

PROJECT UPDATE, APRIL 2026.

Kia ora.

In this April update we provide:

1. An **overview of construction status** across the site.
2. A reminder **on timing of our titles and settlements**, with updated information of what residents moving into Pukekura - The Parade can expect to be happening elsewhere around the site.
3. **Information on your pre-settlement inspection.**
4. **Invitation to the the blessing of our stage 1 homes.**

1.

Construction Progress.

Public/Shared Areas: Significant progress has been made across the public realm. Key landscaping elements are nearing completion, including installation of main signage, letterboxes, and wheel stops for car parks. Planting is largely complete (*remaining areas to be planted are the Lemon Street bank, and around the common area boardwalk/deck (Liardet/Lemon corner of the site)*) and the boardwalk construction is in its final stages, contributing to the overall amenity and presentation of Pukekura - The Parade.

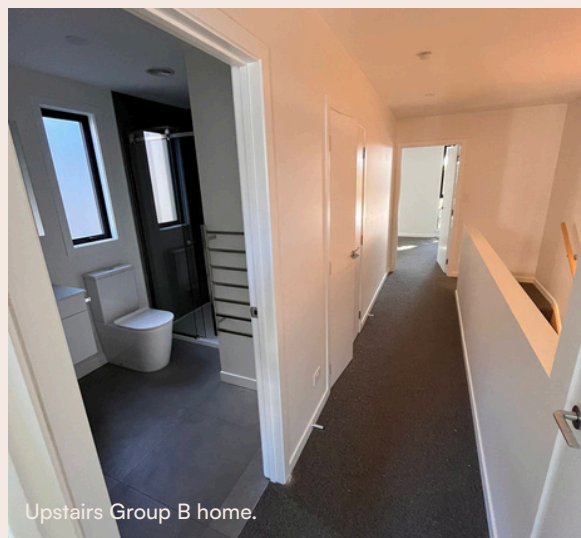
Construction updates for each phase: site updates are provided across the site for each stage of homes, adjacent to the latest site photos.



Stage 1, Group A Update:

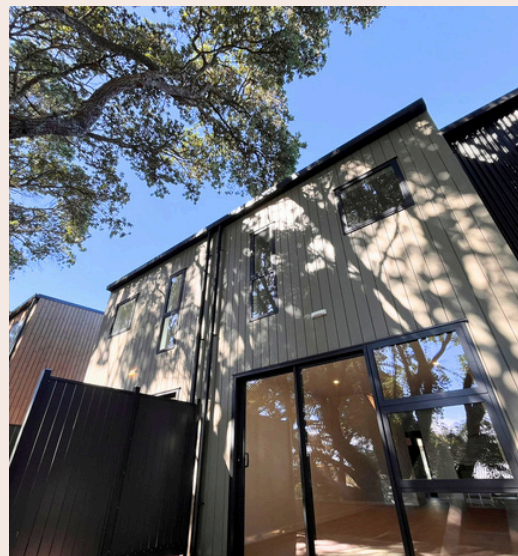
All townhouses within Groups A - E are nearing sectional completion. Livingstone Building is currently focused on addressing and closing out the final minor defects identified during inspections. These works are expected to be completed shortly.

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Stage 1, Group B & C Update:

All townhouses within Groups A - E are nearing sectional completion. Livingstone Building is currently focused on addressing and closing out the final minor defects identified during inspections. These works are expected to be completed shortly.



Left: fencing going up for Group C's private decking areas.



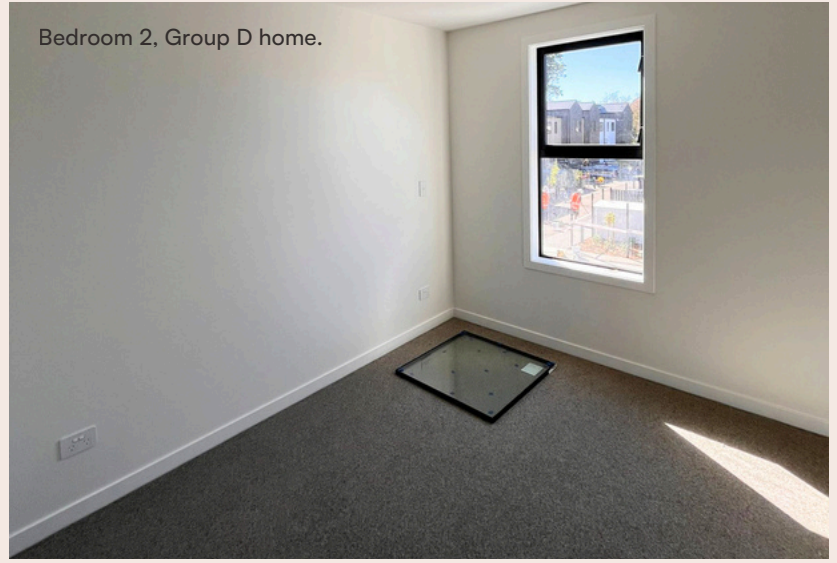
Below: Group C Townhouse exterior. Seat level balustrades have been clad on both frontages since these photos. Our next round of canopy thinning is due for mid-May 2026.



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Exterior, Group D Townhouses.



Bedroom 2, Group D home.



Bathroom, Group D Home.



Stairwell, Group E Townhouse.

Stage 1, Group D & E Update:

All townhouses within Groups A - E are nearing sectional completion. Livingstone Building is currently focused on addressing and closing out the final minor defects identified during inspections. These works are expected to be completed shortly.



Group E Townhouse open plan living showing off it's amazing natural light.



Group E Townhouse with EV charging installation.

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Exterior, Stage 2, Group H homes. cladding installation and specimen trees in place. Yet to come: Storage units and cladding.



Stage 2, Group H Update:

We are now well into the internal finishing stage, since these photos were taken, architraves are being installed and interior painting is underway.

In parallel, exterior private landscaping works are progressing, continuing to enhance the completed appearance of the units.

Upper Level, Group H Townhouse, showing natural lighting streaming in.



Group H Townhouse, Main bedroom with tree canopy views beyond.

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Exterior, Stage 3, Group G homes. Main entrance planting going in, with scaffolding up for the final exterior detailing.



Stage 3, Group G Update:

Internal works are advancing, with installation of internal doors and wall linings in progress. Externally, private landscaping works have commenced, contributing to the overall presentation of the block as it moves closer to completion.



Group G Townhouse insulation completed.



Stage 4, Group F Update:

Construction is progressing well, with exterior cladding and associated flashings currently being installed.

The first-fix of services is underway, alongside the completion of internal framing. This places Group F in a solid position to transition into internal linings and follow-on trades in the coming weeks.



Group F: scaffolding up for installation of cladding and flashings.



Group F: interior framing complete. First fix of services is underway.

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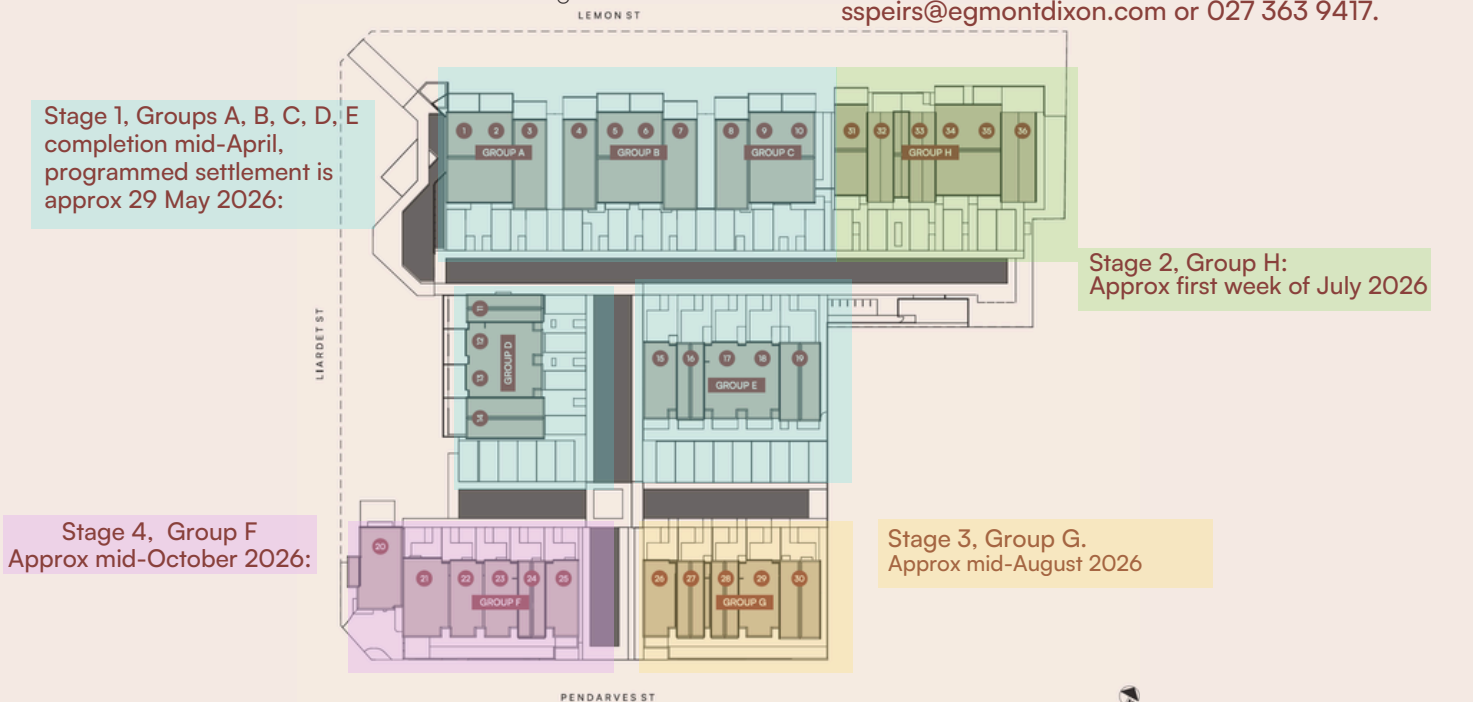
2. Titles & Settlement Timing.
We are nearing the sectional completion for stage 1 homes, awaiting titles to be issued. **Our previously indicated settlement date of stage 1 (approx Monday 11 May 2026) is now Friday 29 May 2026 (subject to council approvals and LINZ processing timeframes).**

We can get started on the process of pre-purchase inspections mid-May, please refer to section 3.

When residents do move into Stage 1 townhouses, the site-wide landscaping and roading for the entire development will be complete, except for some concrete paths on the Pendarves side of the site (connecting Group G Townhouses directly to Pendarves Street). At right is the status of what will be happening elsewhere onsite at the time of stage 1 settlements:

- Stage 2, Group H: exterior and interior works continue concurrently until 08/06 when work then focuses only on interiors (*which are already lined and gib-stopped*).
- Stage 3, Group G: Exterior work is programmed to finish 05/06/26. Scaffolding will be down the following week. At that point, concrete paths connecting these homes directly to Pendarves Street will be poured, and storage boxes installed.
- Stage 4, Group F: Scaffolding comes down 12/08/26 and then only minor exterior works around concreting and landscaping elements through to 17/09/26.

Hours of operation onsite are strictly limited: (7am - 6pm, Monday - Friday, and 10am - 4pm Saturday). If you have any concerns, please contact Simon Speirs, Development Manager. sspeirs@egmontdixon.com or 027 363 9417.



- **Stage 1: Groups A, B, C, D & E** (those on the Lemon Street frontage and the centre of the development) is nearing sectional completion, awaiting settlement: **expected approx 29 May 2026.**
- **Stage 2: Group H** (those on the Lemon Street frontage, at right-hand top corner when looking from main entrance) will be completed **first week of July 2026.**
- **Stage 3: Group G** (those along the Pendarves Street frontage) will be completed **approx mid-August 2026.**
- **Stage 4: Group F** (those along the Pendarves Street frontage) will be completed **approx mid-October 2026.**

Please note that for stage 1 'completion' does not mean 'ready to move in'. Consenting and certification processes follow practical completion, including the certifications of title through Land Information NZ before settlement can occur.

Before the stage 1 townhouses are handed over to owners, the site-wide development will have the below completed:

- **All three waters** (drinking/waste/storm) will be tested and signed off.
- **Power through the whole site to each townhouse**, livened 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.
- **Long-term maintenance plans** in place.
- **The Resident's Association** will be in place before the stage 1 settlements occur.

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[instagram](#)

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3. Pre-settlement Inspections.

You will be contacted by Neale or Rachel from Bayleys to arrange your pre-settlement inspection from mid-May.

If you haven't gone through this process before on a new build home, the Ministry of Business, Innovation and Employment has a helpful guide on acceptable levels of workmanship in standard domestic construction, along with measurements such as 'normal viewing position' when inspecting surfaces/finishes. You can find the guide [here](#).

Another helpful guide for your own pre-settlement prep is available at www.settled.govt.nz

4. Next Steps + Blessing!

Our focus is very much on finalising titles and council approvals for the stage 1 homes, along with final landscaping and external works as outlined in the construction update.

We are also very much looking forward to blessing our stage 1 homes, please see the invitation overleaf, we would love you to join us next week.



Pukekura Park turns 150!

29 May 2026 marks 150 years since your very own neighbourhood park was officially opened. Anniversary events include [free tours](#) of the Fernery and Display Houses, a [Historical Park Walk](#) and the chance be driven in the [Free Buggy Tour](#) courtesy of Friends of Pukekura Park. Bookings for all anniversary events are essential.

If you can't make it in person, this fascinating [video](#) marks the changes Pukekura Park has seen over the last century and a half.

Show Home & Site Access.

Please note that visits to site are still strictly accompanied, upon arrangement with Neale and Rachel of Bayleys.

