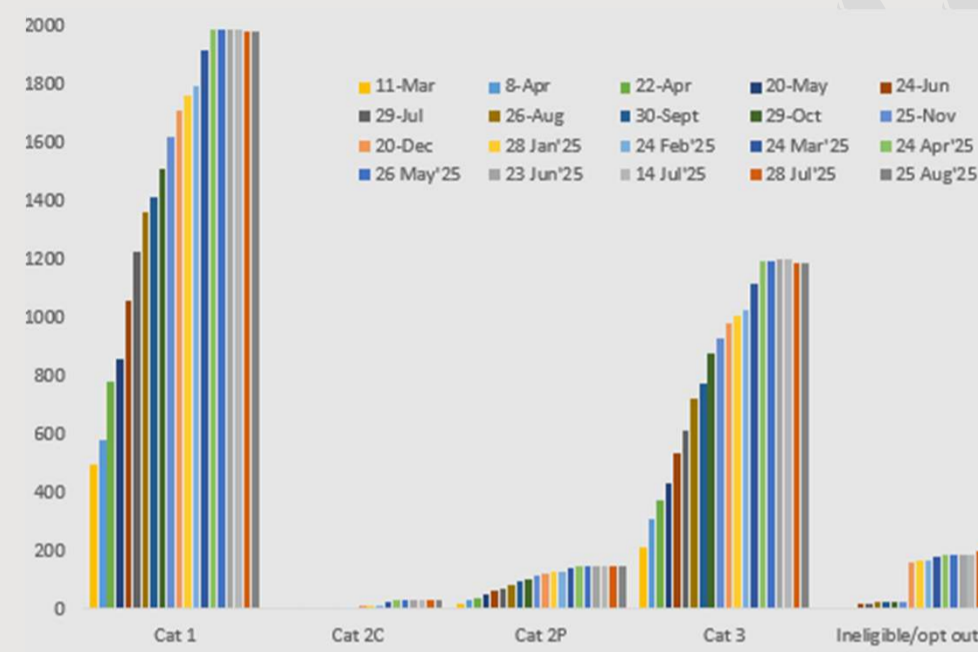
- Total 3,551 registrations exceeding the January 2025 forecast of 3,548
- 3,551 total decisions to date, final risk assessments completed for all properties



Summary of Categorisation Progress

Final Categories 3,551 properties	Category 1	Category 2C	Category 2P	Category 3 Eligible for buyout	Ineligible/opt out
Number of properties categorised	1,981	32	148	1,188	202
Change from last report	-2	0	3	-1	1
Estimated Final Categories 3,548 (Jan'25)	1,984	38	141	1,215	170
% Decisions to date	100%	84%	105%	98%	119%

- 13 properties deemed ineligible following assessment of change of ownership after 26 January 2023 (an additional 1 property from previous report)
- Of the 1,188 total Category 3 properties, 9 opted out and will not advance to the buyout stage (no change from previous report)



Category 3 Buy-outs in Progress

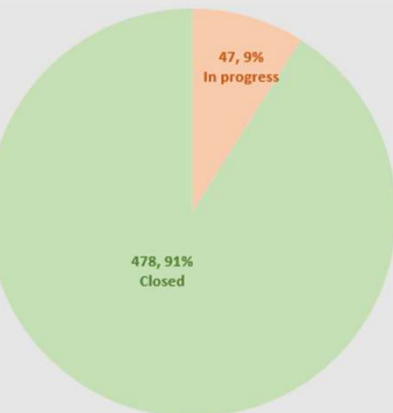
Stages	Council valuations communicated	Sale and Purchase Agreements instructed	Buy-out Offers Accepted	Buy-out Offers Settled
Number of properties	1,135	1,015	950	879
Change from last report	15	51	36	47
Buyout offers % based on 1,215 category 3 properties	93%	84%	78%	72%

NB: % based on revised Category 3 forecast number of 1,215 properties



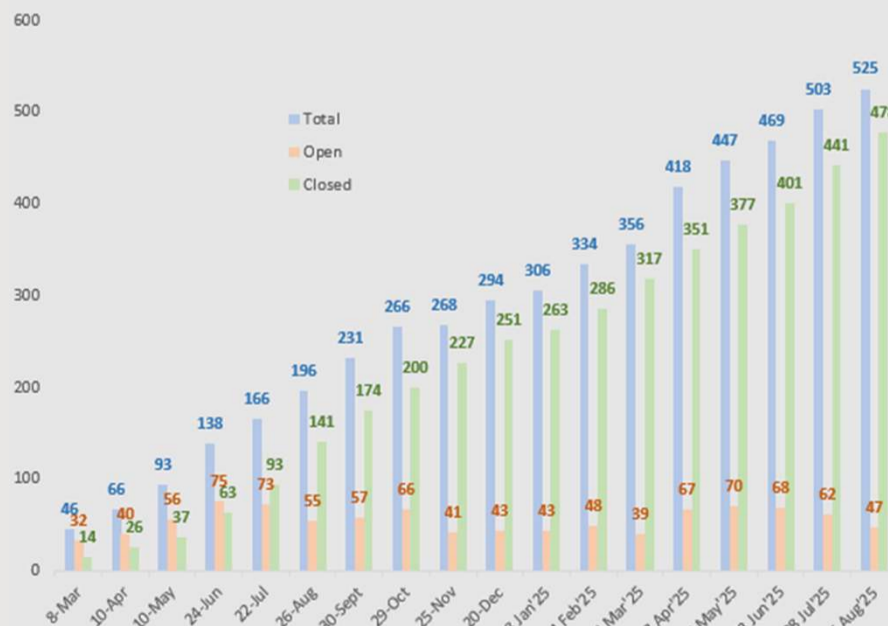
Special circumstances applications, Disputes / Category reviews

Case status – 525 total requests

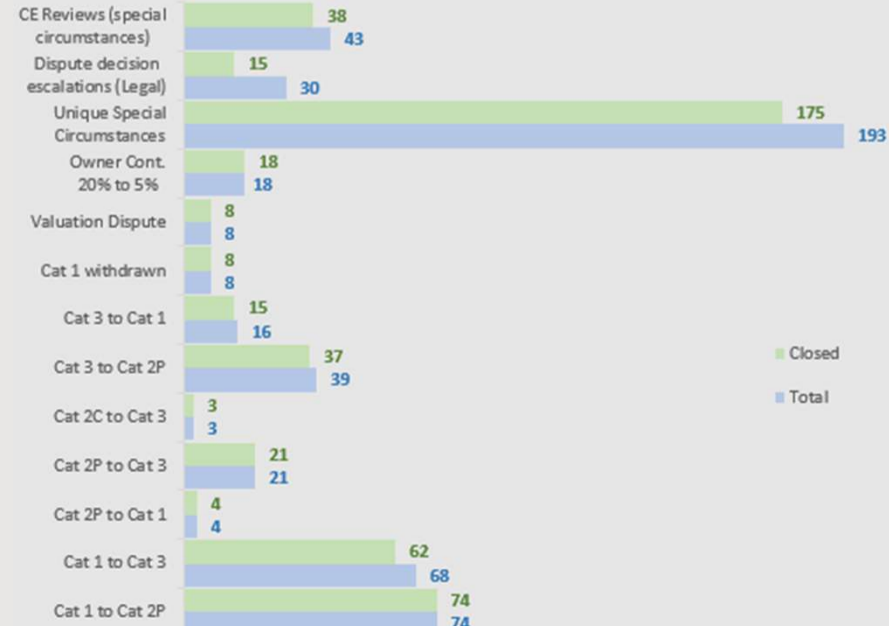


NB: A CE review is treated as a new case

Monthly – total vs open and closed cases



Total vs closed cases – requests breakdown to date



Ross Wilson



Auckland Regional Household Labour Force Survey: Quarterly Overview as at June 2025

Ross Wilson

August 2025

Social and Economic Research and Evaluation team
Strategic Advice and Research Unit
Policy Department

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1 Introduction

This report provides an overview of aspects of labour force participation in Auckland, as indicated by results of the quarterly Household Labour Force Survey (HLFS). Focus is provided on short and long-term trends across age and ethnic groups in Auckland, and the rate of youth who are not in employment, education or training (NEET).

The HLFS is a national sample survey undertaken by Stats NZ. It is primarily designed for national estimates. The national sample contains about 15,000 private households and about 30,000 individuals each quarter. The sub-sample size for Auckland is approximately 4500 households and 9000 individuals.

To ensure information is seasonally aligned, rolling annual averages are used throughout this report (with some exceptions) for reporting across time. As the HLFS is a sample survey, all statistics are subject to survey sampling error. Statistics presented at the sub-sample (e.g. local board) and sub-variable (e.g. NEET) levels are also subject to additional sampling errors and should be treated as indicative. More information on the survey, and caveats to the use of the data are provided in technical notes at the end of the report.

From the March 2020 to September 2023 quarters, results were affected to varying degrees by Covid-19 responses, including border closures and lockdowns of various types. Some people did not meet the criteria to have been actively seeking or available to start work, despite wanting a job. In these cases, the respondent will have been classified as 'not in the labour force' rather than 'unemployed'. Others remained partly or fully employed due to government wage subsidies. In addition, survey response rates sometimes fell, which may introduce bias. In the March 2023 quarter, floods and Cyclone Gabrielle impeded data collection, requiring adjustments from Stats NZ, and causing minor additional sampling and non-sampling errors for the region, and possibly major ones for some local board areas.

Note also that Stats NZ revise the backdata slightly each quarter to match ongoing population revisions arising from latest migration estimates. This report uses the latest version of backdata.

The information provided in this report supplements other freely available HLFS information and economic reporting:

- **Further labour market analysis** is available from MBIE: <https://www.mbie.govt.nz/business-and-employment/employment-and-skills/labour-market-reports-data-and-analysis/>
- **National and some regional data released on Stats NZ website:** www.stats.govt.nz
- **Additional Auckland HLFS data** is available on request from the author: Ross.Wilson@aucklandcouncil.govt.nz
- **Auckland Economic Update (monthly)** – an overview of key economic trends in Auckland, prepared by the author, is available on the Knowledge Auckland website. <https://www.knowledgeauckland.org.nz/economy/>
- **Chief Economist Unit** – to find out more about the work undertaken by Auckland Council's Chief Economist Unit on Auckland's economic challenges and opportunities including unemployment, housing, migration and more: <https://www.aucklandcouncil.govt.nz/about-auckland-council/business-in-auckland/economic-advice-publications/Pages/default.aspx>

2 Overview and highlights

For the June 2025 quarter, compared to the preceding quarter (March 2025)¹:

- Auckland's unemployment rate was 6.1%, slightly below² 6.4% in March 2025, but the highest June rate since 2013 (12 years ago).
- The number of people who were unemployed fell slightly to 63,700 (-4,800, down 7%).
- The number of people employed fell slightly to 984,900 (-9,100, a 1% fall).
- The number of people not in the labour force (NILF) rose 5% to 421,300 (+20,800).
- The labour force participation rate (LFPR) fell 1.3% to 71.3%: among the lowest in three years, but note that LFPR since 2021 have been at record highs.

In addition, for the June 2025 quarter:

- The rate of people aged 15 to 24 not in employment, education or training (NEET) was 13.7%, slightly above the rest of New Zealand (11.4%) but below March 2025 (15.9%).

Over the year ended June 2025, compared to the year ended June 2024:

- The unemployment rate averaged 5.8%, higher than a year earlier (4.4%) by a third.
- The largest proportionate increase in unemployment rate was for those aged 40 to 54, rising from 2.5% to 4.2%; younger people had higher rates: 15 to 19 (27.2%, up from 21.1%), 20 to 24 (11.3%, was 8.7%) 25 to 39 (4.6%, was 3.6%), 55 and over 3.0%.
- The unemployment rate for females averaged 6.1% (1.2% above a year prior (4.9%)). The rate for males averaged 5.5% (1.6% above 3.9% a year prior), so the gap between males and females (0.6%) fell below the 20-year average (0.8%) and peak (2.5%).
- Unemployment rates rose for all main ethnic groups. Māori and Pacific rates remain higher than the others: Māori at 12.4% (up from 9.7%), Pacific peoples at 11.0% (was 8.2%); Asian rose sharply to 5.5% (from 3.5%), overtaking European 4.1% (was 3.6%).
- The labour force participation rate (LFPR) fell to 72.2%, down from a year earlier (73.8%) but remaining higher than any time before 2023.
- The LFPR for females decreased slightly (67.4%, down from 69.1%), remaining significantly lower than for males (77.2%, was 78.7%).
- LFPRs fell substantially for those aged 15 to 19 (down 5.2% to 39.8%), but much less so for all other ages: 20 to 24 (down 0.9% to 78.6%), 25-39 (87.6%, down 0.7%), 40-54 (87.3%, down 1.1%), and 55 and over (51.3%, down 0.7%).
- LFPRs fell for Māori (65.1%, down 4.0%) and European (72.6%, down 2.3%), less for Asian (76.1%, down 1.2%); there was minimal change for Pacific peoples (65.8%).

In addition, over the year ended June 2025:

- The annual average NEET rate for Auckland was 14.2%, a little above the rest of New Zealand (12.2%), and a little above the year ended June 2024 (12.7%).
- Auckland NEET rates were highest for Māori (23.1%) and Pacific (20.1%) ethnicities, and for the Southern Initiative area (22.7%); one third (11,400) identified as European.
- Auckland's NEET rate was higher for those aged 20-24 (17.5%) than 15-19 (11.0%).

¹ Results shown are not seasonally adjusted, and include Stats NZ revisions of previous data.

² The definition of 'similar/slightly' or 'different' is relative to survey sampling error margins produced by Stats NZ. For further details see 'Significant difference' in Appendix 1.

Table 1: Labour force status, comparison to preceding quarter and year

	Quarter end Mar 2025 (snapshot)	Quarter end Jun 2025 (snapshot)	Year end Jun 2024 (annual average)	Year end Jun 2025 (annual average)
Number employed	994.0	984.9	1009.7	993.4
Number unemployed	68.5	63.7	46.5	60.8
Number not in the labour force (NILF)	400.5	421.3	374.5	405.1
Number in the working age population	1463.1	1469.9	1430.7	1459.3
Labour force participation rate (%)	72.6	71.3	73.8	72.2
Unemployment rate (%)	6.5	6.1	4.4	5.8

Note: Numbers are '000s of people except where indicated as percentages (%).

Table 2: Overview of rates for age, gender and ethnic groups (%) (annual averages)

	Year end Jun 2024 (annual average)	Year end Jun 2025 (annual average)	Year end Jun 2024 (annual average)	Year end Jun 2025 (annual average)
	Unemployment rate		Labour force participation rate	
Total	4.4	5.8	73.8	72.2
15-19 years	21.1	27.2	44.0	39.8
20-24 years	8.7	11.3	79.4	78.5
25-39 years	3.6	4.6	88.3	87.6
40-54 years	2.5	4.2	88.4	87.3
55 years +	2.9	3.0	52.0	51.3
Female	4.9	6.1	69.1	67.4
Male	3.9	5.5	78.7	77.2
European	3.6	4.1	74.9	72.6
Māori	9.7	12.4	69.1	65.1
Pacific	8.2	11.0	65.9	65.8
Asian	3.5	5.5	77.3	76.1

Note: Numbers are percentages.

3 Labour force status and unemployment rate by age

Labour force status by age group for the year ended June 2025 is shown in Table 3. Unemployment rates since 1995 are shown in Figure 1.

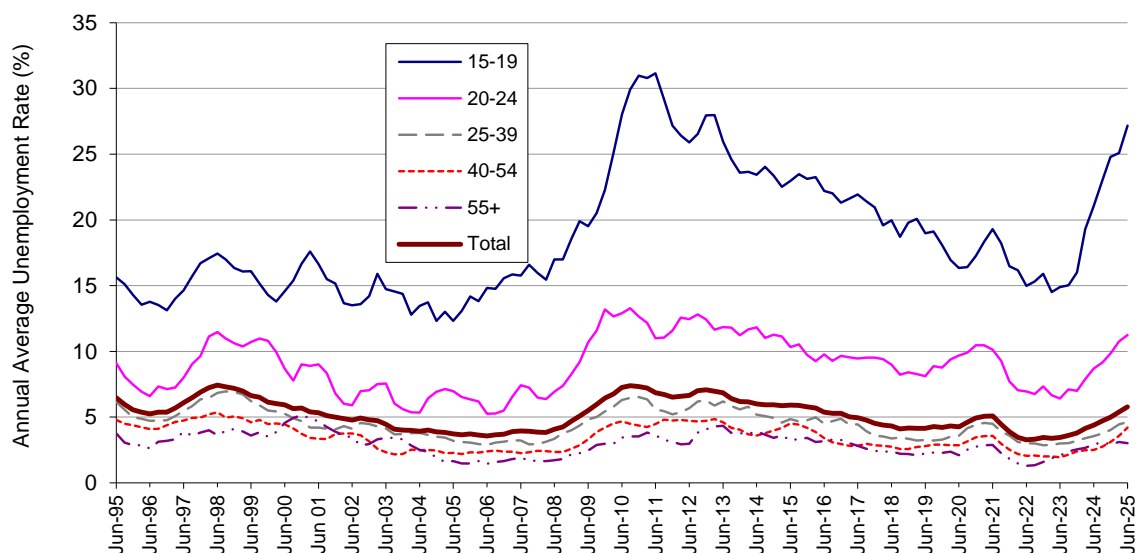
Table 3: Labour force status by age group, year ended June 2025 (annual averages)

	Total	15 to 19	20 to 24	25 to 39	40 to 54	55 and over
Number employed	993.4	35.2	80.2	363.9	301.8	212.2
Number unemployed	60.8	13.1	10.2	17.7	13.3	6.6
Number not in the labour force	405.1	73.1	24.8	53.9	45.9	207.3
Number in the working age popn	1459.3	121.4	115.2	435.5	361.0	426.1
Labour force participation rate (%)	72.2	39.8	78.5	87.6	87.3	51.3
Unemployment rate (%)	5.8	27.2	11.3	4.6	4.2	3.0

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

Annual average unemployment rates for the year ended June 2025 varied inversely to age: highest for those aged 15 to 19 years (27.2%) and 20 to 24 (11.3%), and lowest for ages 25 to 39 (4.6%), 40 to 54 (4.2%) and 55 and over (3.0%). Over the last two years, rates rose proportionally more for younger people: nearly doubling for ages 15-19, but “only” rising by a half for ages 55 and over; the exception was ages 40-54, which more than doubled. (But note that survey error margins can exceed 25% for some age groups).

Figure 1: Unemployment rate by age (rolling annual average), 1995-2025



Labour force participation rates (LFPR) in the year ended June 2025 dropped back to 39.8% for those aged 15 to 19 and fell slightly to 78.5% for ages 20 to 24 and 87.6% for ages 25 to 39 (all still slightly above 2016-2020). There were slight falls for those aged 40 to 54 (87.3%) and 55 and over (51.3%), but these rates remain near their 2023 record highs. Over the longer term, the LFPR for those aged 55 and over has doubled since June 1995 (26.2%), possibly due to better health, longer life expectancy, and financial pressures associated with retirement.

4 Labour force status and unemployment rate by gender

Table 4 shows labour force status for males and females for the year ended June 2025. Unemployment rates since 1995 are shown in Figure 2.

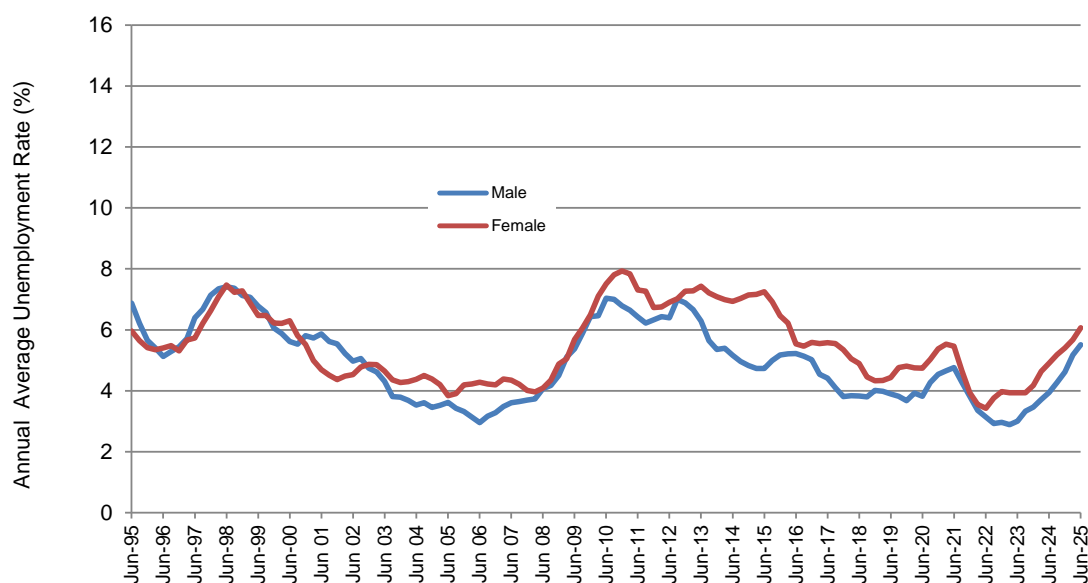
Table 4: Labour force status by gender, year ended June 2025 (annual averages)

	Total	Male	Female
Number employed	993.4	525.9	467.5
Number unemployed	60.8	30.7	30.2
Number not in the labour force	405.1	164.4	240.7
Number in the working age popn	1459.3	720.9	738.4
Labour force participation rate (%)	72.2	77.2	67.4
Unemployment rate (%)	5.8	5.5	6.1

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

The unemployment rate for the year ended June 2025 (5.8%) was higher for females (6.1%) than males (5.5%); both were above record lows of 2022-2023 and 2005-2008, but below 2010-2013 rates for males and 2010-2015 rates for females. The female-male unemployment rate differential (0.6%) remained below the 20-year average (0.8%), and remained well below the peak differential (2.5%, in 2015).

Figure 2 Unemployment rate by gender (rolling annual average), 1995-2025



The LFPR (72.2%) for females (67.4%) continued declining from a record high of 69.9% in 2023, and remained significantly lower than for males (77.2% - also still declining since its record high of 79.1%). The LFPR gender differential (9.8%) was similar to, or a little below, most of 2013 to 2021 (9% to 12%). Longer-term it has halved since 1995 (19.0%), due to the male LFPR rising only slightly overall since 1995 (76.1%), while the female LFPR has risen by a sixth (10% rise from 57.3% in 1995), the majority being since December 2013 (61.3%).

5 Labour force status and unemployment rate by ethnic group

Labour force status for the four main ethnic groups for the year ended June 2025 is shown in Table 5. Unemployment rates since 1995 are shown in Figure 3.

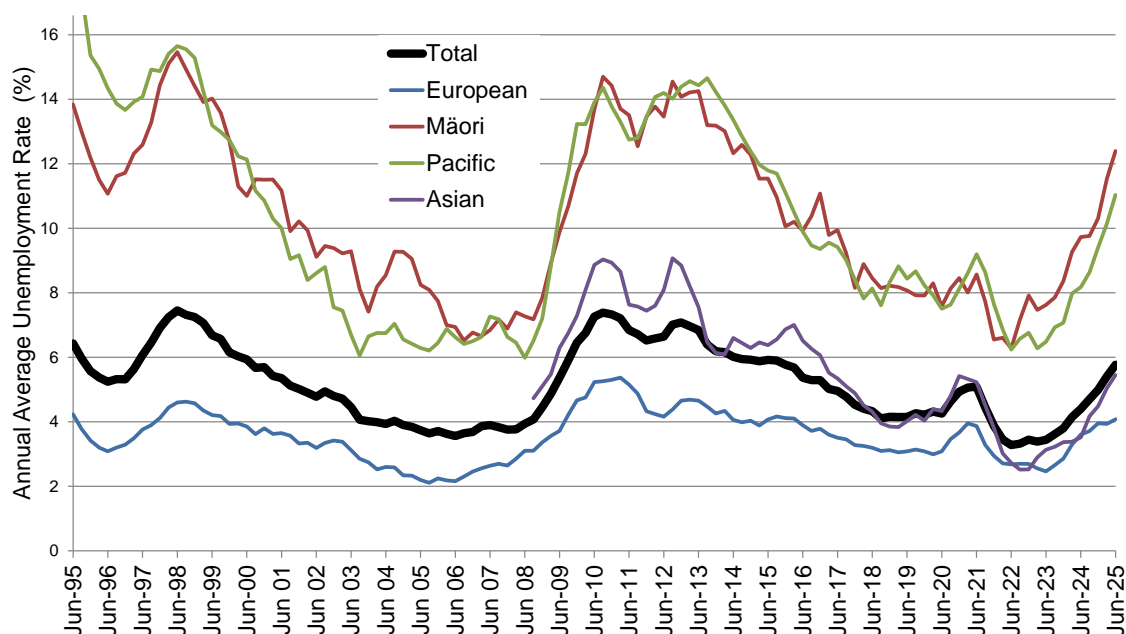
Table 5: Labour force status by ethnic group, year ended June 2025 (annual average)

	Total	European	Māori	Pacific	Asian
Number employed	993.4	493.2	89.2	108.6	355.1
Number unemployed	60.8	21.0	12.6	13.5	20.5
Number not in the labour force	405.1	194.2	54.5	63.6	117.7
Number in the working age popn	1,459.3	708.4	156.4	185.6	493.3
Labour force participation rate (%)	72.2	72.6	65.1	65.8	76.1
Unemployment rate (%)	5.8	4.1	12.4	11.0	5.5

Notes: Numbers are '000s, rates (%) are percentages; sums may exceed totals due to respondents selecting multiple ethnic groups. "Other ethnicities" not shown. These numbers are indicative only as sub-sample sizes are small. Data is based on latest population estimates.

Unemployment rates for the year ended June 2025 (5.8%) were higher than a year prior, for all ethnic groups. The increase was proportionally greatest for Asian (5.5%, up from 3.4%), then Pacific peoples (11.0%, was 8.2%) and Māori (12.4%, was 9.7%) then European (4.1%, was 3.6%). As Figure 3 shows, Māori and Pacific rates have been similar since 1999, and the gap between European and Asian rates closed from 4% in 2012, to around 1% from 2019 onwards.

Figure 3: Unemployment rate by ethnic group (rolling annual average), 1995-2025



Note: Asian Ethnic Group was included in Other (not shown) until December Quarter 2007.

LFPR varied from 65.1 per cent for Māori and 65.8 per cent for Pacific peoples (up from 55.6% in 2013), to European 72.6 per cent and Asian 76.1 per cent (65.1% in 2013). LFPR rates were below a year ago for Māori (-4%), European (-2%) and Asian (-1%); Pacific was unchanged.

6 Employment by occupation

Auckland's largest occupational categories in the quarter ended 30 June 2025 were Professionals (27.5% of Auckland's total employment), and Managers (24.3%), together constituting half of all employment, followed by Clerical and Administrative Workers (9.7%) and Technicians and Trades Workers (10.3%) (see Table 6).

Between the March 2025 and June 2025 quarters, the small fall in total employment (-9100 or -0.9%) included changes in the numbers employed in the following occupations:

- Labourers (-7,500, a 9% fall but possibly due to seasonal effects)
- Technicians and Trade Workers (+5300, a 6% rise)

Table 6: Employment by occupation – comparison to preceding quarter (quarterly data)

Occupation (ANZSCO 1-digit)	March 2025 quarter	June 2025 quarter	March 2025 quarter	June 2025 quarter
	Number		Share (%)	
Managers	238.4	239.6	24.0	24.3
Professionals	271.8	270.5	27.3	27.5
Technicians and Trades Workers	96.3	101.6	9.7	10.3
Community and Personal Service Workers	80.5	78.8	8.1	8.0
Clerical and Administrative Workers	99.5	95.8	10.0	9.7
Sales Workers	72.3	71.4	7.3	7.2
Machinery Operators and Drivers	56.0	55.6	5.6	5.6
Labourers	70.2	63.7	7.1	6.5
Total	994.0	984.9	100.0	100.0

Notes: Numbers are '000s. Total includes not elsewhere included. Data is based on latest population estimates.

Between the June 2024 and June 2025 quarters, the 23,100 decrease in total employment (a fall of 2%) included notable changes in the numbers employed in the following occupations:

- Clerical and Administrative Workers (-16,600, a fall of 15%).
- Managers (-15,700 a fall of 6%)
- Sales Workers (-4,500, a fall of 6%)
- Labourers (+5,300 a rise of 9%)

In addition, full-time employment fell (-24,700 or 3.0% fall) and part-time employment slightly rose (+1,600 or 0.9% rise), between the June 2024 and June 2025 quarters. The part-time share rose from 17.2% to 17.8% of total employment, similar or slightly above most of the seven years from 2018 to 2024, but substantially lower than most of the post-Global Financial Crisis (GFC) period 2009 to 2017 (mostly 18.5% to 21.8%).

7 Employment by industry

In the quarter ended 30 June 2025, Auckland's largest sectors in terms of employment were Professional, Scientific and Technical Services (109,400 people; 11.1% of total employment), Construction (101,400 people; 10.3% of total employment), and Health Care and Social Assistance (88,100 people; 8.9% of total employment) (see Table 7).

Between the March 2025 and June 2025 quarters, the most notable changes in the number of people employed (-9100) were in Professional, Scientific and Technical Services (-5,800, a 5.0% fall), Construction (-5,100, a 4.8% fall), Health Care and Social Assistance (-4,000, a 4.3% fall) and Arts and Recreation Services (+3,500, a 16.4% rise).

Table 7: Employment by industry – comparison to preceding quarter (quarterly data)

Industry (ANZSIC06)	March 2025 quarter	June 2025 quarter	March 2025 quarter	June 2025 quarter
	Number employed		Share (%)	
Primary Industries	9.5	9.0	1.0	0.9
Manufacturing	83.9	83.8	8.4	8.5
Electricity Gas Water and Waste Services	10.1	10.9	1.0	1.1
Construction	106.5	101.4	10.7	10.3
Wholesale Trade	51.7	49.1	5.2	5.0
Retail Trade	83.4	85.3	8.4	8.7
Accommodation and Food Services	56.2	53.8	5.7	5.5
Transport Postal and Warehousing	52.7	54.7	5.3	5.6
Information Media and Telecommunications	18.6	17.3	1.9	1.8
Financial and Insurance Services	54.0	56.4	5.4	5.7
Rental Hiring and Real Estate Services	27.8	26.9	2.8	2.7
Professional, Scientific and Technical Services	115.2	109.4	11.6	11.1
Administrative and Support Services	34.7	35.8	3.5	3.6
Public Administration and Safety	50.4	51.2	5.1	5.2
Education and Training	71.1	70.6	7.2	7.2
Health Care and Social Assistance	92.1	88.1	9.3	8.9
Arts and Recreation Services	21.4	24.9	2.2	2.5
Other Services	41.2	39.3	4.1	4.0
Total	994.0	984.9	100.0	100.0

Notes: Numbers are '000s. Total includes "Not elsewhere included". Data is based on latest population estimates.

Between the June 2024 and June 2025 quarters, there were notable changes in the numbers employed in Health Care and Social Assistance (-11,100, a fall of 11%), Professional, Scientific and Technical Services (-7,400, a fall of 6%), Public Administration and Safety (-6,000, a fall of 10%), Other Services (-5,300, a fall of 12%) and Arts and Recreation Services (+4,400, a 21% rise).

In the June 2025 quarter, the industries with the highest proportions working part time (17.8% overall) were Accommodation and Food Services (35%) and Arts and Recreation Services (35%); the lowest was Electricity Gas Water and Waste Services (6%).

8 Young people not in employment, education or training (NEET) by age

In the quarter ended 30 June 2025, the overall percentage of young people aged 15 to 24 who were not in employment, education or training (NEET) in Auckland (13.7%) was a little above the rest of New Zealand (11.4%) over the same period (see Table 11). However, quarterly NEET rates are typically subject to substantial seasonal effects, while annual averages are not. In the year ended June 2025, the annual average NEET rate for Auckland (14.2%) was a little above the rest of New Zealand (12.2%) over the same period.

Statistics for the year ended June 2025 for young people (aged 15 to 24 and split by age: 15-19 years and 20-24 years) in Auckland who were NEET are shown in Table 8. NEET rates since 2005 are shown in Figure 4.

The NEET rate for the year ended June 2025 (14.2%) varied by age group from 11.0 per cent for those aged 15 to 19 (0.9% above a year earlier), to 17.5 per cent for those aged 20 to 24 (2.3% above a year earlier).

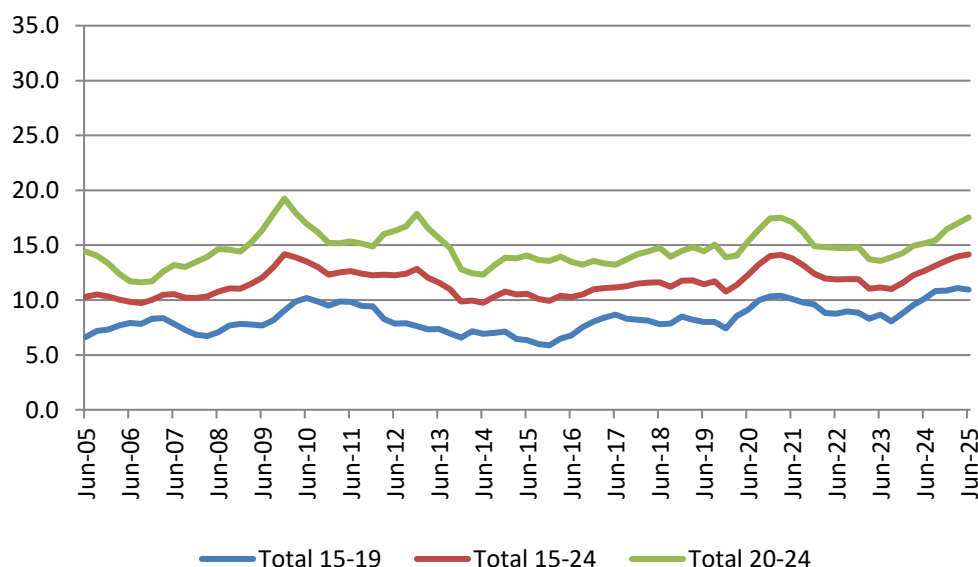
Table 8: NEET statistics by age, year ended June 2025 (annual averages)

	Total 15-24 years	15-19 years	20-24 years
Number in the selected population	236.6	121.4	115.2
Number NEET	33.5	13.3	20.2
NEET rate (%)	14.2	11.0	17.5
NEET rate (%) a year earlier	12.7	10.1	15.2

Note: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates.

The annual average NEET rate for the year ended June 2025 was similar to the peaks seen during Covid (2021) and post-GFC (2010) for both age groups (and 2012/2013 for ages 20 to 24). Since 2018, NEET rates have tended to move similarly for both age groups, falling from 2021 to 2023, then rising after 2023.

Figure 4: NEET rate (%) by age (rolling annual average), 2005-2025



9 Young people not in employment, education or training (NEET) by ethnic group

NEET statistics for young people aged 15 to 24 across the four main ethnic groups for the year ended June 2025 are shown in Table 9. NEET rates since 2005 are shown in Figure 5.

The annual average NEET rate for the year ended June 2025 was higher than a year prior for all main ethnic groups except Māori, which remained the highest but was largely unchanged (23.1%). The greatest rise was for Asian (11.8%, +2.8%), overtaking European (10.5%, +1.3%) but still below Pacific (20.1%, +1.6%). There were 33,500 young people who were NEET, of whom over a third identified as European (11,900), followed by Pacific (10,100), Māori (9,500) and Asian (8,100) (summing to more than the total – see Table 9 Notes).

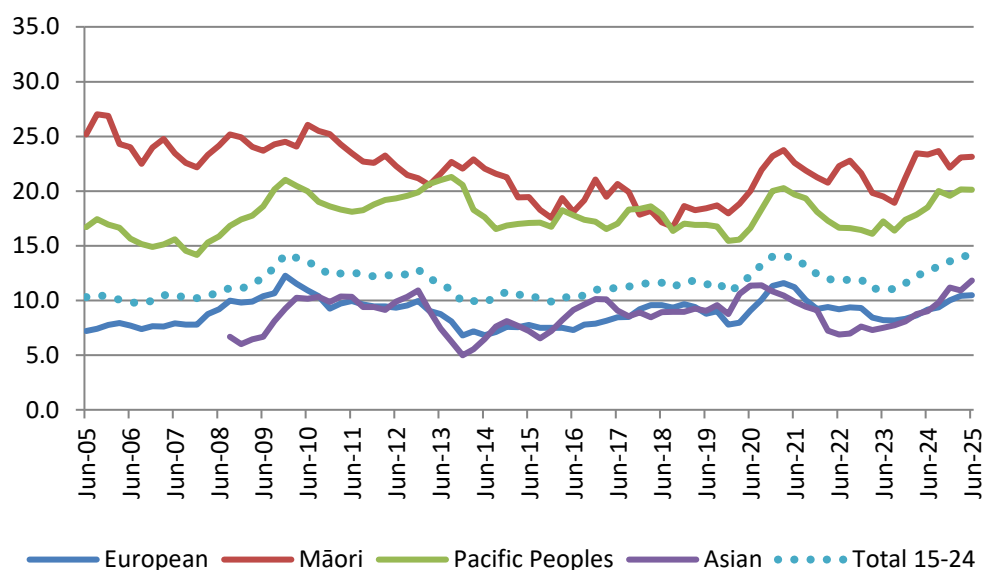
Table 9: NEET statistics by ethnic group, year ended June 2025 (annual average)

	Total	European	Māori	Pacific	Asian
Number in the selected population	236.6	113.4	41.2	50.2	68.3
Number NEET	33.5	11.9	9.5	10.1	8.1
NEET rate (%)	14.2	10.5	23.1	20.1	11.8
NEET rate (%) a year earlier	12.7	9.2	23.4	18.5	9.0

Notes: Numbers are '000s, rates (%) are percentages; sums may exceed totals due to respondents selecting multiple ethnic groups. "Other ethnicities" not shown. These numbers are indicative only as sub-sample sizes are small. Data is based on latest population estimates.

Since 2010 European and Asian NEET rates have been similar, and lower than Pacific which is slightly below Māori; rates across all ethnic groups have tended to follow broadly similar movements, although with minor variations. (Maori NEET is a little more erratic - but survey sampling error margins of up to a third add considerable uncertainty.) Rates peaked in 2021 then fell sharply- a little earlier for Asians, and the Māori fall was temporarily reversed in 2022. The uptrend from 2023 began earlier for Asians and was completed faster for Māori.

Figure 5: NEET rate (%) by ethnic group (rolling annual average), 2005-2025



Note: Asian Ethnic Group was included in Other (not shown) until December Quarter 2007.

10 Young people not in employment, education or training (NEET) by broad location

NEET statistics for those aged 15-24 for Auckland and New Zealand for the year ended June 2025 are shown in Table 10. NEET rates since 2005 are shown in Figure 6.

NEET rates for the year ended June 2025 were much higher for the Southern Initiative area (TSI)³ (22.7%) than for the rest of Auckland (11.8%) and the rest of New Zealand (12.2%). Both Auckland areas were above a year earlier, especially TSI (+2.2%); the rest of New Zealand was unchanged. A third of Auckland's NEETs (33,500) were in Southern Initiative area (11,800).

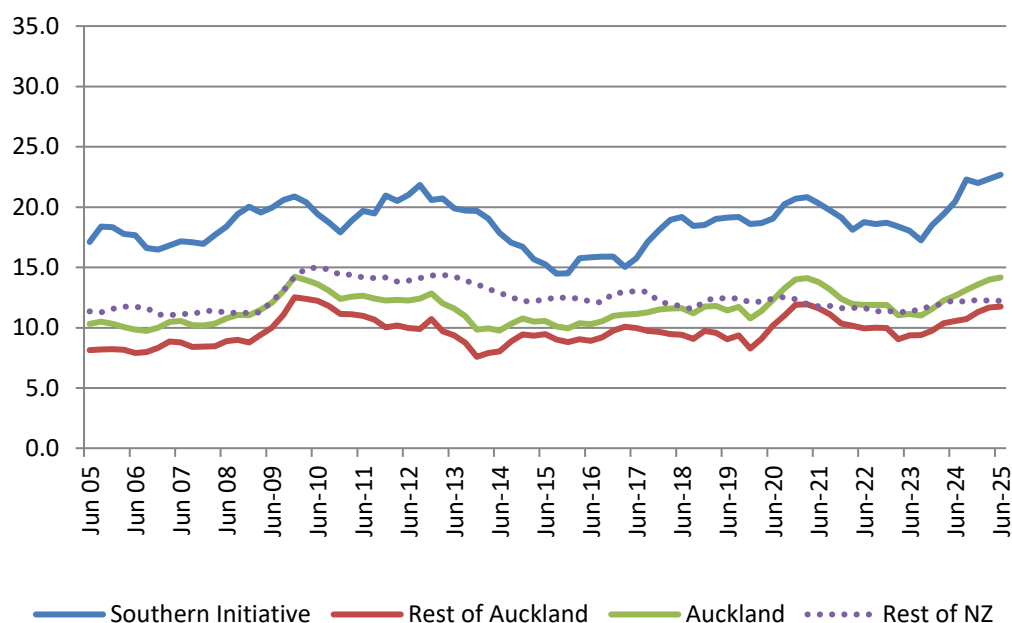
Table 10: NEET statistics by location, year ended June 2025 (annual average)

	Total Auckland	Southern Initiative	Rest of Auckland	Rest of NZ	New Zealand
Number in the selected population	236.6	51.9	184.8	442.3	678.9
Number NEET	33.5	11.8	21.7	54.1	87.6
NEET rate (%)	14.2	22.7	11.8	12.2	12.9
NEET rate (%) a year earlier	12.7	20.5	10.6	12.3	12.4

Notes: Numbers are '000s, rates (%) are percentages; numbers and rates are based on latest population estimates. Rest of NZ is New Zealand excluding Total Auckland.

As Figure 6 shows, NEET rates (rolling annual average) in the TSI have always been substantially higher than the rest of Auckland and New Zealand, although the difference narrowed during 2015-2017. From 2011 to 2018 Auckland NEET rate was a little below the Rest of New Zealand, but in 2021 it was higher and again from 2024 onwards. The TSI rate rose particularly sharply in 2024 to a record level exceeding 2010, but then rose gradually.

Figure 6: NEET rate (%) by location (rolling annual average), 2005-2025



³ The Southern Initiative was established by Auckland Council for four local board areas in South Auckland. The area is made up of the Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Manurewa, and Papakura Local Board areas.

11 Young people not in employment, education or training (NEET) by local board area

Indicative NEET rates for the various local board areas for the latest quarter and year are shown in Table 11. Due to small sub-sample sizes, this information is not always available for some local board areas ('..S'/blank), and is never available for Great Barrier (not listed). The other local board NEET levels and rates have varying error margins (18% to 56%; e.g. at 56% error margin, '10% NEET rate' could be anywhere between 4.4% and 15.6%).

Table 11: NEET statistics by local board area – quarter and year ended June 2025

Local board area	Population Age 15-24 (000)	Quarterly NEET (000)	Quarterly NEET rate (%)	Annual average NEET Rate (%)
Rodney	7.6	..S	..S	..S
Hibiscus and Bays	15.1	1.0	6.9	7.6
Upper Harbour	13.1	..S	..S	8.9
Kaipātiki	12.6	1.3	10.7	12.8
Devonport-Takapuna	10.1	..S	..S	15.7
Henderson-Massey [W]	20.5	3.7	18.0	20.0
Waitākere Ranges [W]	8.5	..S	..S	17.9
Waiheke	..S	..S	..S	..S
Waitematā	10.1	..S	..S	11.8
Whau [W]	14.8	2.5	16.9	45.3
Albert-Eden	13.6	1.7	12.6	14.1
Puketāpapa	7.2	1.2	16.1	17.4
Ōrākei	14.0	..S	..S	9.0
Maungakiekie-Tāmaki	13.9	2.7	19.7	18.1
Howick	17.6	..S	..S	11.4
Māngere-Ōtāhuhu [*S]	10.1	2.8	27.9	29.1
Ōtara-Papatoetoe [*S]	16.3	4.6	28.1	24.6
Manurewa [*S]	16.0	4.1	25.4	20.5
Papakura [*S]	11.0	1.5	13.8	19.3
Franklin	9.8	..S	..S	..S
Southern Initiative [*S]	53.4	13.0	24.3	22.7
Rest of Auckland [*S]	190.1	20.4	10.7	11.8
Western Initiative [W]	43.8	7.2	16.3	17.6
Auckland total	243.4	33.4	13.7	14.2
Rest of New Zealand	440.0	50.1	11.4	12.2
Total New Zealand	683.5	83.5	12.2	12.9

Notes: Data is based on latest population estimates. Any finer geography than Auckland total is below the design level of the survey; local board area estimates should be treated as indicative only and used with caution...S = data suppressed due to base numbers being too small (e.g. NEET below 1000 for the quarter (quarterly) or for all of the four quarters (annual average)). [*S] The Southern Initiative is made up of the Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Manurewa and Papakura Local Boards. [W] = Western Initiative area.

12 Appendix: Definitions and technical notes

Definitions used in the HLFS

Employed: Those HLFS respondents who during their survey reference week had either:

- worked for one hour or more for pay or profit, as employee/employer/self employed
- worked without pay for one hour or more for a relative's farm or business
- had a job but were temporarily not at work.

Labour force: Members of the working-age population who during their survey reference week were classified as 'employed' or 'unemployed'.

Labour force participation rate (LFPR): The total labour force expressed as a percentage of the working-age population.

NEET rate: Calculated as the total number of youth (aged 15-24 years) who are not in employment, education or training (NEET), as a proportion of the total youth working-age population (aged 15-24 years).

Not in the labour force (NILF): Any person who is neither employed nor unemployed. This category includes, for example:

- retired persons
- persons with personal or family responsibilities such as childcare, unpaid housework
- persons attending educational institutions
- persons permanently unable to work due to physical or mental handicaps
- persons who were not actively seeking work (see note below regarding unemployed).

Significant difference: The HLFS is a sample survey, so all statistics are subject to survey sampling error – the random variation between the sample and the total population. For a difference to be statistically significant, it must exceed this margin of error (see also technical note on sampling errors).

Unemployed: Unemployed persons are those in the working-age population who were without a paid job, available for work and had either actively sought work in the past four weeks ending with the reference week, or had a new job to start within the next four weeks. (Note: 'Actively sought work' does not include people whose only job search method was to look at job advertisements in newspapers or online.)

Unemployment rate (UER): The number of unemployed expressed as a percentage of the labour force.

Working age population (WAP): total population (i.e. of all labour force statuses) aged 15 or over (including over 65), who have or propose to live in New Zealand for at least 12 months, but excluding institutionalised people (in prison, or long-term residents of homes for older people, hospitals, and psychiatric institutions); sometimes restricted to a particular specified sub-group such as by gender or ethnicity – and sometimes also for a sub-group defined by age e.g. youth (aged 15-24).

Technical notes

HLFS survey sampling: Households are sampled on a statistically representative basis from areas throughout New Zealand, and information is obtained for each member of the household aged 15 or older. Each quarter, one-eighth of the households in the sample are rotated out and replaced by a new set of households.

Seasonality and annual averages: In order to ensure information is seasonally aligned, rolling annual averages are used throughout most of this report for reporting across time. Remaining quarterly data in this report will be subject to seasonality (and may differ from some of the HLFS headline numbers published by Stats NZ that are ‘seasonally adjusted’).

Revisions: The survey and some back-data were revised by Stats NZ in October 2020 and again in January 2021 to match revised regional population estimates. There are also ongoing minor revisions to recent population backdata due to revisions of migration estimates. In addition, the survey and all back-data since 2009 was revised in June 2016 when ‘searching online ads only’ was redefined from ‘official unemployed’ to ‘looking at job ads only’ (i.e. not actively seeking employment, therefore Not In Labour Force). This overview uses the revised data, but back-data for before 2009 still uses the old definition.

Sampling errors: As the HLFS is a sample survey, all statistics are subject to survey sampling error. Statistics presented here at the sub-sample (e.g. local board or ethnic groups) and sub-variable (e.g. NEET for ages 15-24) levels are also subject to additional sampling errors and should be treated as indicative only. Note also that in some cases a difference can be significant for a sample but not for any of its component sub-samples (e.g. ethnic groups).

Survey questionnaire changes: In June 2016, the HLFS questionnaire was changed to identify more self-employed people (who would previously have been Not In Labour Force and/or NEET), and to include members of the armed forces living in private dwellings (previously not part of ‘Working Age Population’). Consequently, employment and unemployment rates and other affected data prior to June 2016 are not fully compatible with later periods.

For further information

Technical notes on the HLFS on Stats NZ website:

<https://datainfolplus.stats.govt.nz/item/nz.govt.stats/6a13af44-0057-4a63-835a-c1a0c6f8ef91>

2020 and 2021 Covid-19 impacts:

<https://www.stats.govt.nz/methods/covid-19-and-labour-market-statistics-in-the-june-2020-quarter>

<https://www.stats.govt.nz/methods/covid-19-and-labour-market-statistics-in-the-december-2021-quarter>

Stats NZ Guide to unemployment statistics (Third edition)

<https://www.stats.govt.nz/assets/Reports/Guide-to-unemployment-statistics-third-edition/guide-unemployment-statistics-third-edition.pdf>

Queries to Ross.wilson@aucklandcouncil.govt.nz



Fortnightly Report to the Minister for Auckland

For the period Monday 8 September to Sunday 21 September 2025

Date:	19 September 2025	Priority:	Medium
Security classification:	In confidence	Tracking number:	BRIEFING-REQ-0020789

Ministers	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing and discuss at the next officials meeting	N/A

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have contributed content
Ministry of Transport, Department of Internal Affairs and Ministry of Housing and Urban Development

Minister's office to complete:

☐ Approved

☐ Declined

☐ Noted

☐ Needs change

☐ Seen

☐ Overtaken by Events

☐ See Minister's Notes

☐ Withdrawn

Comments

BRIEFING

Fortnightly Report to the Minister for Auckland

For the period Monday 8 September to Sunday 21 September 2025

Date:	19 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0020789

Purpose

To provide you with a fortnightly report for the Auckland Portfolio for the period Monday 8 September to Sunday 21 September 2025.

Recommended action

The Ministry of Business, Innovation and Employment (MBIE) recommends that you:

Note the contents of this briefing and discuss at the next officials meeting.

Noted



Michael Quinn
Head of the Auckland Policy Office
19 / 09 / 2025

Hon Simeon Brown
Minister for Auckland
..... / /



1. Auckland Portfolio Priorities

Topic/ Contact person	Comment
Auckland Recovery	
Michael Quinn Head of the APO Privacy of natural persons	<p>Auckland Council has advised property owners that all Sale and Purchase Agreements for Category 3 buy-outs must be signed by 19 December 2025, with settlements continuing into 2026. Homeowners are urged to allow time for valuations, insurance documentation and reimbursement processes. No updates available for this report.</p> <p>As at 22 August 2025, out of a total of 1.125 Category 3 properties, 950 (78%) buy-out offers had been accepted and 879 (72%) had been settled. This means council needs to complete about 15 agreements per week between now and the deadline. This appears achievable.</p> <p>For Category 2P Construction Grants agreements must be approved by 19 December 2025 to secure funding. Repairs will continue into 2026.</p> <p>A requirement of the council's co-funding agreement with the Government is that Sale and Purchase, and Construction Grant agreements are in place by the end of year (19 December 2025).</p>
Auckland City and Regional Deal	
Michael Quinn Head of the APO Privacy of natural persons	Confidential advice to Government
Auckland Transport CCO	
Karen Lyons Auckland Director MoT Privacy of natural persons	<p>Auckland Council Transport, Resilience and Infrastructure Committee (TRIC) Meeting 4 September 2025</p> <p><i>City Rail Link (CRL) Update and Readiness</i></p> <p>It was confirmed that 'hard construction' is expected to be completed by December 2025, with fewer road closures. Station systems testing and commissioning is now more than 50% complete.</p> <p>12 of the 23 new trains are now in service, with a further three in transit. This is up from seven in June. 23 of the existing 72 trains to be</p>

modified are now in service, up from 13 in June. All additional trains are due to be operational before the CRL opens.

Recruitment is now complete for the 55 people required to make up the new train crews, with almost a quarter of training completed.

Partial closures or reduced frequencies are planned for the Western and Southern Lines over the September school holidays. There will be a full closure across all four lines over Labour weekend, with Western Line works on the outer section continuing through to the summer holiday closures.

Auckland Transport Financial Year 25 Wrap Up

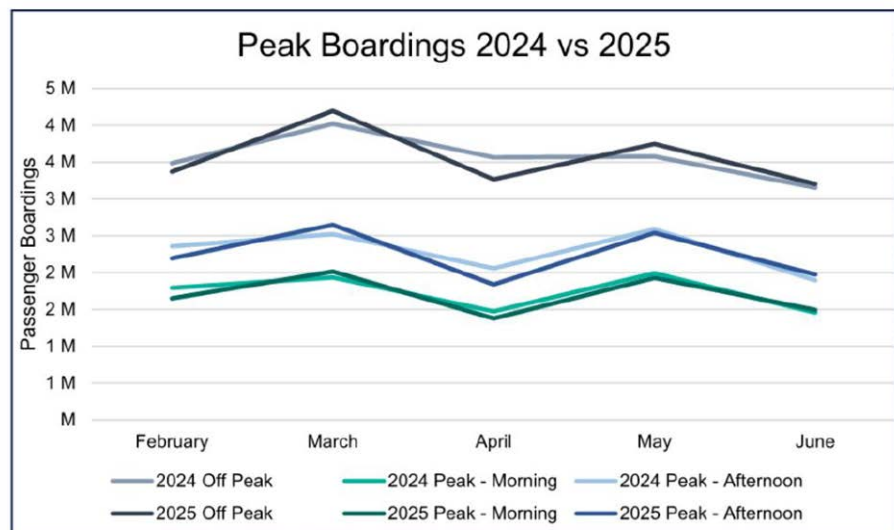
Auckland Transport highlighted the delivery of its largest ever capital programme of \$1.3 billion, including:

- 438km of roads resurfaced and rehabilitated.
- 225 electric buses making up one of the largest electric fleets in Australasia.
- 42 fast and frequent bus routes delivered, with 750,000 Aucklanders now living within walking distance of a frequent transport route.

Auckland Transport also highlighted achieving 19 of their 23 Statement of Intent (SOI) performance targets being met or exceeded, including:

- Local board satisfaction, up 41% to 78%.
- 92% of public transport passengers satisfied, ahead of the 85% target.
- The full year financial surplus exceeding budget by \$17 million.

There was a 2.4% increase in patronage in the full 2025 financial year, equating to 2.06 million additional boardings, but the rolling 12-month average shows a flattening in patronage growth.



Procurement of Modern Diesel Ferries

Auckland Transport has procured three modern diesel ferries for addition to the ferry fleet.



	<p>Auckland Transport acknowledged that this decision should have been presented to councillors more formally, given its significance and potential misalignment with previous strategic guidance from Auckland Council.</p> <p>Auckland Transport noted constraints with procuring electric ferries, such as construction lead time, the viability of the technology for longer routes, and the requirement for additional landside charging infrastructure, resulting in a continued need for diesel ferries.</p> <p>It also noted that an aging operator-owned diesel ferry fleet means more new vessels are required now to avoid degradation of passenger services due to vessel breakdowns, and to reduce costs associated with more frequent and expensive vessel maintenance. It considered the most cost-effective solution in the short term was to procure modern diesel vessels.</p> <p>Auckland Transport indicated that they remain committed to the strategic direction of ferry replacement and ownership by Auckland Transport, and to decarbonise ferries.</p>
Law and Order	
	No updates available for this report.
Water Reform Update	
Lori Hand Executive Director Water Services Reform DIA Privacy of natural persons	Auckland Council water services delivery plan In accordance with the Local Government (Water Services Preliminary Arrangements) Act 2024 Auckland Council submitted its water services delivery plan to the Department on 27 August 2025. The plan covers stormwater services only, as required by the legislation. The plan is now in the process of being considered by the Secretary for Local Government, along with the water services delivery plans submitted by all other councils.

2. General Auckland Updates

Topic/ Contact person	Comment
Local Government Elections	
Vanessa Blakelock Partnerships Director DIA Privacy of natural persons	Voting papers are being sent to enrolled voters between 9 to 22 September 2025. Voting closes at midday 11 October 2025. As soon as votes start arriving, a daily count will be published on the Vote Auckland website . The progress results will be published on 11 October 2025, preliminary results on 13 October 2025, the final count between 14 to 17 October 2025 and official results declared on 17 October 2025.
Plan Change 78	
David Hermans Chief Advisor	The Minister for RMA Reform has confirmed his intention for the timeline and process to shape the replacement for Plan Change 78. In his letter to the Auckland Mayor and Chair of the Policy and Planning



HUD Privacy of natural persons	<p>Committee, the Minister backed a seven-week submission period from 3 November to 19 December 2025 and supported the use of independent hearings. He also reaffirmed that the government's changes to the medium-density residential standards return local decision-making to Auckland Council, allowing councillors to determine how and where growth should occur. The Minister indicated a clear timeframe of around 18 months for the process.</p> <p>Mayor Wayne Brown, Deputy Mayor Desley Simpson and Councillor Richard Hills have welcomed this letter, noting that it will allow Auckland to downzone flood-prone areas, better align growth with infrastructure capacity, and focus intensification around transport corridors, including maximising the benefits of the City Rail Link. The Council's Policy and Planning Committee will meet on 24 September 2025 to decide whether to notify the replacement plan change and formally request ministerial approval to withdraw Plan Change 78. That decision will trigger the Minister's formal direction confirming the process and timeline.</p>
Self-Certification for Entire Builds	
Paula Gomes Programme Coordinator Building System Performance MBIE	<p>A self-certification scheme was announced in April this year to help reduce building inspection wait times. It will be a voluntary initiative through which eligible building companies, plumbers and drainlayers can sign off their own work on simpler homes</p> <p>On Wednesday 10 September 2025, MBIE met with Auckland Council to discuss the 'nominal building consent' process for self-certification for entire simple residential dwellings and likely costs (compared to a standard consent).</p> <p>Developments on the Auckland alternative consenting pilot were also discussed at the meeting (including quality assurance processes and Commercial Information</p> <p>[REDACTED]</p> <p>MBIE intends to conduct additional feasibility testing of the process and costs associated with whole build self-certification with key stakeholders soon.</p>

3. Ministerial items on hand

3.1 Upcoming significant meetings

Date and venue	Meeting and info
23 September 2025, 8:20 – 8:50 am	Meeting with Tamaki Makaurau Business Network
23 September 2025, 8:20 – 8:50 am	Meeting with Employers and Manufacturers Association
23 September 2025, 3:00 – 4:00 pm	Visit Eden Park



Date and venue	Meeting and info
26 September 2025, 8:00 – 9:00 am	Opening of 10 new dwellings at Stevenson Village

3.2 Other Ministerial engagements related to Auckland

Date	Minister	Meeting Info
18 September 2025	Minister Shane Reti	Meeting with the Auckland Innovation Alliance
19 September 2025	Minister Nicola Willis	Meeting with the Pacific Business Trust
19 September 2025	Minister Nicola Willis	Meeting with the New Zealand Food Innovation Network

3.3 Upcoming significant media and announcements

Timing	Announcement
None	

3.4 Upcoming briefings and aide memoire

Title	Date to Minister	Action for Minister	Key contact	Summary of paper/comment
BRIEFING-REQ-0020486 Eden Park Visit	19 September 2025		Michael Quinn Privacy of natural persons	To provide background information for your visit
BRIEFING-REQ-0021118 Meeting with Tamaki Makaurau Business Network	22 September 2025		Andy Hill Privacy of natural persons	To provide background information for the meeting
BRIEFING-REQ-0021120 Employers and Manufacturers Association	22 September 2025		Andy Hill Privacy of natural persons	To provide background information for the meeting
BRIEFING-REQ-0019269 Opening of 10 new dwellings at Stevenson Village	22 September 2025		Andy Hill Privacy of natural persons	To provide background information for the event



3.5 Upcoming Cabinet papers

Title	Committee	Expected committee date	Key contact	Summary of paper/comment
None				

3.6 Official Information Act requests (Ministerial and Departmental for consultation)

Due to Minister's office	Statutory due date to requester	Ref	Requester	Organisation	Summary of request
None					



3.7 Ministerial correspondence

Due to Minister's office	Ref	Correspondent	Organisation	Summary of Correspondence
23 September 2025	MC-REQ-0019928	Privacy of natural persons	Roma Blooms	<p>Raised significant concerns among small retail businesses regarding the proposed solutions for the Central Business District (CBD), noting:</p> <ul style="list-style-type: none">the declining foot traffic and sales figures.the need for transparency regarding decisions about the CBD's functionality, as many stakeholders feel disconnected from the planning process.the traffic flow on Queen Street has significantly deteriorated, while other streets are now experiencing increased congestion.the unintended consequences of lane reductions have resulted in idling traffic, which ironically contributes to higher carbon emissions.the design of wide footpaths raises many questions about their intended use—whether for scooters, pedestrians, or parking—which has led to confusion and further complications in pedestrian safety.Planners' engagement with small retail businesses, the most critical stakeholders in the CBD, to foster a sense of safety and community, as this is essential for revitalising the area and encouraging people to return.

3.8 Proactive release

Date	Title	Comment
15 September 2025	Proactive release of briefing titles for August 2025	MBIE provided your office with the list of briefing titles for review

3.9 Fast-Track Approvals- Auckland

Project Name	Unique Ref No.	Applicant Organisation	Date Received	Due Date to send Comments
Hobbs Bay Marina	FTAA-2508-1091	Hobbs Bay Marina	28 August 2025	25 September 2025

4. Auckland dashboards

Transport Environmental Scan																																																								
<div><div>Karen Lyons</div><div>Auckland Director</div><div>MoT</div><div>Privacy of natural persons</div></div>	<div><div>Public transport patronage update</div><div>For the fortnight 18-31 August 2025, public transport patronage totalled 3.6 million boardings across the city’s public transport network.</div><div>Patronage increased by 3% for this fortnight compared to the same period last year. Ferry patronage had the largest increase, at 9%, followed by rail at 4% and bus at 3%.</div><div>Public transport patronage for the year to 31 August 2025, is 88.6 million boardings, which has increased on the previous year’s total of 87.8 million boardings. Across all modes, bus patronage saw the largest annual increase of 2%, whereas rail patronage had a decline of 2%.</div><div>At 88.6 million boardings, current annual patronage reaches 83% of Auckland Transport’s latest SOI target 106.8 million annual public transport boardings for 2025/26. This also represents 86% of the pre-pandemic 12-month public transport patronage level in the year to December 2019 of 103.2 million boardings.</div><div><table><tr><th colspan="3">PT fortnightly patronage</th></tr><tr><th>Mode</th><th>18-31 August 2025</th><th>18-31 August 2024</th></tr><tr><td>Bus</td><td>2,903,915</td><td>2,816,298</td></tr><tr><td>Rail</td><td>619,039</td><td>596,779</td></tr><tr><td>Ferry</td><td>100,549</td><td>91,954</td></tr><tr><td>Total</td><td>3,623,503</td><td>3,505,031</td></tr></table><div>Data: AT Metro daily patronage report.</div><table><tr><th colspan="3">PT monthly patronage</th></tr><tr><th>Mode</th><th>August 2025</th><th>August 2024</th></tr><tr><td>Bus</td><td>6,326,879</td><td>6,416,936</td></tr><tr><td>Rail</td><td>1,342,682</td><td>1,340,389</td></tr><tr><td>Ferry</td><td>343,370</td><td>335,642</td></tr><tr><td>Total</td><td>8,012,931</td><td>8,092,967</td></tr></table><div>Data: AT Metro monthly patronage report.</div><table><tr><th colspan="3">PT annual patronage</th></tr><tr><th>Mode</th><th>Year to 2025</th><th>Year to 2024</th></tr><tr><td>Bus</td><td>70,029,658</td><td>69,981,103</td></tr><tr><td>Rail</td><td>13,648,284</td><td>13,936,912</td></tr><tr><td>Ferry</td><td>4,937,318</td><td>4,904,008</td></tr><tr><td>Total</td><td>88,615,260</td><td>88,822,023</td></tr></table><div>Data: AT Metro monthly patronage report.</div><div>NB: Rail data includes rail replacement services.</div></div></div>		PT fortnightly patronage			Mode	18-31 August 2025	18-31 August 2024	Bus	2,903,915	2,816,298	Rail	619,039	596,779	Ferry	100,549	91,954	Total	3,623,503	3,505,031	PT monthly patronage			Mode	August 2025	August 2024	Bus	6,326,879	6,416,936	Rail	1,342,682	1,340,389	Ferry	343,370	335,642	Total	8,012,931	8,092,967	PT annual patronage			Mode	Year to 2025	Year to 2024	Bus	70,029,658	69,981,103	Rail	13,648,284	13,936,912	Ferry	4,937,318	4,904,008	Total	88,615,260	88,822,023
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Auckland economic update September 2025

Andy Hill

Director Auckland

MBIE

Privacy of natural persons

Auckland Council has published its monthly economic update for Auckland. The full report is attached in **Annex One**.

Highlights include:

- *Real* Gross Domestic Product (GDP)* for the year ended June 2025 was 1.0% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was 0.6% fall. Both growth rates were slightly above March 2025, their first improvement (although still negative) since they began falling in mid-2023; similar to their 2020 troughs; below all other periods since 2010.
- *Real* retail sales* for the year ended June 2025 were 2.6% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was a 1.7% fall. Both growth rates continued the improvements of the last several months, but still negative and among the worst since 2009, with Auckland remaining below its 2020 trough, and the rest of New Zealand only slightly above its. Both growth rates had been falling since late 2022.
- *Unemployment rate* for the quarter ended June 2025 was 6.1%: similar to March, mostly rising from 2023 onwards, and worse than during the 2020-2021 Covid lockdowns, but still lower than most of 2009 to 2013.
- *Number of people employed* for the quarter ended June 2025 was 2.3% lower than in June 2024 quarter: the fourth quarter in a row of negative annual growth rates despite population growth, and the worst since 2010.
- *Median house price* for the month of July 2025 was \$975,000 (in real* dollars: slightly below most of the last several months; the same as a year ago; similar to ten years ago (2015); 36% below the 2021 peak).
- *Number of houses sold* for the year ended July 2025 was 23,568: similar to the previous month; 29% above the May 2023 trough; similar to 2017-2020; but 35% below the July 2021 peak.
- *Average weekly rent* for the month of June 2025 was \$678 (in real* dollars: the lowest-equal since late 2022; similar to nine years ago; below 2016 to mid-2022). For the rest of New Zealand, the figure was \$584: similar to June 2025; similar to the last four years (but highly seasonal); 8% above five years ago.
- *Number of new dwellings consented* in the year ended July 2025 was 14,347: similar to June; mostly rising slightly for the previous year; 35% below the September 2022 peak; 5% below the 2019 pre-Covid peak.
- *Real* value of new non-residential buildings consented* in the year ended July 2025 was \$2,299 million: slightly below the previous five months; 15% below a year ago; similar to the 2020 trough and the second-lowest since 2016; 34% below the 2022 peak;
- *Real* value of imports by Auckland seaports* for the year ended July 2025 was \$31.0 billion: rising slightly over the last several months, still 8% below April 2023, but 18% higher than the 2020 Covid trough.

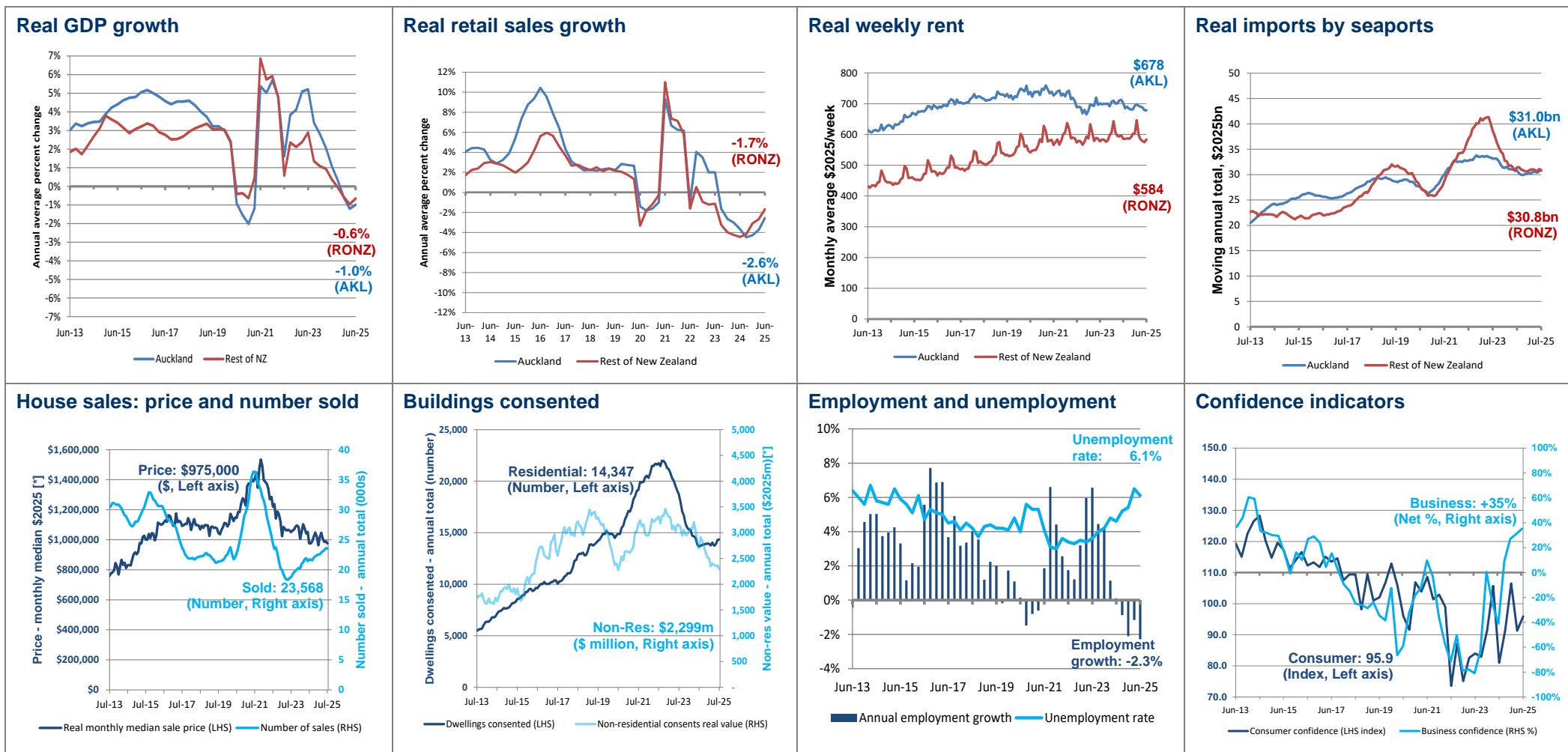


	<p>For the rest of New Zealand, the figure was \$30.8 billion: similar to the last year, 19% above late 2020, and 25% lower than their 2023 post-Covid rebound peak.</p> <p><i>*Note: real dollars/values are after adjusting for the effects of inflation each quarter, so a similar 'real' level means that a value rose at a similar rate to inflation.</i></p>
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Annexes

Annex One: Auckland Economic Update September 2025

Auckland Economic Update – September 2025

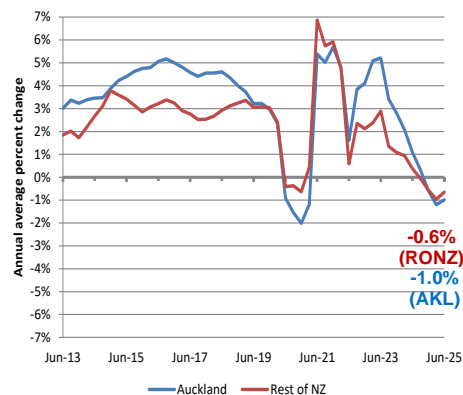


Note: Data is the latest available as at the start of the month, and is for the Auckland region, unless otherwise stated. This is a summary page only. All data sources and technical notes are provided on the next two pages.

Disclaimer: The information in this document is provided in good faith, however, Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document, for any error, deficiency, flaw or omission contained in it.

All enquiries please contact the author Ross Wilson, Economic Analyst, Strategic Advice and Research Unit: Ross.wilson@aucklandcouncil.govt.nz

Real GDP growth



Auckland's real* Gross Domestic Product (GDP) for the year ended June 2025 was 1.0% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was 0.6% fall (see notes). Both growth rates were: slightly above March 2025, their first improvement (although still negative) since they began falling in mid-2023; similar to their Covid-related troughs of 2020; below all other periods since their GFC-related troughs of 2009 and 2010.

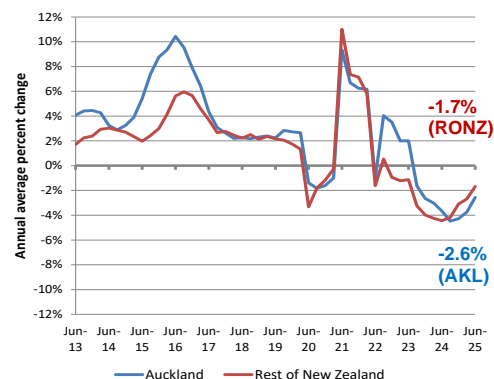
* Real GDP refers to GDP in constant 2024 dollars, to remove inflation.

Lockdowns due to Covid-19 affect results for 2020 onwards. Covid-19 lockdown level 3 began on 23 March 2020.

Latest and historical real GDP figures are modelled estimates, and subject to revision.

Source: Infometrics, *Regional Economic Profile/Quarterly Economic Monitor*.

Real retail sales growth



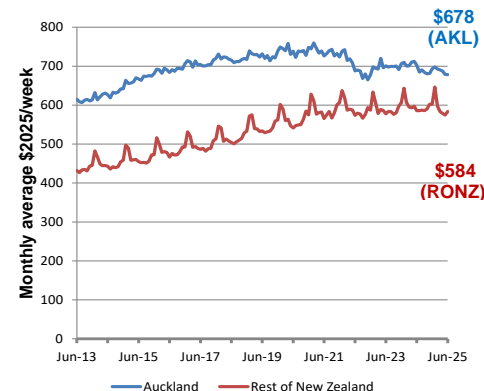
Real* retail sales for the year ended June 2025 were 2.6% lower than for the year ended June 2024; in the rest of New Zealand, the annual change was a 1.7% fall. Both growth rates continued the improvements of the last several months, but still negative and among the lowest (most negative) since 2009 (just after the Global Financial Crisis), with Auckland remaining below its 2020 Covid-related trough, and the rest of New Zealand only slightly above its. Both growth rates had been falling since late 2022.

* Real retail sales have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: These figures exclude non-retail activity captured elsewhere in the retail sales survey.

Source: Stats NZ, *Retail Sales (quarterly)*; Stats NZ, *CPI (quarterly)*; Auckland Council calculations.

Real weekly rent



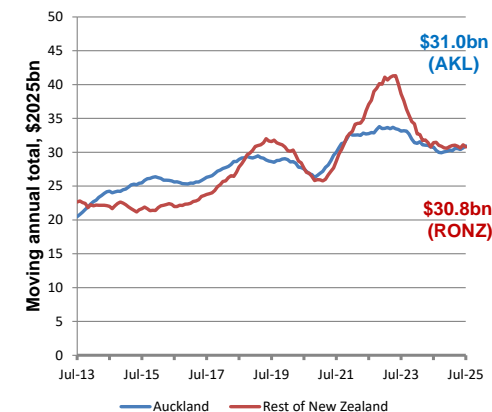
The average weekly rent for the month of June 2025 was \$678 (in real* dollars: the lowest-equal since late 2022; similar to nine years ago; below 2016 to mid-2022). For the rest of New Zealand, the figure was \$584: similar to June 2025; similar to the last four years (but highly seasonal); 8% above five years ago. "Real rent" changes are relative to CPI inflation, so a similar "real" level means rents rose at a similar rate to inflation.

* Real rents have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: Dwelling size and quality may vary over time. Rent is for new rental bonds lodged each month with Ministry of Business, Innovation and Employment, for housing tenancies with private sector landlords (so excludes state housing). Data covers only new bonds, so excludes existing leases from earlier periods whose rent has not changed, or has changed but with no revision to the bond. It also excludes new leases where no bond is lodged. Data is subject to minor revisions.

Source: Ministry of Business, Innovation and Employment, *Regional Rental Prices (monthly)*; Stats NZ, *CPI (quarterly)*; Auckland Council calculations.

Real imports by seaports



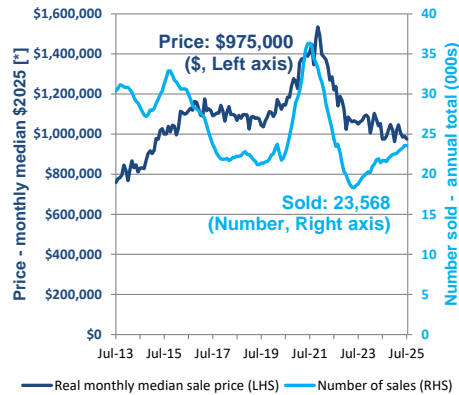
The real* value of imports by Auckland seaports for the year ended July 2025 was \$31.0 billion: rising slightly over the last several months, still 8% below April 2023, but 18% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was \$30.8 billion: similar to the last year, 19% above late 2020, and 25% lower than their 2023 post-Covid rebound peak. From 2024 on, import values for Auckland and the rest of New Zealand were similar to each other.

* Real import values have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI) for tradables, to remove inflation

Note: Import values are cost including freight (CIF). Auckland seaports consist of Port of Auckland on the Waitemata Harbour near the CBD, and Port of Onehunga on the Manukau Harbour (domestic only, no imports); both are owned by Ports of Auckland Limited (POAL).

Source: Stats NZ, *Overseas Cargo Statistics-imports-value \$ CIF (monthly)*; Stats NZ, *CPI Tradables (quarterly)*; Auckland Council calculations.

House sales: price and number sold



The median (not average) sale price of houses sold in Auckland in the month of July 2025 was \$975,000 (in real* dollars: slightly below most of the last several months; the same as a year ago; similar to ten years ago (2015); 36% below the 2021 peak).

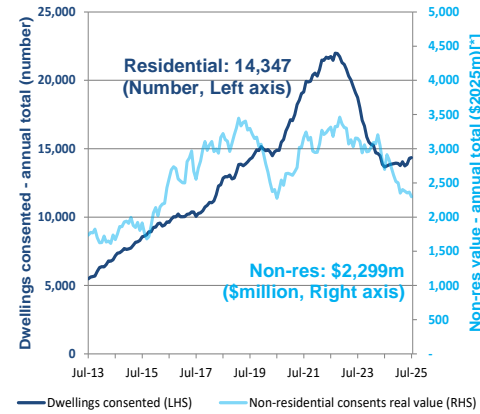
The total number of houses sold in Auckland in the year ended July 2025 was 23,568: similar to the previous month; 29% above the May 2023 trough; similar to 2017-2020; but 35% below the July 2021 peak.

* 'Real' prices for previous months are calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the quarterly consumer price index (CPI).

Notes: The data for 'houses' covers actual sales during the period. Size and quality may vary over time. 'Houses' includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. 'Price' is real* actual sale price (not just listed). REINZ revises recent data each month for numbers sold (usually slightly upwards) and prices.

Source: Real Estate Institute of New Zealand (REINZ), Monthly Property Report (monthly – from website); Stats NZ, CPI (quarterly); Auckland Council calculations.

Buildings consented



The total number of new dwellings consented in Auckland in the year ended July 2025 was 14,347: similar to June; mostly rising slightly for the previous year; 35% below the September 2022 peak; 5% below the 2019 pre-Covid peak.

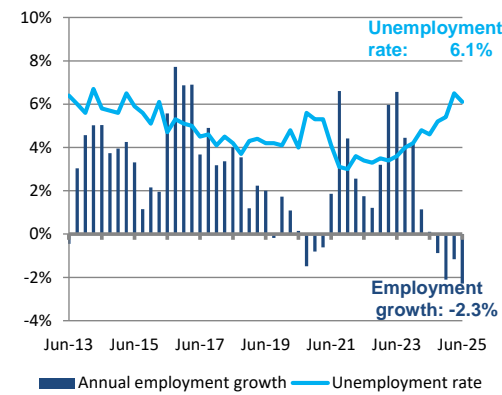
The real* value of new non-residential buildings consented in Auckland in the year ended July 2025 was \$2,299 million: slightly below the previous five months; 15% below a year ago; similar to the 2020 trough and the second-lowest since 2016; 34% below the 2022 peak.

* 'Real' values for previous months have been calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the capital goods price index (CGPI) for non-residential buildings

Note: Projects consented are not necessarily commenced or completed. "New" refers to new buildings (i.e. excludes alterations and additions). Residential number is new dwellings consented, which will exceed new residential buildings as some buildings have multiple dwellings; similarly, it will differ from new residential building consents issued, as some consents are for multiple buildings.

Source: Stats NZ, Building Consents (monthly); Stats NZ, CGPI (quarterly); Auckland Council calculations.

Employment and unemployment



The number of people employed in Auckland in the quarter ended June 2025 was 2.3% lower than in June 2024 quarter: the fourth quarter in a row of negative annual growth rates despite population growth; the worst since 2009-2010 following the GFC.

The unemployment rate in Auckland in the June 2025 quarter was 6.1%: similar to March, mostly rising from 2023 onwards, and worse than during the 2020-2021 Covid lockdowns, but still lower than most of 2009 to 2013.

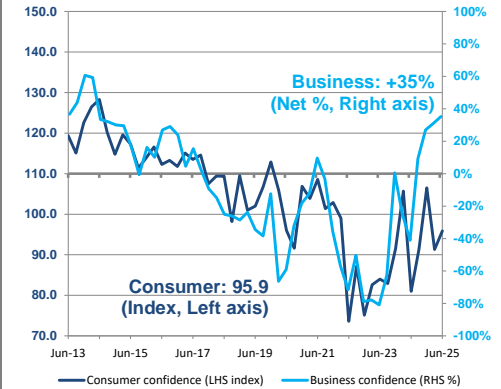
Note: Covid-19 lockdowns began on 23 March 2020, plus wage subsidies, which both affect official employment and unemployment.

Employment data is rebased by Stats NZ each quarter to match latest revisions of historic population estimates.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might or might not have - or be actively seeking - a job.

Source: Stats NZ, Household Labour Force Survey (HLFS) (quarterly).

Confidence indicators



In Auckland, the Westpac McDermott Miller Consumer Confidence Index (CCI) for the June 2025 quarter was 95.9: above most of 2022-2024, but below most of 2009 to 2021.

The NZIER QSBO in Auckland for the June 2025 quarter showed a net 35% of businesses expecting the general business situation to improve over the next three months – the fourth rise in a row, to well above pre-Covid levels, reaching the highest level in eleven years, since 2014.

Note: Left axis is for CCI (consumers: index). For the CCI, a score of greater than 100 shows more optimism than pessimism. Re-scaled 18/9/2024.

Right axis is for QSBO (businesses: net %). The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.

Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).



EVENT BRIEFING

Meeting with the Employers and Manufacturers Association

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021120

Action sought		
	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing	22 September 2025

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Andy Hill	Director Auckland	Privacy of natural persons	✓
Michael Quinn	Head of the Auckland Policy Office		

The following departments/agencies have been consulted
Ministry of Transport and Health NZ

Minister's office to complete:

☐ Approved

☐ Declined

☐ Noted

☐ Needs change

☐ Seen

☐ Overtaken by Events

☐ See Minister's Notes

☐ Withdrawn

Comments



EVENT BRIEFING

Meeting with the Employers and Manufacturers Association

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021120

Purpose

To provide you with background information for your meeting with the Employers and Manufacturers Association on Tuesday, 23 September 2025, 8.50am to 9.20am at the Auckland Policy Office.

Recommended action

The Ministry of Business, Innovation and Employment recommends that you:

- a **Note** the contents of this briefing

Noted

Michael Quinn
Head of the Auckland Policy Office

22 / 09 / 2025

Hon Simeon Brown
Minister for Auckland

..... / /

Background

1. The Employers and Manufacturers Association (EMA) is New Zealand's largest business association. Established in 1886, the EMA provides business services to over 76,000 member companies located across Northland, Auckland, Waikato and the Bay of Plenty.
2. Business services the EMA provides to its members includes Advocacy Services, Exporting Services, Membership Rewards, Member Briefings, Conferences and Events, Manufacturing Services, Training & Development, Legal Services and Consulting, Advice Line and Advisory Support, and access to Members Only Resources. It also provides members with free employment advice, quarterly market briefings, law guides, advice on export opportunities and targeted business training.
3. While the EMA membership is constrained to the top half of the North Island, it has a national reach through its longstanding association with a national network that includes Business NZ, Business Central, Business Canterbury and Business South.

Meeting format

4. The meeting will be held at the Auckland Policy Office on **Tuesday 23rd September 8.50am to 9.20am**. The EMA will be represented by John Fraser-Mackenzie and Alan McDonald. Brief biographies are attached at **Annex One**.

Discussion topics

5. An agenda for the meeting is attached at **Annex Two**, showing the topics that the EMA have indicated that they would like to discuss with you. The New Zealand Herald recently published an opinion piece by Alan McDonald which is attached at **Annex Three**.
6. Note that this meeting immediately follows your meeting with the Tāmaki Makaurau Business Network (the Network). The EMA is a member of the Network and John and Alan will attend both meetings. As such they will have heard your introductory remarks and discussion on issues of interest to the Network.

Specific topic areas

Middlemore Hospital Upgrade Plans

- For Counties Manukau area, the following projects are underway and in public domain:

Project name	Project description	Cost
Core Infrastructure Upgrade	Phased upgrade of essential infrastructure at Middlemore Hospital	\$33.8m
New Specialised Rehabilitation Centre (SRC)	Relocation of the Auckland Regional Spinal Unit from Counties Manukau's Ōtara campus at Middlemore Hospital to a new purpose-built facility	\$136.0m
Acute Radiology Unit Relocation, Middlemore Hospital	Relocate existing radiology department from earthquake-prone Galbraith Building to Harley Gray Building	\$44.5m
Grow Manukau at Manukau	Critical expansion of capacity at Manukau Health Park with supporting infrastructure,	\$316.8m

Project name	Project description	Cost
Health Park	including outpatients, theatres, renal, radiology, and integrated breast care	
Kidz First and McIndoe Building Recladding, Middlemore Hospital	Recladding programme to address leaky building and cladding issues	\$41.9m
Manukau Elective Surgical Hospital Building Recladding, Manukau Health Park	Recladding programme to address leaky building and cladding issues	\$25.1m

New Hospital in Drury to Support Middlemore

- To relieve pressure on Middlemore, you have announced that a new hospital is planned for Drury. This facility will include additional beds, modern surgical theatres and expanded emergency services.
- The Drury hospital is part of a broader \$10.9 billion investment in South Auckland infrastructure, including new rail stations and highways.
- It is expected to be a major employment generator, creating jobs during both construction and operation phases.

Transport

Sequencing of Roads

- Four Roads of National Significance (RoNS) and three Roads of Regional Significance (RoRs) have been identified in Auckland to support economic growth, productivity and housing development, and stimulate investment. These roading projects are in different stages of planning, procurement and construction.
- Specific project updates, based on public information include:
 - Mill Road Stage 1: Start of construction expected mid-2026.
 - O Mahurangi – Penlink: Project completion expected in 2028.
 - East West Link: NZTA is reviewing the project's purpose, form, and scope, and will be reporting back to its Board later this year, following a Supreme Court decision in April 2024 that overturned the Board of Enquiries decision on the East-West Link project.
 - Ara Tūhono - Warkworth to Te Hana: The procurement process for Ara Tūhono – Warkworth to Te Hana Corridor (Section 1 Warkworth to Wellsford) as a Public Private Partnership (PPP) is underway, with a preferred bidder expected to be announced in early 2026 and contract finalised by the middle of next year. Detailed design and construction are expected to start in late 2026.
 - SH16 North-west Alternative State Highway: This project is currently in the appeal period. Submitters had 15 working days in which they could appeal to the Environment Court, against the whole or any part of the Notice of Requirement from NZTA.
 - Waihoehoe Road Upgrade: Start of construction expected early 2026.
 - SH1 Papakura to Bombay: Construction of Stage 1 (Papakura to Drury) has commenced and is being delivered in three sub-stages (Stage 1A, Papakura

interchange and Park Road bridge), (Stage 1B1, the Bremner Road bridge over the North Island Main Trunk Line) and (Stage 1B2, Otuwairoa Slippery Creek bridge). Work on Stage 2 (Drury to Bombay) is focused on route protection.

Time of Use Charging:

- Congestion is effectively a tax on time, productivity, and economic growth and like any tax, this Government is keen to reduce it. A recent Auckland Transport study estimates it could cost the city around \$2.6 billion annually by 2026.
- Modelling shows that effective time of use charging could reduce peak-time congestion to levels typically seen during school holidays - significantly improving travel times and overall network efficiency.
- The Land Transport Management (Time of Use Charging) Amendment Bill has been reported back to the House. The Select Committee has recommended refining aspects of the legislation including the role of local government and the use of revenue by:
 - requiring the appointment of an Independent Chair, when a local authority partners with NZTA
 - ring-fencing net revenue so it is spent on initiatives that improve mobility within the area where a scheme operates
 - enabling limited exemptions for large public transport vehicles.
- The Bill is on track to pass by the end of the year.

Transport Governance reform

- The Local Government (Auckland Council) (Transport Governance) Amendment Bill has been recently introduced.
- The Bill will increase democratic accountability for local transport decision-making by returning most transport functions to Auckland Council and strengthen the role of Government and Auckland Council in long-term transport planning through the establishment of the Auckland Regional Transport Committee and development of a 30-year transport plan for Auckland.
- The Bill contains transitional provisions that will guide the shift to new arrangements. A six-month transitional period will apply, signalling a timely transition while outlining the actions required for a successful transition.
 - During transition, the transport CCO will continue with the existing operational functions of Auckland Transport until directed to stop by Auckland Council, enabling the current management of Auckland Transport to focus on delivering existing work.
 - Auckland Council will appoint a transition director responsible for preparing a transition plan. This will set out the transition approach and timeline, deal with employment matters and outline how assets, liabilities and contracts will be shifted to Auckland Council.
- The Bill has been referred to the Transport and Infrastructure Select Committee, and the public will soon have the opportunity to make submissions.

Updates on EMA engagement across other portfolios:

Holiday's Act

- The EMA has been advocating for a reform of New Zealand's Holidays Act 2003, arguing it's too complicated and costly for businesses. The organization supports a proposed shift to a simpler, hours-based accrual system for leave, aiming to reduce errors and

complexity for both employers and employees in managing entitlements like annual and sick leave.

- Minister van Veldon is progressing reforms and will release an exposure draft of the draft Bill being for consultation. The EMA is engaging with its members via a series of 'Holidays Act Roadshows that it will be hosting in October, visiting Whangārei, Rotorua, Hamilton, Tauranga, and Auckland.

Early Childhood Education funding

- A Ministerial Advisory Group (MAG) has been established to review the ECE funding system, aiming to make it simpler, fairer, and more effective.
- The review is financially neutral, meaning no funding will be cut, but it seeks better value for the existing \$2.7 billion annual spend.
- Key goals include:
 - Reducing costs for families.
 - Supporting parents to return to the workforce.
 - Ensuring funding models reflect diverse family needs, especially those with non-traditional work patterns
- The review's emphasis on enabling workforce participation, economic return on investment, and business sustainability aligns with EMA's general advocacy for policies that support employers and economic growth.

Annexes

Annex One: Biographies

Annex Two: Agenda

Annex Three: New Zealand Herald opinion piece by Alan McDonald

ANNEX ONE: Biographies



John Fraser-Mackenzie, Chief Executive, EMA

John was appointed the Chief Executive for the EMA in June 2024. As the Chief Executive, his focus is on increasing the prosperity of New Zealand through better business.

John has significant senior leadership and commercial experience prior to joining the EMA including private sector finance roles at HJ Heinz, Goodman Fielder NZ and Metro Performance Glass.



Alan McDonald, Head of Advocacy, Strategy and Finance, EMA

Alan has worked at the EMA for 9 years. As Head of Advocacy, Strategy and Finance he is responsible for campaigns to lobby central and local government in support of New Zealand businesses.

Key areas of interest include employment relations legislation, resource management system reform, the provision of critical infrastructure to lead and support business development, skills and training, immigration, local and central government business related issues, health and safety/ACC legislation and creating support for our exporters.

ANNEX TWO: Agenda

Auckland Policy Office, Level 7/ 167B Victoria Street West Auckland City

Tuesday 23 September 2025

8:50am – 9:20am

EMA Attendees:

- John Fraser-Mackenzie
- Alan McDonald

	Item	Speaker(s)
1.	Welcome and introductory remarks on the Auckland Portfolio	Hon Simeon Brown
2.	EMA situation update	John Fraser-Mackenzie
3.	Discussion topics of interest: <ul style="list-style-type: none">• Middlemore hospital upgrade – timing and employment opportunities• New hospital in South Auckland to meet population growth in Pukekohe/Drury• Transport – sequencing of road projects, congestion charging and governance reforms• Updates on EMA engagement across other portfolios:<ul style="list-style-type: none">- Holiday's Act- Early Childhood Education funding	Alan McDonald
4.	Next steps and close	Hon Simeon Brown

ANNEX THREE: New Zealand Herald opinion piece by Alan McDonald

Now's the time for Auckland to get moving again – Alan McDonald

21 September, 2025 12:00 PM

THE FACTS

- **The Government has announced a \$70 million funding package for major events and tourism.**
- **The coalition is investigating removing event limitations at Eden Park to maximise its use.**
- **Auckland's City Rail Link will provide a peak capacity of about 19,000 passengers per hour when it opens.**

The Government's announcement of a funding boost for major events and tourism is a welcome shot in the arm for Auckland, and it couldn't have come at a better time.

While the \$70 million of funding is national in scope, it's critical Auckland receives its fair share. It's often politically unpalatable for governments to be perceived as spending too much in Auckland. Too often per capita funding doesn't stack up in our favour and that imbalance has real consequences.

Auckland is the best-placed city in New Zealand for hosting large-scale stadium events – think Coldplay and other global acts – and we need to ensure we're resourced to do so. These events bring in visitors, drive spending and inject energy into the city.

Some residents won't agree but Eden Park costs too much to be so under-utilised. The business community needs to get behind and support the review of its current use to push for greater utilisation. When big acts come here, they also add other venues around the country.

But events alone aren't enough. Auckland has long been seen as a gateway city to the country rather than a destination. That needs to change. We have a vibrant waterfront, bustling markets, quality shopping in Lower Queen St and a cultural scene that's growing in size and confidence.

The waterfront precincts (Viaduct, Lower Queen St, Tamaki Drive) and the Waitākere continue to evolve as attractions, and with the right promotion, Auckland can become a place where tourists stay longer and spend more.

Cruise ship visits are down, partly because of biofouling regulations and other factors. Work is under way to manage these better, but we also need to improve the visitor experience.

The Port of Auckland fast-track consent is a step in the right direction – allowing for increased container volumes while also creating a more welcoming arrival point for tourists.

But this isn't just about tourism – it's about co-ordination. The City Rail Link (CRL) is nearing completion and when it opens, we need to be ready. People will return to the city after years away. But what will they find?

We need events, attractions and a clear plan to reintroduce Aucklanders to their own city.

Traffic patterns have changed and parts of the city have been closed off. There's a real need for attractions, education and confidence-building to get people back into town and make them want to come back again.

The NZ International Convention Centre (NZICC) will bring thousands into the city. Hotels are being built in anticipation, but we can't rely solely on international visitors. A domestic attraction

strategy must be part of the tourism mix. Auckland needs to be seen as a vibrant, exciting place to visit for everything we offer.

And let's not forget the wider Auckland region. From Warkworth to the Bombay Hills, Auckland is vast and diverse. Unemployment is higher than the national average, particularly in South and West Auckland. The answer isn't more money – it's smarter use of the funding we already have.

The Government's Budget included funding for 140 new classrooms and \$600m for hospital upgrades. As work at Auckland Airport winds down, we should be sequencing these projects to absorb that workforce and create new jobs in the south and west.

Auckland Airport's procurement model, which prioritised local employment, is a blueprint we should replicate.

The Auckland regional deal, the first of its kind, is another opportunity. We need a co-ordinated set of initiatives to boost productivity, employment and social wellbeing.

Papakura and Drury are ripe for development. Let's fast-track housing consents, build new rail stations and support industrial growth. The private sector is already moving – government, local and central, needs to keep pace.

Growth isn't limited to the south. Warkworth is booming, with commuters now regularly travelling into the city. We need the education and health infrastructure to support that growth in these areas. These are the kinds of questions the regional deal must address.

Auckland has strengths we often overlook. Rocket Lab is based in Mt Wellington and a growing number of manufacturers supply its operations. We have a high-tech cluster built on aerospace and marine engineering, supported by our yachting legacy.

Our universities and medical schools are world-class, but under-integrated into the business community. That needs to change.

We also have a thriving arts scene. Yes, there's always a bit of Auckland vs Wellington rivalry, but ours is better and growing! Our film industry is strong, with some of the country's largest studios based here. Let's build on that.

Auckland doesn't need to be a "tech city" – every city wants that label and we can't hope to compete with the billion dollars Larry Ellison just gave Oxford in Britain to create a tech hub. But we can be a tech-enabled city.

That means leveraging our strengths in med tech, film, gaming, engineering and education to create a well-rounded, future-focused urban economy. Let's double the city centre population and support that with infrastructure such as schools and pocket parks.

We're backing a re-energised Committee for Auckland and we're part of the Tāmaki Makaurau Business Network. The Employers and Manufacturers Association has been part of Auckland's fabric for nearly 140 years, and we're committed to helping Auckland thrive.

Auckland is the country's commercial engine. It's not the only one – Wellington and Christchurch are vital too – but Auckland's footing is critical. And our links to the Waikato, Bay of Plenty and Northland make us a regional powerhouse. The regional deal must reflect that.

We've got momentum: the regional deal, the NZICC, the CRL, the port and airport expansions and now this tourism announcement. Let's not waste it. Let's sequence the projects, co-ordinate the efforts and get Auckland moving again.



EVENT BRIEFING

Opening of ten new dwellings at Stevenson Village

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0019269

Action sought		
	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing	Click here to enter a date.

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Andy Hill	Director Auckland	Privacy of natural persons	✓
Michael Quinn	Head of the Auckland Policy Office		

The following departments/agencies have been consulted

Minister's office to complete:

☐ Approved

☐ Declined

☐ Noted

☐ Needs change

☐ Seen

☐ Overtaken by Events

☐ See Minister's Notes

☐ Withdrawn

Comments

EVENT BRIEFING

Opening of ten new dwellings at Stevenson Village

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0019269

Purpose

To provide you with logistical information and a draft speech ahead of your attendance at the opening of ten new dwellings at Stevenson Village on 23 September 2025 from 8:00am to 9:00am.

Recommended action

The Ministry of Business, Innovation and Employment recommends that you:

- a **Note** the contents of this briefing

Noted



Michael Quinn
Head of the Auckland Policy Office

22 / 09 / 2025

Hon Simeon Brown
Minister for Auckland

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Logistics

1. You are scheduled to arrive at Stevenson Village at 7:55 am. Parking has been reserved for the you down the driveway at 6B/8 Botany Road.
2. Upon arrival, you will be greeted by Charles Miller, Chair of the HBH Board, who will also deliver the opening welcome.
3. The venue is outdoors, with seating arranged on the deck of the new units for key speakers and guests. Most attendees will be seated or standing under a marquee adjacent to the units.
4. The event will begin with a karakia and waiata, followed by a welcome from Charles Miller. Kylie Windle, HBH's General Manager of Housing & Projects, will provide an overview of the development. You are scheduled to speak at 8:30 am for approximately five minutes. Either the Board Chair or HBH CEO Juliette Tuckey will introduce you, with Julitte also delivering closing remarks. A runsheet for the event is attached at **Annex One** and a draft speech is attached at **Annex Two**.
5. Following the speeches, you will be asked to partake in a ribbon-cutting ceremony with HBH representatives. Morning tea will be served at 8:50 am, and guests will be invited to tour the new Block A units from 9:15 am.
6. The dress code is weather-appropriate outdoor attire. The Board Chair will wear a suit without a tie.
7. Approximately 80 to 100 guests are expected to attend, including HBH Board members and staff, Howick Local Board members, iwi representatives from Ngai Tai ki Tamaki, building contractors and consultants, funders, shareholders, and residents of Stevenson Village.
8. Biographies of key attendees are included at **Annex Three**.

About Stevenson Village and HBH Group

9. Stevenson Village was established in 1974 as a charitable initiative by the local RSA and Sir William and Lady Stevenson. Located in Howick, the village was designed to provide affordable rental housing for older people, particularly returned servicemen. It originally offered 36 independent living units, creating a community-centred environment. Residents enjoy private living spaces and communal gardens, with the village enabling residents to connect through shared activities.
10. In recent years, Stevenson Village has been managed by HBH Group, a not-for-profit Community Housing Provider dedicated to supporting older New Zealanders through housing, care, and community services. HBH's mission is to deliver homes in affordable and supportive environments that respect independence and foster genuine community.
11. The new development adds ten additional social housing units, responding to growing demand and demographic pressures such as the "boomer bulge" and the increasing number of retirees without home ownership.

Risks and mitigations

12. We have not identified any risks associated with this event.

Communications/Media

13. Times Media, a local publication, has been invited to cover the event.

Contacts

Name	Position / organisation	Contact details	Notes
Charles Miller	Chair, HBH Board	Privacy of natural persons	Will meet you on arrival
Kylie Windle	HBH Group Manager Housing & Projects		Contact for logistics and speech
Jeanne Atiwag	HBH Community Engagement		Contact for photography consent and media follow up

Annexes

Annex One: Runsheet

Annex Two: Draft speech

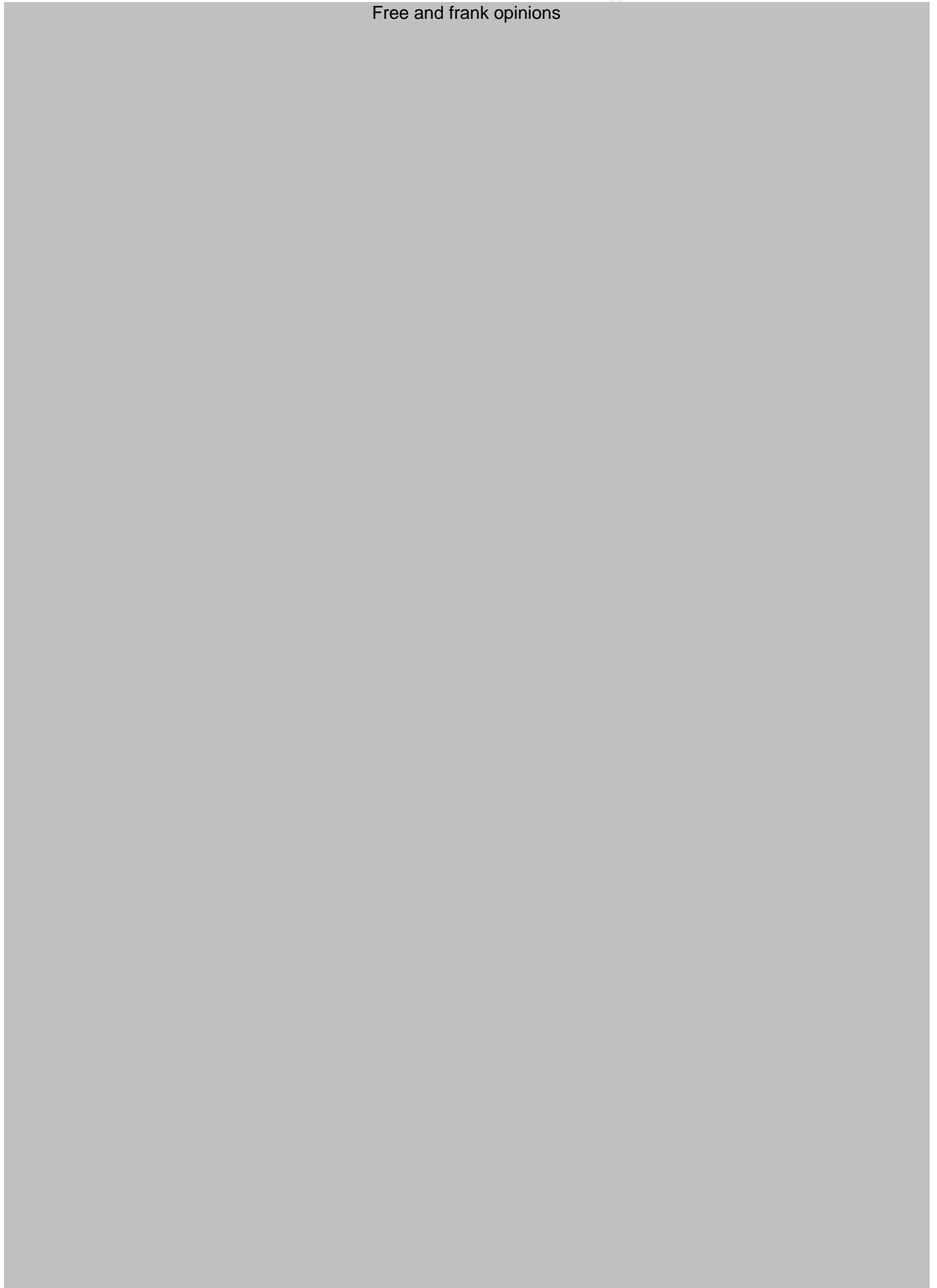
Annex Three: Biographies of key attendees

Annex One: Runsheet

	
8:00AM	KARAKIA / KARANGA HBH
8:10AM	OPENING AND WELCOME OF DIGNITARIES Charles Miller - HBH Board Chair
	WAIATA All
8:20AM	OVERVIEW OF THE PROJECT Kylie Windle - HBH GM Housing & Projects
8:30AM	GUEST SPEAKER Hon. Simeon Brown
8:35AM	CLOSING Juliette Tuckey - HBH CEO
8:40AM	WAIATA All
8:45AM	RIBBON CUTTING CEREMONY Hon. Simeon Brown & HBH Representatives
8:50AM	MORNING TEA All
FROM 9:15AM	TOUR OF BLOCK A UNITS All



Free and frank opinions












Free and frank opinions



Annex Three: Biographies of key attendees

	<p>Charles Miller, Chair HBH Board</p> <p>Charles Miller is the Chair of the HBH Group Board, bringing strategic leadership and governance expertise to the organisation. With a background in science and extensive experience in the not-for-profit and aged care sectors, Charles plays a pivotal role in guiding HBH's mission to support older people to age well and live fully.</p> <p>Under his leadership, HBH has expanded its services across care, housing, and community initiatives. Charles is known for his commitment to purpose-driven leadership, and he continues to champion innovation, equity, and sustainability in aged care through his role on the Board and broader community engagement.</p>
	<p>Juliette Tuckey, CEO HBH</p> <p>Juliette has worked for over 20 years in general management and CEO roles in the hospitality and aged care sectors.</p> <p>She has been at HBH Senior Living since January 2021, starting as Group General Manager before becoming CEO in February 2023.</p> <p>Prior to joining HBH, Juliette ran her own consulting business providing training and support for healthcare organisations. She was also active as a facilitator, mentor and culture change coach.</p>
	<p>Kylie Windle, Group Manager Housing & Projects</p> <p>As Group Manager of Housing & Projects at HBH Senior Living, Kylie leads strategic housing initiatives for older adults. With a strong background in property and community development, she has been instrumental in projects such as the Stevenson Village expansion and the refurbishment of Howick Views Apartments.</p> <p>Her leadership supports HBH's mission to provide affordable, secure housing and connected communities for seniors. Kylie also co-directs Windle Property Investments and brings a deep commitment to social impact, equity, and inclusive care.</p>

	<p>Jada MacFie, CEO of Ngai Tai ki Tamaki</p> <p>Jada MacFie was appointed Chief Executive of Ngāi Tai ki Tāmaki in early 2023. A long-serving Board member of the Ngāi Tai ki Tāmaki Trust, she brings deep governance and leadership experience to the role.</p> <p>Prior to her appointment, Jada was General Manager of Connections and People at the Tāmaki Regeneration Company. Her leadership is grounded in her whakapapa and commitment to iwi-led development.</p>
	<p>Damian Light, Chair, Howick Local Board</p> <p>Damian Light is the current Chair of the Howick Local Board in Auckland, elected in 2022. Born in 1983 and raised in Auckland, Light previously led the United Future political party in 2017.</p> <p>He has a background in business improvement and governance, with nearly 20 years' experience, and is a member of the NZ Institute of Directors. Light is known for his focus on transparency, community engagement, and delivering local projects, such as youth spaces and libraries.</p>
	<p>Bo Burns, Deputy Chair, Howick Local Board</p> <p>Bo Burns is the Deputy Chair of the Howick Local Board, born and raised in Howick where she still lives with her husband and two daughters. With over 23 years as a local business owner, Bo is known for her energy, innovation, and commitment to the community.</p> <p>Bo is dedicated to delivering results, supporting local businesses, and preserving Howick's historic beauty and culture. She is passionate about family, community, and caring for the elderly.</p>
	<p>John Spiller, Howick Local Board member</p> <p>John Spiller is a long-serving member of the Howick Local Board, first elected in 2010. Coming from a family with a strong tradition of community service, he is passionate about preserving Howick's unique heritage and natural environment.</p> <p>John is actively involved in conservation, supporting projects like the Mangemangeroa Reserve restoration and Pest Free Howick. John advocates for outstanding recreational and sporting facilities, quality parks, and coastal protection.</p>



EVENT BRIEFING

Meeting with the Tāmaki Makaurau Business Network

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021118

Action sought		
	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing	23 September 2025

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Andy Hill	Director Auckland	Privacy of natural persons	✓
Michael Quinn	Head of the Auckland Policy Office		

The following departments/agencies have been consulted

Minister's office to complete:

☐ Approved

☐ Declined

☐ Noted

☐ Needs change

☐ Seen

☐ Overtaken by Events

☐ See Minister's Notes

☐ Withdrawn

Comments



EVENT BRIEFING

Meeting with the Tāmaki Makaurau Business Network

Date:	22 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021118

Purpose

To provide you with background information for your meeting with the Tāmaki Makaurau Business Network on Tuesday, 23 September 2025, 8:20 am to 8:50 am at the Auckland Policy Office.

Recommended action

The Ministry of Business, Innovation and Employment recommends that you:

- a **Note** the contents of this briefing

Noted

Michael Quinn
Head of the Auckland Policy Office

22 / 09 / 2025

Hon Simeon Brown
Minister for Auckland

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Background

1. The Tāmaki Makaurau Business Network (the Network) has been established to provide a unified voice for the Auckland business community into central government. The Network is convened by MBIE and is co-chaired by a business and central government representative. Viv Beck, Chief Executive of Heart of the City, is the business co-chair and Michael Quinn, Head of the APO, is the central government co-chair.
2. The Network meets monthly to discuss issues and opportunities for the Auckland business community. Recent discussions have focussed on the role of the Network and how it can leverage its significant combined membership, particularly across Auckland's SME community, to influence positive outcomes for the city and sector.
3. While these discussions are ongoing, the Network values the opportunity to engage with you as Minister for Auckland. They see themselves as advocates for their combined membership and are seeking opportunities to not just inform you of the challenges and opportunities facing Auckland businesses, but to influence government decision making that impacts their members.
4. To ensure that the group remains relevant to city-wide discussions, Rupert Hodson, Executive Director of the Committee for Auckland has joined the Network. Rupert brings a strong strategic lens, building on the benchmarking work the Committee has progressed through its State of the City report series, and connections to the 'bigger end of town'.
5. The Network has also welcomed Julie White, CEO of the Travel Agents Association of New Zealand. Julie strengthens the Networks connection to Auckland's 'gateway' role, including linkages to the wider tourism and cruise sector.
6. Short biographies of business members are included at **Annex One**.

Meeting Format

7. The meeting will be held at the Auckland Policy Office in person on **Tuesday 23rd September 8:20 am to 8:50 am**. The majority of attendees will join in person.
8. You have agreed to meet quarterly with the Network. You last met with them on 18 March this year but were unable to meet last quarter.

Discussion topics

9. The Network have met to discuss topics of interest to members and these are reflected in the agenda attached at **Annex Two**.

Introductory remarks

- Your introductory remarks are an opportunity for you to acknowledge the significance of Auckland to the national economy and the importance of the city's business leaders in delivering economic growth, both regionally and nationally.
- The Network will likely state that the Auckland SME community is struggling and make a case for increased government engagement with the city. You have recently received the draft consolidated central government work programme in Auckland [BRIEFING-REQ-0020487 refers]. While acknowledging economic headwinds, you may wish to note the breadth of government work that is underway across the city.
- It may also be valuable to remind the Network of your role as both an advocate for Auckland in Cabinet as well as coordinating government initiatives and investment in the

city. They would welcome your acknowledgment of the value in hearing directly from the Network on opportunities for government and business to collectively unlock economic growth opportunities in Auckland.

Specific topic areas

Leveraging the opening of CRL

- While the network remains concerned that the date of the CRL opening has yet to be made public, they would welcome the opportunity to engage positively on how the business community can assist in maximising the opportunity that the opening presents to showcase and activate the Auckland city centre.
- The recent Auckland Fortnightly report [BRIEFING-REQ-0020789] includes an update on the timing and readiness of the CRL. It confirms that 'hard construction' is expected to be completed by December 2025, with fewer road closures.
- You may wish to inform them of this date, noting that the completion of street level works before Christmas will be significant for central city businesses and is an opportunity for activation activity.
- Additionally, you could ask the Network what type of activation or maximisation of the CRL opening they envision and who would be responsible for driving that effort.

Business engagement in City and Regional Deals

- The Network have been positive about the opportunity that a City and Regional Deal (CRD) represents for the city, and some of the membership (notably the Committee for Auckland, EMA and Auckland Chamber) were involved in advising the initial Auckland Council proposal.
- However, they have expressed some concern that the CRD is being progressed without engagement with the business sector. They would welcome an opportunity to support discussions to ensure that their membership is best placed to support delivery of economic growth outcomes.
- Given the tight timing and process for confirming the first CRD, you are constrained in your ability to directly comment on this request. You may wish to acknowledge the important role the sector will play in delivery of any Auckland Deal, noting the 10-30 year time horizon of the CRD framework.

Major events – approach for longer term

- The Network are strong advocates for major events in Auckland and support enduring funding arrangements to enable an ongoing pipeline of events. They support the Mayor's proposal for an accommodation levy and have expressed disappointment that this has been rejected to date.
- The recent announcement by Minister Upston and the Prime Minister of additional short-term funding for major events has been welcomed. Alongside the potential to widen the scope, scale and frequency of events at Eden Park, the Network sees significant opportunity for Auckland in this announcement.
- You may wish to acknowledge the importance of Auckland as our international gateway and as our largest population base for attracting and delivering events at scale. There may be an opportunity in this discussion to acknowledge that there is work underway, including in relation to Eden Park (the investigation into its resource management limits), to provide an enduring solution for funding and hosting major events in Auckland. You

are on record as stating that an accommodation levy will not be progressed in this term of government, but you may wish to comment on future opportunities for engagement with business on this or other funding solutions.

Job creation

- Recent employment statistics have identified that metro centres including Auckland have higher unemployment than other regions. The Auckland Regional Household Labour Force Survey – Quarterly Overview that was provided to you in a recent Auckland Fortnightly report [BRIEFING-REQ-0020040] showed that the unemployment rate in Auckland for June 2025 was 6.1%, slightly below 6.4% in March 2025, but the highest June rate since 2013.
- Whāriki and the Pacific Business Trust representatives may draw your attention to the unemployment rate for Māori and Pacific peoples which is higher than other ethnic groups. The unemployment rate for Māori in Auckland for the year to June 2025 is 12.4% (up from 9.7% on the year to June 2024) and for Pacific peoples is 11.0% (up from 8.2%).
- Other members of the Network, notably EMA and Retail NZ, may note that calls from members to their helplines continue to include questions relating to business restructuring and redundancies to reduce costs.
- In response, you may wish to note government initiatives to invigorate development such as the fast-track consenting regime, with the first project conformed through that process being the Bledisloe and Ferguson Wharf redevelopments here in Auckland.
- Significant investment is being made in the Auckland roading network and regional developments in Drury and Kingsland, the completion of the CRL and New Zealand International Convention Centre, the major events funding package and commitments to locate the New Zealand Advanced Technology Institute in Auckland will all accelerate economic growth opportunities in 2026 and beyond.

Closing remarks




- As noted, the TMBN seeks a more active role in supporting you as the voice of the Auckland Business Community. The breadth of membership (size, sector etc.) and the ongoing commitment by members to the Network over a number of years, suggests that there is value in ongoing engagement.
- You have agreed to meet quarterly, although the date of the next meeting has yet to be confirmed.

Annexes

Annex One: Tāmaki Makaurau Business Network biographies

Annex Two: Agenda

Annex One: Biographies

	<p>Viv Beck, Chief Executive, Heart of the City</p> <p>Viv has been Chief Executive of HOTC since 2015 and the business co-Chair of the TMBN since July 2024.</p> <p>She has had a diverse career spanning the public, private and not-for-profit sectors. Viv's previous roles have included governance and senior corporate roles, leading a medium-sized design and print agency; and involvement with start-ups.</p> <p>Viv is a strong advocate for city centre safety and was instrumental in establishing a Queen's Wharf Safety Hub for the FIFA Women's World Cup.</p>
	<p>Simon Bridges, Chief Executive, Auckland Business Chamber</p> <p>Simon has been Chief Executive of the Auckland Business Chamber since July 2022. Prior to this, he was the Member of Parliament for Tauranga for over 13 years. While in Parliament he was leader of the National Party from 2018-2020 and in the previous National-led government served as a Minister across numerous portfolios including Economic Development.</p> <p>Before entering politics, Simon was a Crown Prosecutor and Litigation Lawyer.</p>
	<p>Pam Ford, Director Economic Development, Tātaki Auckland Unlimited</p> <p>Pam leads the Economic Development group at Tātaki Auckland Unlimited, the region's cultural and economic development agency.</p> <p>Pam has worked in economic development and international trade and investment since 2001, with roles in both central and local government. Prior to this, she worked as an international marketing professional in the private and not for profit sectors.</p> <p>Pam received the Economic Development New Zealand (EDNZ) Commendation for Distinguished Service Award in 2018 and was Chair of EDNZ from 2019-2023.</p>



Heta Hudson, Chair, Whāriki

Heta has been Chair of Whāriki, the Māori business association, since 2017 and is a Director of Ngati Awa Group Holdings Ltd.

He is a partner at Findex and has established his own business support practice, Kākano Advisory. Heta works with a broad range of businesses from iwi organisations to SMEs. His focus is on export development, Māori business development, project facilitation (particularly in relation to joint ventures with Māori organisations) and business planning.



Mary Los'e, Chief Executive Officer, Pacific Business Trust

Mary joined the Pacific Business Trust as CEO in February 2023 and is working to establish the Trust as the Pacific Economic Development Agency.

Mary has a background in communications and has worked in both government and business.



Alan McDonald, Head of Advocacy, Strategy and Finance at the EMA

Alan has worked at the EMA for 9 years. As Head of Advocacy, Strategy and Finance he is responsible for campaigns to lobby central and local government in support of New Zealand businesses.

Key areas of interest include employment relations legislation, resource management system reform, the provision of critical infrastructure to lead and support business development, skills and training, immigration, local and central government business related issues, health and safety/ACC legislation and creating support for our exporters.



Carolyn Young, Chief Executive, Retail New Zealand

Carolyn has been CE at Retail NZ since July 2023.

Prior to joining Retail NZ, Carolyn had a career in sports administration including leadership of Special Olympic New Zealand and Netball Central Zone.

Carolyn is based in Wellington. Her priorities for Retail NZ include supporting the sector through challenging economic conditions and advocating for measures to address retail crime.



Rupert Hodson, Executive Director, Committee for Auckland

Rupert has stepped into the newly created role of Executive Director for the Committee for Auckland, to lead the organisation. He is on a 12-month secondment from BECA, where Rupert was the Regional Manager for Northern New Zealand.



Julie White, Chief Executive Office, Travel Agents' Association of New Zealand (TAANZ)

Julie stepped into the role as CEO of TAANZ in September last year. As the head of the TAANZ, she leads in advocating for New Zealand travel agents, promoting professionalism and supporting the growth and sustainability of the travel industry.

Prior to her current role, she was the Chief Executive of Hospitality New Zealand. She has over 20 years of experience across the hospitality sector, including agency management, hotel operations and broader industry advocacy.



Annex Two: Agenda

Auckland Policy Office, Level 7/ 167B Victoria Street West Auckland City

Tuesday 23 September 2025

8:20am – 8:50am

TMBN attendees:

- Viv Beck - Co-Chair (Hearty of the City)
- Michael Quinn - Co-Chair (APO)
- Pam Ford (Auckland Council)
- Rupert Hodson (Committee for Auckland)
- Mary Los'e (Pacific Business Trust)
- Alan McDonald (EMA)
- Julie White (TAANZ)
- Carolyn Young (Retail NZ)
- Andy Hill (MBIE) - Convenor

Apologies:

- Simon Bridges and Josh Beddell (Auckland Business Chamber)
- Heta Hudson (Whāriki)

Agenda

	Item	Speaker(s)
1.	Welcome & introduction of new members	Michael Quinn
2.	Introductory remarks on the Auckland Portfolio	Hon Simeon Brown
3.	Situation update	Viv Beck
4.	Discussion topics of interest <ul style="list-style-type: none">• Leveraging the opening of CRL• Business engagement in City/Regional Deals• Major events – approach for longer term• Job creation	All, facilitated by Viv Beck
5.	Next steps and close	Viv Beck & Michael Quinn



EVENT BRIEFING

Tāmaki Regeneration Visit

Date:	29 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021492

Action sought		
	Action sought	Deadline
Hon Simeon Brown Minister for Auckland	Note the contents of this briefing	30 September 2025

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Michael Quinn	Head of the Auckland Policy Office	Privacy of natural persons	
Andy Hill	Director Auckland		✓

The following departments/agencies have been consulted
Ministry of Housing and Urban Development

Minister's office to complete:

☐ Approved

☐ Declined

☐ Noted

☐ Needs change

☐ Seen

☐ Overtaken by Events

☐ See Minister's Notes

☐ Withdrawn

Comments



EVENT BRIEFING

Tāmaki Regeneration Visit

Date:	29 September 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRIEFING-REQ-0021492

Purpose

To provide you with logistical details and background information ahead of your visit to Tāmaki Regeneration on 30 September 2025 from 11:30 am to 12:30 pm.

Recommended action

The Ministry of Business, Innovation and Employment recommends that you:

- a **Note** the contents of this briefing

Noted

Michael Quinn
Head of the Auckland Policy Office

29 September 2025

Hon Simeon Brown
Minister for Auckland

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Logistics

1. You are visiting the Tāmaki Regeneration office at 244 Apirana Avenue, Glen Innes, Auckland on Tuesday 30 September 2025 from 11:30 am to 12:30 pm.
2. You will be met by the Tāmaki Regeneration Company (TRC) Board Chair, Evan Davies who will host your visit. Also in attendance will be TRC CE Shelley Katae and Daniel Henderson, General Manager Development & Commercial. Short biographies are attached at **Annex One**.
3. Evan will present a short overview of the Tāmaki Regeneration programme. You will then be taken on a 35 minute car tour of the TRC developments. The tour will pass through the Panmure and Glen Innes Town Centres, visiting a number of TRC's large-scale development sites. Due to time constraints, TRC advise that you will not be able to get out onto the working sites, but there are plans to stop outside several of them.
4. A runsheet for the visit is attached at **Annex Two**.

About the Tāmaki Regeneration Company

5. Tāmaki Regeneration Company (TRC) is a Crown-owned company¹ (59 per cent Crown², 41 per cent Auckland Council) leading New Zealand's largest urban regeneration programme in the Tāmaki area. Its subsidiary, Tāmaki Regeneration Limited (TRL), was established in 2016 to hold Crown housing assets, with the Crown fully funding it through preference shares.
6. The Tāmaki area, comprising Panmure, Point England, and Glen Innes, has a high concentration of aging social housing (about 60 per cent). It has also had historically low incomes, poor health and education outcomes, and high unemployment and crime, leading to significant central and local government investment in the area. The renewal of the aging public housing stock was seen as an opportunity to drive wider social and economic regeneration.
7. TRC's three delivery priorities are building quality homes and neighbourhoods, providing community housing, and leveraging redevelopment to enable greater social and economic outcomes. Since 2021, the programme has shifted away from market-led delivery to centrally funded delivery with a stronger focus on increasing housing supply alongside the broader regeneration outcomes. An overview of how regeneration work has evolved since its inception is provided at **Annex Three**.
8. TRC's overall goal is to redevelop around 2,550 social homes into 10,500 new warm, dry homes, including social, shared ownership, affordable rental, and market housing. This year (FY26) Tāmaki Regeneration is expected to delivery 223 homes.
9. TRC currently has several projects at varying stages of the building process including:
 - *Pre-liminary design in Glen Innes*: approximately 168 public, shared homeownership and affordable rental homes
 - *Under construction in Panmure*: 88 public and shared home ownership homes.

¹ Established under Schedule 4A of the Public Finance Act 1989

² With the Minister of Financing and the Minister of Housing each holding 29.5% of the shares.



Key issues

Recent soil turning ceremony

10. The Minister for Building and Construction, Hon Chris Penk, attended a soil turning ceremony for the TRC Superlot N2.4 project in Glen Innes on 28 August 2025. The ceremony marked the milestone of vertical building beginning at the site which will deliver 91 new homes, split between shared home ownership (21 units) and social housing (70 units).

Infrastructure to support housing intensification

11. Infrastructure provision to maintain momentum in addressing Auckland's housing supply will likely be discussed. The Tāmaki area requires significant upgrades to support housing intensification, particularly for storm water management. Funding this work has been an on-going challenge for the programme.
12. You have previously been briefed on Auckland Council's recent Developer Contributions policy changes (HUD2024-005824). TRC's Development Contributions have increased from \$31k to an average of \$71k per new house (with a stormwater connection) and \$51k (without a stormwater connection) due to these policy changes. It is not yet clear how TRC's costs might be affected by the new development levy.

Funding [Back pocket information]

13. Tāmaki Regeneration's funding model is primarily based on a multi-year Crown equity appropriation of \$870 million (Budget 2023), allocated to support redevelopment and regeneration activities from 2023/24 to 2026/27.
14. If funding questions arise, officials suggest you refer TRC to its responsible Ministers.

Risks and mitigations

15. We have not identified any risks associated with this event.

Communications/Media

16. No media will be in attendance.

Contacts

Name	Position / organisation	Telephone	Will meet you on arrival
Danielle Parshotam	Corporate Affairs Manager	Privacy of natural persons	✓

Annexes

Annex One: Biographies of key attendees

Annex Two: Visit runsheet

Annex Three: TRC history



Annex One: Biographies of key attendees



Evan Davies, Board Chair of the Tāmaki Regeneration Company,

Alongside his role as Chair of the TRC Board, Evan is also Managing Director of Todd Property Group and has served as Chief Executive of Todd Corporation. Previously, he was Managing Director of SkyCity Entertainment Group for 11 years.

Evan brings decades of experience in property development, governance, and strategic leadership across public and private sectors. He is a trustee and board member of several charitable and civic organisations and has recently been appointed Crown manager for the in-patient build for Dunedin Hospital.



Shelley Katae, CE, Tāmaki Regeneration Company

Shelley Katae was appointed Chief Executive of the TRC in 2021. Of Te Rarawa and Ngāti Porou descent, Shelley has worked with TRC since 2013, previously serving as CFO and GM Strategy and Performance.

Shelley is known for driving equity outcomes for Māori and Pasifika communities through strategic partnerships and system change. She also serves on the National Hauora Coalition Board and was a member of the Major Capital Works Advisory Committee for Counties Manukau DHB.



Daniel Henderson, GM Development & Commercial, Tāmaki Regeneration Company

Daniel started at TRC in March 2022.

He has over 30 years of experience in property development, investment, and leasing, and has held senior roles in both public and private sectors, including Bayleys Real Estate, Auckland Airport, and Smales Farm.

Daniel has also served on boards such as Alandale Retirement Village and the NZ Green Building Council.



Annex Two: Visit runsheet

Time	Description	Duration	Lead
11.30am	Welcome and Introductions	5 mins	TRC Board Chair
11.35am	The Tāmaki Regeneration Programme	15 mins	TRC Board Chair
11.50am	Make way to car	5 mins	
11.55am	Tāmaki Tour	35 mins	ALL
12.30pm	Minister departs		



Annex Three: TRC history

2007	Cabinet agreed to develop a multi-agency Tāmaki Transformation Programme to address social issues and take advantage of opportunities in Tāmaki by adopting a systems approach whereby agencies and communities work together to achieve outcomes across housing, education, employment, health, environment, crime and safety.
2010	The Minister of Housing created the Interim Tāmaki Transformation Board, to explore urban regeneration entities to provide Ministers and the Auckland Council with advice on options and a recommended structure, scope, mandate and legal form for a new regeneration entity.
2012	<p>Following the Interim Tāmaki Transformation Board's recommendations, TRC was established with shareholding split between Crown (59%) and Auckland Council (41%), mandated to pursue the transformation objectives set in its constitution:</p> <ul style="list-style-type: none">• Social: Supporting Tāmaki residents and families to get the skills, knowledge and employment opportunities to progress their lives.• Economic: Strengthening the local economy and unlocking the potential of the Tāmaki area to enable a prosperous community and deliver better value for money to the Crown (with a focus on increasing the return on investment and realising the potential value from state and council owned housing).• Spatial: Creating safe and connected neighbourhoods that support the social and economic development of Tāmaki and its community.• Housing resources: Optimising the use of land and existing housing stock to effectively support and deliver social and economic results, including progressing private housing development and better public housing options for Tāmaki.
2016	The Tāmaki area housing portfolio (c. 2,800 homes) was transferred from HNZ to TRC, with the intent of procuring a private developer to develop 7,500 new homes by 2031 (under the assumption this development would produce a profit), while delivering “catalyst projects” to test, refine, and benchmark outcomes from large scale development.
2018	HNZ appointed as Master Developer after TRC fails to procure a private developer. Redevelopment was expected to be self-funding, through sales of market and affordable homes. \$300m in equity funding provided to TRC in Budget 2018
2020	TRC established a Progressive Home Ownership scheme, targeting local purchasers
2021	Tāmaki Large Scale Project established to deliver enabling infrastructure for the Tāmaki Regeneration Programme with funding to Kāinga Ora from the Housing Acceleration Fund appropriation. Housing yield was reset to 10,500 new homes by 2041
2023	Budget 2023: \$870m equity approved for TRC housing delivery in 2024-2027 (now extended to 2027/28)