

# PROJECT UPDATE, NOVEMBER 2025.

**Site status.** It's no secret that we have seen our fair share of inclement weather, however despite that, the team from Livingstone Building are progressing well: we even had the first of the kitchens being installed in Group C last week. Photos below were taken November 7th. The next stage of the Pohutukawa canopy thinning is scheduled for this month. The bulk of our hard landscaping will be completed around the site by the end of the month, with the pouring of driveways and site wide footpaths well progressed. Please note our slight tweak to overall programming on page 3:

- Group G has progressed ahead of initial programming (with most weather-sensitive work already completed before the worst of the spring conditions).
- Group F has remained on track to the original programme, however because it was at foundation/framing stages when the worst of the spring weather made an appearance, it now reflects a differing progression to Group G.
- We are therefore now scheduling Group G and F individually (to ensure purchasers receive clearer, more accurate updates aligned with the status of their specific homes).

*A quick reminder of those construction terms: "Pouring" = concreting. "Footings" = the bottom part of the foundation. "Slab" = a flat, horizontal surface made of cast concrete, which the timber framed walls sit on. "Standing up" = Literally as it sounds: the start of the vertical build. "Masonry Group" = concrete Groups, stacked to form a retaining wall. "Civil works" = infrastructure and site prep (including earthmoving, foundations, and essential services e.g. three waters (drinking/waste/storm), drainage, power and telecommunications, roading/footpaths/dish channels and other access works. "Rondo" = ceiling system fixing. "Cavity" = a spacer between the cladding and the building wrap, to ensure ventilation and any required drainage.*

## What we've done onsite lately:

- **Group A:** Timber cladding complete, Iron cladding 90%, Inspection of pre-lining passed, waterproofing to bathroom completed, shower trays installed.
- **Group B:** pre-plumbing finished, cladding finished,
- **Group C:** Painting continued, first of kitchens installed.
- **Group D:** Gib stopping upstairs.
- **Group E:** Gib stopping, trims and doors complete.
- **Group F:** Mid-floor complete, first floor framing and inter-tenancy wall completed. Roof trusses due for delivery 15/11.
- **Group G:** Cladding continues.
- **Group H:** Cladding commenced, first fix continued.
- **Civils:** Preparation and pouring of pathways and driveways continues throughout.

## What's coming up next week:

- **Group A:** Gib board install commences
- **Group B:** Pre line inspection and Gib linings (if pre line passes due to moisture)
- **Group C:** Complete internal painting, plumbing finishes
- **Group D:** Gib board install continues, start stopping
- **Group E:** Gib stopping continues
- **Group F:** Continue first floor framing and truss delivery
- **Group G:** Cladding continues, first fix services
- **Group H:** Cladding continues and finish pre-services ready for insulation and interior fixtures.
- **Civils:** Preparation and pouring of pathways and driveways throughout. The bulk of the concreting work will be completed end of November.



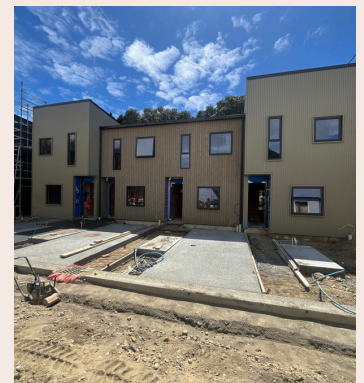
Group A driveways and pathways poured, and cladding freshly stained.



Group C cladding detailing



Group C internal painting underway on the ground floor.



Group D cladding installed, and driveways and pathways being poured.



Group D Gib installation downstairs



Concrete path detailing between Groups D & F



Group E Cladding in place and patios underway



Group E Cladding detailing.

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Group E: Gib-stopping downstairs



Group E Gib-stopping upstairs



Group F framing up and pathways poured.  
Trusses delivered 15/11.



Group G Cladding installation underway.



Group H Cladding installation underway.

### Marketing & Sales Update.

- 18/36 Townhouses are either sold, under contract or on hold. Our last information evening was again a fantastic way for purchasers and future purchasers of Pukekura -The Parade to meet and understand more of the project. **Our next information evening is being held on Thursday 4<sup>th</sup> December.**
- Our **updated renders of Lemon Street frontage** (Groups, A, B, C & H) and the frontage and rear of Group H are included below.
- Our **new site mesh** is being printed and will be installed shortly in time for all the summertime events at Pukekura Park.
- Look out for a Pukekura - The Parade feature in the **summer edition of LIVE magazine.**



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## Programming update.

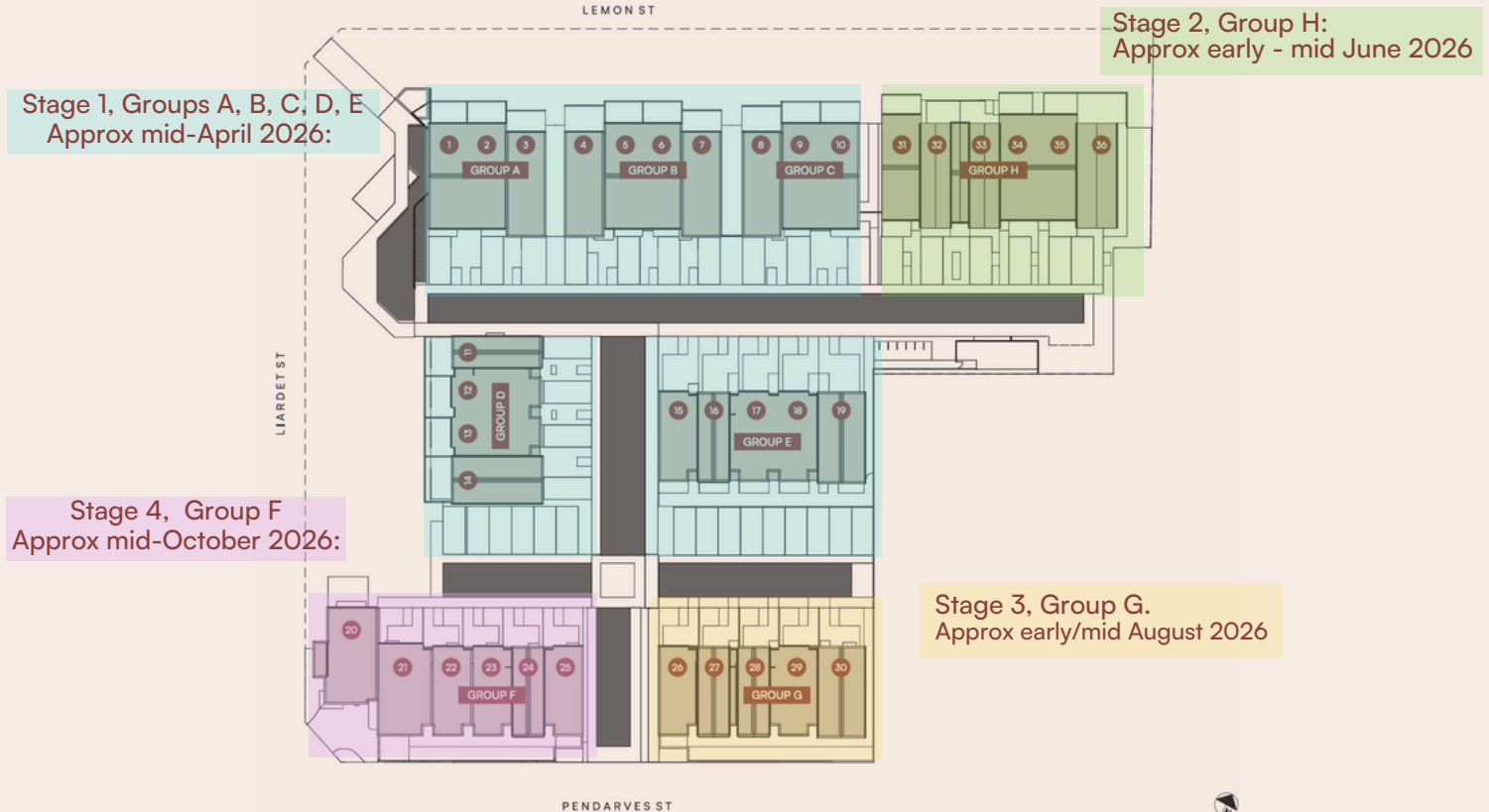
Pukekura - The Parade is being completed in four stages, as noted below. Since our last update, we have now split the delivery of Groups G & F. Group G will now be completed slightly earlier than previously programmed in stage 3 (now approx early/mid August 2026, vs previously indicated mid-October). Group F will be delivered as per previously indication of approx mid-October in stage 4. The only other known change to programming is stage 2 (Group H) being delivered early/mid June (previous indication was mid-June).

- **Stage 1: Groups A, B, C, D & E** (those on the Lemon Street frontage and the centre of the development) will be completed **approx mid-April 2026**.
- **Stage 2: Group H** (those on the Lemon Street frontage, at right-hand top corner when looking from main entrance) will be completed **approx early/mid-June 2026**.
- **Stage 3: Group G** (those along the Pendarves Street frontage) will be completed **approx early/mid-August 2026** (previously indicated as mid-October 2025).
- **Stage 4: Group F** (those along the Pendarves Street frontage) will be completed **approx mid-October 2026**.

Before the stage 1 townhouses are handed over to owners, the rest of the development will have several elements also completed:

- All three waters (drinking/waste/storm) will be tested and signed off.
- Power through the whole site to each townhouse, lived in for those ready for completion (electricals of those will be certified and signed off by PowerCo, and ICP (installation control point) numbers assigned (an ICP is a unique number to identify your townhouse for the supply of power so that you can set up an account with your chosen provider).
- Chorus (telco/data) installed to each townhouse, ready for owners to set up accounts with their chosen provider.
- Vehicle entry and manoeuvring spaces completed site-wide.
- Rubbish store area complete.
- Common area landscaping and consented work on protected trees complete site-wide.
- Long-term maintenance plans in place.
- Important to note: works on remaining stages will only involve internal finishing trades and private landscaping items.

Please note also that 'completion' does not mean 'ready to move in'. There will be consenting and certification processes still to go through, including the certifications of title through Land Information NZ.



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