



Headquarters
New Zealand Defence Force
Defence House
Private Bag 39997
Wellington Mail Centre
Lower Hutt 5045
New Zealand

OIA-2026-5764

26th May 2026

[REDACTED]
[REDACTED]@devonportflagstaff.co.nz

Dear [REDACTED]

I refer to your email of 8 April 2026 requesting, under the Official Information Act 1982 (OIA):

Regarding the purchase of the renovated St Augustines Church and its hall on Calliope Rd for \$4.2 million.

Could you please supply any reports, recommendations or correspondence between Navy staff, and any defence staff relating to the purchase. This would also include email messages, valuations and recommendations leading up to the purchase and any plans on what the buildings will be used for?

Are there any further purchases in Devonport under investigation?

Please find the valuation report, as well as relevant minutes and briefs enclosed. Where indicated: sensitive security and defence information concerning security and capability is withheld under section 6(a) of the OIA; the names of some military staff are withheld to protect privacy under section 9(2)(a) of the OIA; confidential advice tendered by government officials is withheld under section 9(2)(f)(iv) of the OIA; and free and frank advice is withheld under section 9(2)(g)(i) of the OIA.

You have the right, under section 28(3) of the OIA, to ask an Ombudsman to review this response to your request. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that responses to official information requests are proactively released where possible. This response to your request will be published shortly on the NZDF website, with your personal information removed.

Yours sincerely

GA Motley
Brigadier
Chief of Staff HQNZDF

Enclosures:

1. JLL Valuation Report
2. Dot Point Brief - 13 Aug 2025
3. DEI Minute 10-2025 - 28 Jan 25
4. DEI Minute 27-2025 - 5 Feb 25
5. DEI Minute 70-2025 - 13 Mar 25
6. DEI Minute 181-2025 - 11 Jun 25
7. DEI Minute 209-2025 - 7 Jul 25

Value and Risk Advisory Valuation Report

Residential Property

95A Calliope Road, Stanley Bay, Auckland

Prepared For New Zealand Defence Force

Valuation Purpose Internal Reliance

Valuation Date 20 March 2025

DRAFT REPORT

This document has been prepared as a draft to facilitate discussions between JLL and the instructing party to ensure accuracy and reduce the likelihood of errors and omissions.

The document in draft is not to be used or relied upon for any purpose or provided to any third party. JLL disclaims any liability to any party in the event of disclosure and/or reliance on this draft report. Specifically use of this document for mortgage security purposes is not permitted.

The draft report can only be finalised while market conditions remain similar, and a request to finalise the report received after significant events may require a new valuation to be undertaken at additional cost. The maximum period for this report to be finalised is 90 days, however this period may reduce at JLL's sole discretion.

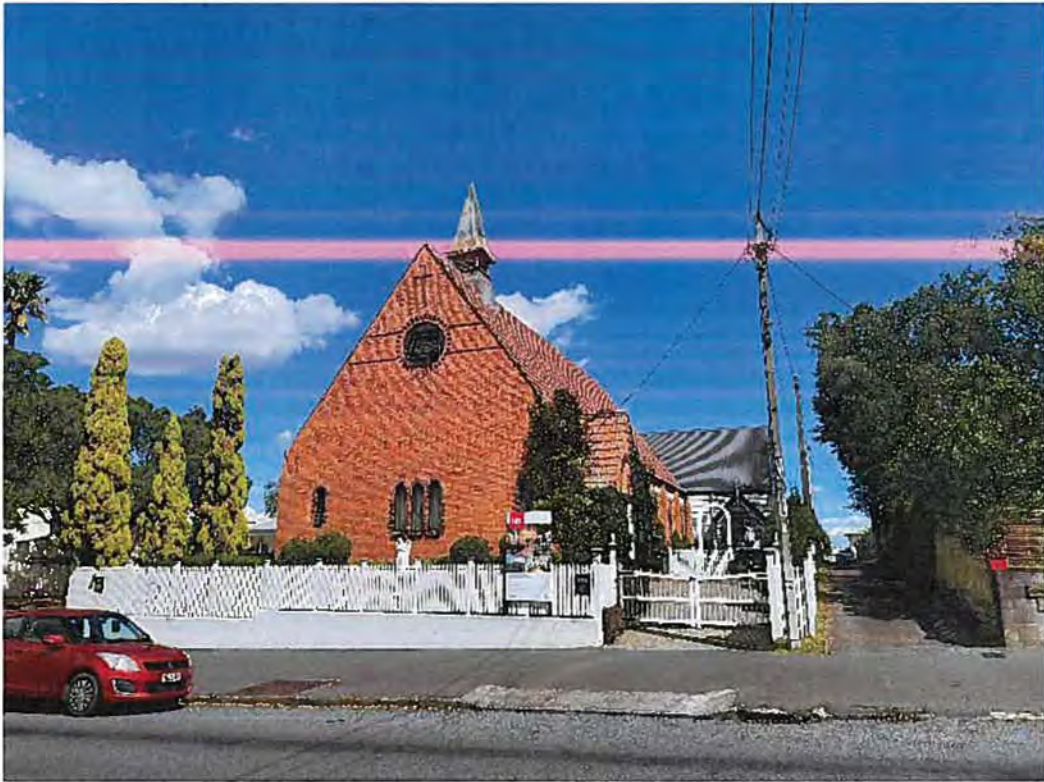


Photo of Property



Aerial Image of property (Source: Emap)

Executive Summary

Residential Property - 95A Calliope Road, Stanley Bay, Auckland



Adopted Market Value 'As Is'

\$4,250,000 including GST, if any

Four Million Two Hundred Fifty Thousand Dollars including GST, if any

Property Description

The subject property comprises the former St Augustine's Memorial Church and Mission Hall which have both been converted to residential use, situated on a 771 square metre site situated on the southern alignment of Calliope Road, Stanley Bay in the suburb of Devonport on Auckland's North Shore.

The former church building now comprises a refurbished circa 249 square metre dwelling providing two bedrooms, one bathroom, and study in its current configuration, with a large open plan living, kitchen, and dining area. There is also a courtyard area to the rear of approximately 10 square metres.

The former hall now comprises a circa 167 square metre dwelling providing four bedrooms and two bathrooms over two levels, together with a first floor balcony of approximately 21 square metres and an outdoor courtyard of 29 square metres.

The property is zoned Single House under the Auckland Unitary Plan.

We have valued the property 'As Is' as at the date of inspection, based on the Comparable Transactions Method.

Property Details

Address	95A Calliope Road, Stanley Bay, Auckland 0624
Instructed by	New Zealand Defence Force
Prepared for	New Zealand Defence Force
Valuation Purpose	Market Valuation for Internal Reliance
Basis of Value	Market Value in accordance with IVS – Effective January 2025
Type of Property	Residential conversion of a heritage Church and Church Hall
Date of Valuation	20 March 2025
Date of Report	2 April 2025
Report Version	Version 1
Specific Assumptions	The Statutory Charge has been paid and is removed from the Record of Title.
Significant Risks	Nil Identified. Refer SWOT Analysis
Adopted Value – As Is	\$4,250,000 including GST, if any
Valuation Currency	\$NZD – New Zealand Dollars
Registered Valuer Inspection	Yes – Arthur Harris, Sophie Louis
Conflict of Interest	Nil

Valuers

Arthur Harris BSc, BPA, Dip Man, Dip Bus (Fin)
Registered Valuer - Senior Director
+64 27 440 8156
arthur.harris@jll.com

Sophie Louis BProp, MPINZ
Registered Valuer - Associate Director
+64 21 677 255
sophie.louis@jll.com

SWOT Analysis

Strengths

- Freehold tenure.
- Well located within Stanley Bay, in Devonport, on Auckland's North Shore, with an elevated position providing water views to the south west over the inner Harbour from the refurbished church hall at the rear of the site.
- Affluent residential suburb with high value residential property surrounding the subject property.
- Refurbished church hall dwelling at the rear of the site currently provides significant short term rental income via Airbnb.
- Gentlemen's agreement for use of the adjoining tennis court owned by the naval base.
- Recently completed high quality refurbishment and redevelopment of the original church buildings.
- Current improvements provide large dwelling areas with multiple bedrooms.
- Relatively flat site that slopes gently to Calliope Rd.

Weakness

- Heritage overlay restricts redevelopment opportunities for the subject property.
- Former church building of double brick wall construction with an unknown seismic rating, that may be an area of concern for some potential purchasers. We note that the current owners have had preliminary plans drawn up for potential earthquake strengthening.
- Calliope Rd is a main collector road linking Stanley Bay and Stanley Bay to the central Devonport area.
- Some minor remedial work may be needed to the double brick façade of the old brick building.
- Atypical dwelling types that may not appeal to the usual purchasers in this part of Devonport.
- Easement registered on the title that includes tunnel rights. A number of properties in this area of Stanley Bay would have similar registrations with minimal, if any, impact on market value.

Opportunities

- Potential for further interest rate compression in 2025 resulting in improvement in the residential market.
- Potential subdivision opportunity to individually title the two dwellings, as per proposed plans provided.
- Further redevelopment of the old church building interior to provide additional habitable area, more bedrooms and modified living areas.

Threats

- Continuation of difficult economic conditions and interest rates remaining at current levels driven by inflationary pressures.
- Uncertainty with respect to offshore factors impacting on the NZ economy.

ESG Considerations

Environmental, Social and Governance (ESG) factors increasingly reflect a growing awareness and importance of sustainability and responsible governance in real estate, which are in turn, reflecting on decision making for both occupiers and investors. The introduction of a recommendation in the International Valuation Standards 2025 for valuations to incorporate consideration to ESG factors, will continue to reinforce the importance of these issues.

Key considerations we have had in our assessment of Market Value are as follows:

Environmental:

1. The property is not impacted by any overland flow paths, flood plains, flood prone areas as shown on the Auckland Council GeoMaps.

Social:

1. The property is subject to a Heritage overlay and is a listed Category B building.
2. Access to public transportation and amenities, within Devonport town centre, approximately 1 kilometer east of the subject.

Governance:

1. Freehold tenure of the subject property appeals to purchasers.

We note the above assessment is not an environmental audit, and our consideration of the Property's ESG factors are limited to our ability as property valuers, in terms of how we would expect a prudent purchaser or potential occupier to approach the subject property.

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Appendix 1 – Assumptions and Limitations

Appendix 2 – Valuation Definitions

Appendix 3 – Record/s of Title

1 Introduction

1.1 Instructions

We refer to instructions requesting that we provide an opinion of Market Value for the freehold interest of 95A Calliope Road, Stanley Bay, Auckland (the Subject/Property), as at 20 March 2025 for and on behalf of New Zealand Defence Force. We understand that the valuation is to be relied upon for Internal Reliance purposes only.

This Valuation Report has been prepared to comply with the current International Valuation Standards and the Guidance Papers prepared by the Property Institute of New Zealand. We confirm that as part of our instruction:

- The Principal Valuer is independent of the parties associated with the Subject Property including the instructing party and intended users of this Valuation Report.
- The Principal Valuer is authorised under The Valuers Act 1948 to practice as a Registered Valuer and has satisfied required professional education requirements for an assessment of this type.
- The Principal Valuer is suitably experienced and able to undertake a Market Value assessment of the Subject Property, and where applicable, has sought the advice of suitably qualified professionals who hold locational expertise.
- The Principal Valuer has no interest in the Subject Property, Instructing Party, Landlord, Tenant, or manager of the Subject Property that would reasonably affect the ability to provide an unbiased opinion of Market Value.
- The professional fee charged in relation to the assessment of Market Value has not been contingent on any aspect of this assessment.
- The provision of advice in relation to the Subject Property has been performed in accordance with the Property Institute of New Zealand and New Zealand Institute of Valuers Code of Ethics and Conduct.
- The Principal Valuer has made a personal inspection of the Subject Property.

The following parties may rely on the content of this Valuation Report as the Intended Users:

- New Zealand Defence Force – internal reliance

The Valuation Report is confidential to the intended users to which it is addressed, for the intended use to which it refers. No responsibility is accepted to any third parties.

This Valuation Report, any part of the Valuation Report, or a reference to the content of the Valuation Report may not be published in any document, statement or made available to third parties without the prior written approval of JLL.

The Valuation Report can only be relied upon if it has been received directly from JLL, without any third-party intervention.

1.2 Valuation and Inspection Dates

The key dates that are relevant for our valuation are shown below:

Valuation Date	20 March 2025
Inspection Date	20 March 2025
Report Date	2 April 2025

Our valuation reflects the valuer's view of the market as at the inspection date.

1.3 Basis of Valuation

Market Value

Our assessment of Market Value has been undertaken with reference to the definition of Market Value as set out in the International Valuation Standards – effective January 2025, and endorsed by the New Zealand Institute of Valuers and Property Institute of New Zealand, as outlined below:

"Market value is the estimated amount for which an asset and/or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

We confirm that this valuation has been undertaken on the basis of the price that might reasonably be expected if the Property was sold at the date of valuation assuming:

- a willing, but not anxious, buyer and seller;
- a reasonable period within which to negotiate the sale, having regard to the nature and situation of the Property and the state of the market for property of the same kind;
- that the Property was reasonably exposed to that market;
- that no account is taken of the value or other advantages or benefit additional to market value, to the buyer incidental to ownership of the property being valued;
- that the current proprietor has sufficient resources to allow a reasonable period for the exposure of the Property for sale; and

- that the current proprietor has sufficient resources to negotiate an agreement for the sale of the Property.

Included within this valuation are lessor-owned items of building fixtures, fittings, plant and equipment. These items exclude all movable equipment, furniture, furnishings and tenant owned fit-out and improvements.

1.4 Relevant Valuation Standards

Our assessment of Market Value has been prepared primarily with reference to the following Valuation Standards and Guidance documents:

- International Valuation Standards – Effective January 2025
- ANZVGP 111 – Valuation Procedures – Real Property
- ANZVGP 112 – Valuations for Mortgage & Loan Security Purposes

Our assessment also considers supplementary Valuation Standards and Guidance Documents published by the Standards Board of the Property Institute of New Zealand, as well as relevant New Zealand and International Case Law that impacts the commercial property market and accepted rent review methodology.

1.5 Information Sources

We have been provided with a range of information provided by the Real Estate Agent acting for the Vendors of the subject property. This includes:

- Proposed Subdivision Plans
- Proposed earthquake strengthening of the old church building
- Structural Plans and detail relating to the refurbishment and redevelopment of the dwellings

We have additionally referred to the following:

- Record of Title particulars memorialised by Land Information New Zealand
- Resource Management classifications and controls as stated within the District Plan of the governing Territorial Local Authority
- Sale and Lease information provided by various industry sources, such as real estate agents, property managers and building owners.
- Research and property industry and economic forecasts prepared by JLL Research, NZIER and other commentators.

Our assessment of market value is based on a significant amount of information that has been sourced from the instructing party and industry sources. We have relied upon the accuracy of the information provided to us, and accept no liability if there are subsequently found to be inaccuracies or mistakes in the information we have relied upon.

1.6 Special Assumptions

Our assessment of Market Value has been based on the following Special Assumptions:

- The Record of Title notes a Statutory Land Charge of \$20,977.56 excluding GST being the outstanding development contributions payable to the Auckland Council, dated February 2021. Our valuation assumes that this has been paid.

2 Property Details

2.1 Location

The subject property is located on Calliope Road in Stanley Bay in the suburb of Devonport on Auckland's North Shore. More specifically the property is located on the southern alignment of Calliope Rd between its intersections with Summer Street and William Bond Street and is surrounded by Defence owned properties that form part of the NZ Defence Force Devonport Navy Base.

Improvements comprise a heritage protected church and church hall which have both been recently converted to residential dwellings. The church hall dwelling at the rear of the site offers inner harbour and Auckland Centre views to the south west.

Devonport is an established and popular suburban location on Auckland's North Shore which obtains good city views across the inner Waitemata Harbour. Its character neighbourhoods and proximity to the CBD via ferries across the harbour, together with its access to sandy beaches and a range of established facilities and amenities make it a desirable residential location. Surrounding development in the immediate locality predominantly comprises residential dwellings built in the early 1900's through to more modern-day infill housing.

An extensive range of local shops are available at the Devonport commercial centre, which is approximately 500 metres to the east. The Devonport township comprises a number of restaurants and bars, retail stores, smaller professional office suites, a New World supermarket and the Devonport Wharf ferry terminal which has regular ferry services across the harbour to the CBD, as well as to the islands of the Hauraki Gulf.

The following map identifies the approximate location of the Property:

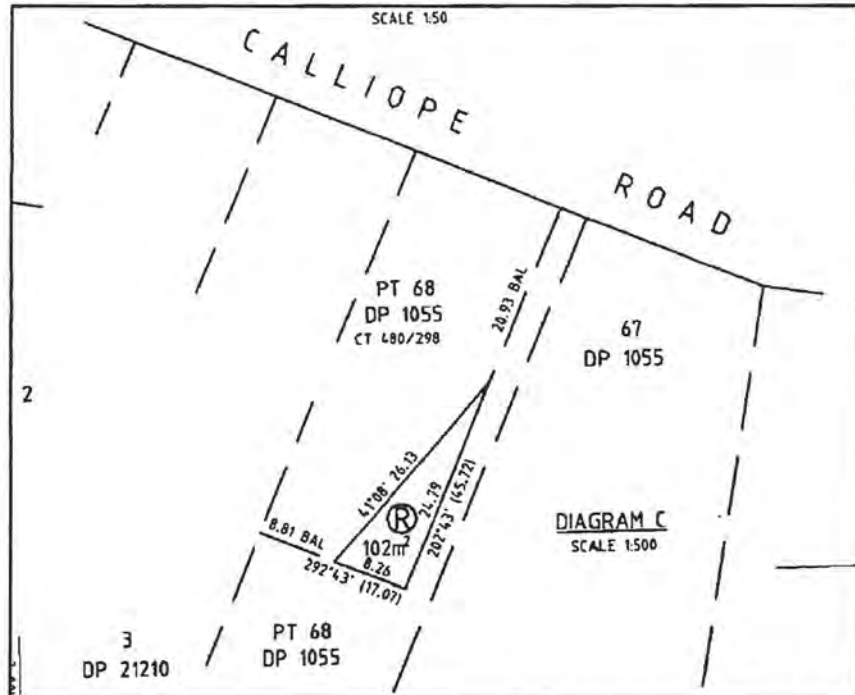


Source: Google Maps

2.2 Title

Title Reference	NA480/298
Tenure	Fee Simple
Legal Description	Part Lot 68 Deposited Plan 1055
Area	774 square metres more or less
Registered Owner	Lesley Jane Harris as to a 1/2 share; Wayne Kelly as to a 1/2 share
Registered Interests	

- Subject to a right of way, tunnel rights, rights to convey and drain water, drain sewage, convey electricity and have telecommunications (in gross) over part marked R on DP 322363 in favour of Her Majesty the Queen created by Easement Instrument 6484260.1 - 6.7.2005 – allows for the right of the tunnel to exist and continue to exist for all time within the easement area, including carrying out any works and repairs or maintenance on the tunnel.



- 6507348.1 Encumbrance to Her Majesty The Queen - 25.7.2005 – encumbers the land to observe all covenants in the above easement instrument.
- 11090849.2 Mortgage to Westpac New Zealand Limited - 4.5.2018
- 12052620.1 Statutory Land Charge pursuant to Section 208 Local Government Act 2002 - 12.3.2021 – charge of \$20,977.56 excluding GST being the outstanding development contributions payable to the Auckland Council.

Source: Land Information New Zealand

We have considered these notifications in arriving at our opinion of value. We refer you to the Record of Title appended to this report.

2.3 Site Details

The property comprises a regular shaped site of approximately 774 square metres, situated on the southern alignment of Calliope Road. The property benefits from an elevated position, with outlook over the Waitemata Harbour and Auckland CBD towards the south west.

The contour of the site is essentially level, with vehicle access provided from Calliope Road. Improvements cover most of the site, with the heritage church situated towards the road frontage, and the converted church hall at the rear.

We note that the subject site is surrounded by properties relating to the Devonport Naval Base. Given the properties location immediately adjacent to the Naval Base there is the possibility of being affected by noise from Defence activities. However large numbers of Devonport properties are in close proximity to the base so the subject property is not unusual from that respect.

Site Area

774 sqm



Source: Emap

2.4 Identified Natural Hazards

We have reviewed the Auckland Council Catchment and Hydrology information, and provide an excerpt of this information as below. We note that the property does not appear to be impacted by any hydrological features as shown in the Auckland Council GIS viewer, though there is a minor overland flow path along the road.



Source: Auckland Council

2.5 Resource Management

Auckland Unitary Plan – Operative in part (15 November 2016)

Local Authority	Auckland Council
Operative Date	2016 - Operative in part
Planning Instrument	Auckland Unitary Plan
Zoning	<p>Single House Zone</p> <p>The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.</p> <p>To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.</p>
Objectives	<ul style="list-style-type: none"> ▪ Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. ▪ Development is in keeping with the neighbourhoods existing or planned suburban built character of predominantly one to two storeys buildings. ▪ Development provides quality on-site residential amenity for residents and for adjoining sites and the street. ▪ Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
Permitted Activities	<p>Residential:</p> <ul style="list-style-type: none"> ▪ One dwelling per site ▪ The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings. ▪ Minor Dwellings. ▪ Home occupations. ▪ Supported residential care accommodating up to 10 people per site inclusive of staff and residents. ▪ Boarding houses accommodating up to 10 people per site inclusive of staff and residents. ▪ Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors. <p>Commerce:</p> <ul style="list-style-type: none"> ▪ Offices within the Centre Fringe Office Control as identified on the planning maps. <p>Community:</p> <ul style="list-style-type: none"> ▪ Care centres accommodating up to 10 people per site excluding staff. <p>Rural:</p> <ul style="list-style-type: none"> ▪ Grazing of livestock on sites greater than 2,000 sqm net site area. <p>Development:</p> <ul style="list-style-type: none"> ▪ Demolition of buildings. ▪ Internal and external alterations to buildings. ▪ Accessory buildings. ▪ Additions to an existing dwelling
Development Controls	<ul style="list-style-type: none"> ▪ Building Height: 8 metres (+ 1m for 50% of roof) ▪ Height from boundary: 2.5 metres ▪ Recession Plane: 45 degrees ▪ Yards: 3m front, 1m side and rear ▪ Maximum impervious area: 60% ▪ Building coverage: 35% (of net site area)

	<ul style="list-style-type: none"> Minimum unit floor area: 30 sqm - Studio 45 sqm - One bedroom or more Minimum site area: 600 sqm
Modification	<ul style="list-style-type: none"> Plan Changes, PC82 - Amendments to sch 14 Historic Heritage Sch, Historic Heritage Overlay Extent of Place [rcp/dp], Notified, 18/08/2022 10:00:09 a.m. – <i>relates to the heritage status of the subject property being downgraded from Heritage A to Heritage B.</i> Plan Changes, Plan Change 78 - Intensification, Multiple Layers, Proposed, 18/08/2022
Overlays	<ul style="list-style-type: none"> Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1166, St Augustine's Church and hall Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Residential North Shore Devonport and Stanley Bay
Controls	<ul style="list-style-type: none"> Macroinvertebrate Community Index - Urban

The existing improvements would appear to comply with the resource management requirements of the site. Further, we have assumed that the property benefits from existing use rights or has an applicable Resource Consent.

2.6 Rateable Value

We have been advised that the Property's Rateable Value, as at 1 June 2021, being Assessment Number 12340624392, is as follows:

Land Value	\$1,500,000
Improvements Value	\$800,000
Capital Value	\$2,300,000

Rating valuations do not take account of a number of key issues affecting value, including land tenure and occupancy arrangements, and are often assessed on an indexed or desktop basis. As such, market and rating values may vary significantly.

2.7 Environmental Considerations

At our inspection of the property, we did not note any signs of land contamination. Importantly however we are not experts in contamination issues, and we have not been provided with an Environmental Audit. We have assumed that the property meets all relevant Health and Safety requirements. If the property's contamination status needs to be confirmed, we recommend third party advice is sought.

2.8 Heritage

The property is notified on the Unitary Plan as being a heritage structure, classed as Heritage Category B, being historic heritage places that are of considerable significance to a locality or greater geographic area. This applies to both the church and the hall, with heritage values A, B, F, G, H applying to the subject. The heritage values represent value in historical, social, physical attributes, aesthetic, and context.

The property is also noted on the Heritage New Zealand register as a Historic Place Category 2.

2.9 Improvements

Former St Augustine’s Memorial Church

The former church is Heritage B protected, and has been converted into a residential dwelling comprising an area of approximately 249 square metres. The current configuration provides a bedroom, study, bathroom, entry hall, and open plan living, dining, and kitchen area to the ground floor. A mezzanine level provides a further bedroom, though this space is not fully enclosed and is open to the living area below.



Exterior and Rear Courtyard



Open Plan Living Area



Kitchen



Living Area



Bathroom



Bedroom



Mezzanine Bedroom



Entryway

Former Mission Hall

The former hall is Heritage B protected, and has been converted into a residential dwelling comprising approximately 167 square metres plus a 21 square metre balcony. The current configuration provides a four bedroom, two bathroom dwelling. The entry opens into an open plan kitchen, dining, and living space with access to a rear courtyard. There is also three bedrooms and a main bathroom on the ground floor. The first floor comprises a bedroom and ensuite bathroom, together with access to a balcony with harbour views.



Exterior, Front Entrance



Open Plan Living, Dining, Kitchen



Bedroom



Bedroom



Main Bathroom



Bedroom and Ensuite



Balcony



Rear Courtyard

2.10 Condition and Repair

We inspected the interior and exterior of the property. The buildings appear to have been generally well maintained with no significant deferred maintenance requirements evident, reflecting their recent refurbishment/ redevelopment. Though we do note some evidence of minor cracking in the brick work mortar joints towards the front corner of the former church.

Our valuation has had regard to the apparent state of repair and condition of the Property; however, we were not instructed to carry out a structural survey or to test any of the services available to the Property. We are therefore unable to report that the Property is free from further defect and we have assumed that no deleterious material was used in the construction.

3 Market Commentary

3.1 Economic Overview

As at 20 March 2025:

New Zealand Economic Indicators	
Consumer Price Index (CPI)	CPI as released 31 December 2024 remained unchanged at 2.2% from the previous quarter, keeping inflation within the Reserve Bank of New Zealand's target range of 1% to 3%, following New Zealand's struggle with sustained inflationary pressures since mid-2021.
Gross Domestic Product (GDP)	In the December quarter of 2024, New Zealand's Gross Domestic Product (GDP) increased by 0.7%, exceeding RBNZ and market expectations. This growth follows two consecutive quarters of contraction, each recording a 1.1% decline. Despite this positive quarter, the annualised GDP growth rate remains negative at 0.5%.
Official Cash Rate (OCR)	On 19 February 2025, the RBNZ reduced the OCR from 4.25% to 3.75%, marking the second consecutive 50bps cut. This follows the Committee's easing cycle which began in August last year and has seen total rate cuts of 175bps since this date. With expectations of future inflation to remain within their targeted range, the Committee agreed that interest rate declines will continue to sustainably support economic recovery.
Government Bonds	The 90-day Bank Bill Benchmark Rate (BKBM) stands at 3.66%, while 10-year bonds are 4.70%. The 90-day rate continues to remain at its lowest level since mid-October 2022.
Unemployment Rate	The unemployment rate is 5.1%, as of December 2024, which is in line with RBNZ expectations. This reflects the highest rate recorded since March 2021. This continues the trend upwards, following the unemployment rate in the June 2024 quarter of 4.6% and in the September 2024 quarter of 4.8%.

With respect to New Zealand wider market statistics, we summarise the following:

New Zealand Wider Market Statistics	
Residential market	REINZ reports that in February 2025 the total number of sales increased by 3.4% year-on-year nationally. The REINZ national median house price for New Zealand was down on an annual basis, showing a decrease of 2.4%, however was up on a monthly basis, showing an increase of 2.9%. The national median days to sell remains at 54 days, up three days on a year-to-year basis.
Building consents	Although sentiment has appeared to have improved within the construction sector, the effects of tighter financial conditions and low confidence are continuing to affect residential construction with 33,812 new residential consents issued in the year ended January 2025. This is down approximately 7.2% from the same time in 2024 and is down approximately 31.7% from the recent peak in peak in 2022 and early 2023. Commercial construction has also slowed down with non-residential consents to the year ended January 2025 totalling \$8.9 billion, down 9.7% from a year prior. Price fluctuations may impact this data, with non-residential construction prices (as measured by the capital goods price index) up 0.4 percent for the year ended December 2024.
Construction	As per the RLB Forecast Report for Q4 2024, there is an expectation that construction cost inflation will continue to ease this year. Overall sentiment within the construction sector has improved and there are expectations of a recovery from late 2025. This is reflective of the continued easing in capacity pressures within the sector, together with a turnaround in labour shortages over the past year.

3.2 Auckland Residential Market

Entering into 2025, there is cautious optimism among market participants. The expectation is for property markets and interest rates to stabilize as the Official Cash Rate (OCR) is further reduced.

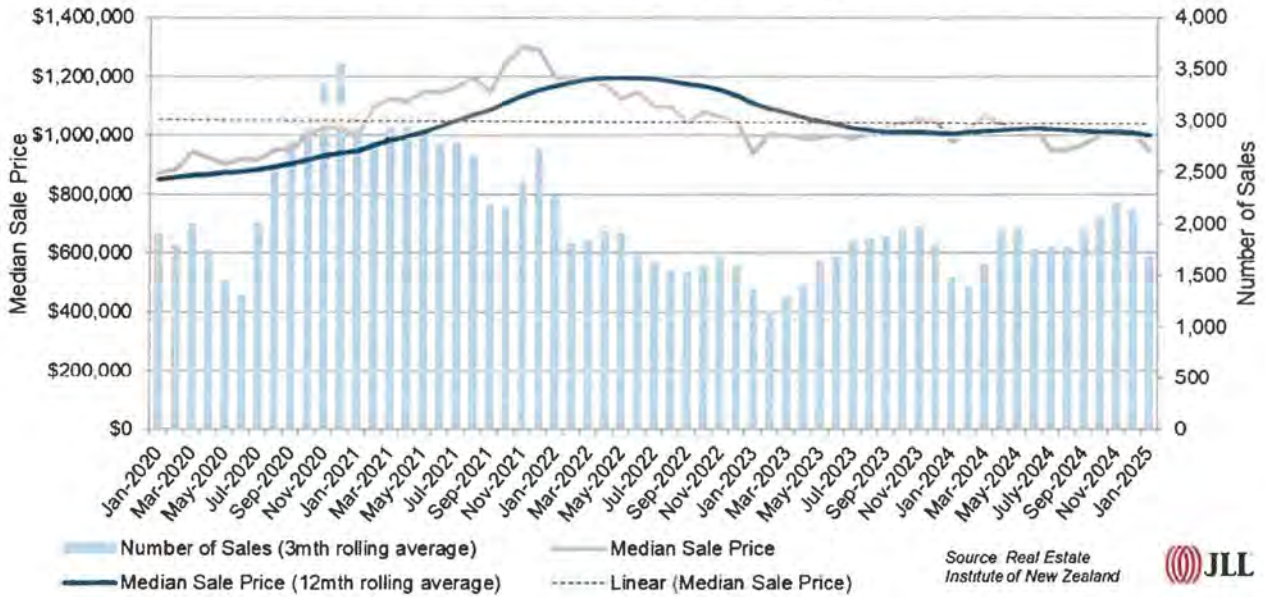
Some aspects that we expect may influence land values over the short to medium term are as follows:

- The recent cut to the OCR in February 2025 has seen banks reduce their residential mortgage rates, with general market sentiment that this is likely to continue with additional OCR cuts expected through early 2025. Currently floating rates from the main banks in the high 6% range and fixed rates between 4.99% to 5.99%.
- The residential market seems to be levelling out following declining median prices through the last few years, with the market most patently being influenced by affordability factors (i.e. debt serviceability); increases in supply reducing premiums that were historically driven by scarcity; and wider economic concerns relating to likely rises to unemployment and reduced inflationary pressures.
- The Government has implemented tax policy changes from 1 July 2024 including reducing the bright-line test back to 2 years, and the reintroduction of interest deductibility for interest payments on investment properties which is phased back at 80% in 2024 and 100% in 2025.

REINZ statistics released in February 2025 show that the median price for Auckland (which includes all of the former Territorial Local Authorities) for the month of January 2025 decreased by 2.2% year-on-year to \$949,000.

The following chart graph shows the movements in sale volumes and median sales prices in Auckland over the last 5 years, highlighting the recent levelling of median prices over the past few months as well as the gradually increasing sales volumes due to more positive market sentiment.

Auckland Residential Sales Statistics Median Sale Price and Number of Sales - Five Year Trend



Source Real Estate Institute of New Zealand



Sales volumes increased by 1.3% year to year (January 2024 to January 2025) across the Auckland Region, and median days to sell increased from last year, up 2 days to 56 days, this is higher than the 10-year average for January of 45 days.



4 Dwelling Sales Evidence

4.1 Sales Transaction

In order to ascertain the market value of the subject property, we have had regard to a range of sales evidence within the immediate surrounding locality which we briefly outline as follows:



Property Address: 17 Tainui Road, Devonport

Sale Date: March 2025

Sale Price: \$5,450,000

The property comprises a 322 sqm character dwelling that was originally constructed in circa 1910's and provides 4 bedrooms, 3 bathrooms and a single garage. The dwelling comprises weatherboard construction and presents to a modern standard. The property is situated on a flat 976 sqm site close to Cheltenham Beach. We have analysed the sale to reflect a net rate of \$9,053 per sqm over the improvements area.



Property Address: 25 Tainui Road, Devonport

Sale Date: January 2025

Sale Price: \$4,400,000

The property comprises a 194 sqm character dwelling that was originally constructed in circa 1915 and provides 5 bedrooms and 2 bathrooms. The dwelling comprises weatherboard construction and presents to a modern standard. The property is situated on a flat 683 sqm site close to Cheltenham Beach. We have analysed the sale to reflect a net rate of \$12,964 per sqm over the improvements area.



Property Address: 114 Calliope Road, Stanley Bay

Sale Date: December 2024

Sale Price: \$2,250,000

The property comprises a main character dwelling that was originally constructed in circa 1910, along with a small minor dwelling that was constructed in 2019, comprising a self-contained unit, with a total area of 150 sqm and provides 4 bedrooms and 3 bathrooms. The dwelling provides weatherboard construction and presents to a modern standard internally. The property is situated on a 472 sqm site on the northern side of Calliope Rd. We have analysed the sale to reflect a net rate of \$5,900 per sqm over the improvements area.



Property Address: 7 Russell Street, Stanley Bay

Sale Date: December 2024

Sale Price: \$3,460,000

The property comprises a 268 sqm character dwelling that was originally constructed circa 1890's and provides 4 bedrooms, 3 bathrooms and a single garage. The dwelling provides weatherboard construction and presents to a modern standard. The property is situated on a flat 762 sqm site. We have analysed the sale to reflect a net rate of \$6,847 per sqm over the improvements area.



Property Address: 28 St Leonards Road, Devonport

Sale Date: November 2024

Sale Price: \$2,700,000

The property comprises a 219 sqm character dwelling that was originally constructed in circa 1915 and provides 4 bedrooms, 3 bathrooms and a single garage. The dwelling provides weatherboard construction and presents to a modern standard. The property is situated on a 501 sqm site. We have analysed the sale to reflect a net rate of \$5,936 per sqm over the improvements area.



Property Address: 32 Calliope Road, Devonport

Sale Date: November 2024

Sale Price: \$2,700,000

The property comprises a 197 sqm character dwelling that was originally constructed in circa 1910's and provides 4 bedrooms and 3 bathrooms. The dwelling provides weatherboard construction and presents to a modern standard. The property is situated on the northern side of calliope Rd close to the main Devonport commercial area. We have analysed the sale to reflect a net rate of \$6,599 per sqm over the improvements area.



Property Address: 6 Summer Street, Stanley Bay

Sale Date: July 2024

Sale Price: \$3,120,000

The property comprises a 706 sqm character dwelling that was originally constructed in circa 1911 and provides 4 bedrooms and 2 bathrooms. The dwelling comprises weatherboard construction and presents to a modern standard. The property is situated on a 706 sqm site. We have analysed the sale to reflect a net rate of \$6,560 over the improvement area.



Property Address: 3A Garden Terrace, Devonport

Sale Date: June 2024

Sale Price: \$2,000,000

The property comprises a 230 sqm dwelling that was originally constructed in 1982 and provides 3 bedrooms, 2 bathrooms and a double garage. The dwelling comprises a mix of weatherboard and brick construction and presents to a good albeit slightly dated standard. The property is situated on a small 256 sqm site on side street close to the Devonport waterfront. We have analysed the sale to reflect a net rate of \$1,348 per sqm over the improvements area.



Property Address: 8 Rutland Road, Stanley Bay

Sale Date: May 2024

Sale Price: \$2,245,000

The property comprises a 140 sqm character dwelling that was originally constructed circa 1910's and provides 3 bedrooms and 2 bathrooms. The dwelling comprises weatherboard construction and presents to a modern standard. The property is situated on a 412 sqm corner site. We have analysed the sale to reflect a net rate of \$5,821 per sqm over the improvements area.



Property Address: 100B Victoria Road, Devonport

Sale Date: November 2022

Sale Price: \$2,450,000

The property comprises a 670 sqm church that was originally constructed in 1916 and presents to a somewhat original condition. There is also an adjoining church hall which has been converted to provide a 4-bedroom, 2-bathroom residential offering. The property comprises brick construction and presents to a dated standard, with renovations required. The property is situated on 1,696 sqm site on a busy corner on Victoria Rd in Devonport.

4.2 Sales Evidence Summary

We have given consideration to the above surrounding sales when assessing the market value of the subject property. In particular we have had regard to:

- Location within an established residential location and affluent suburb.
- Situated adjoining the Naval Base on the harbour side of Calliope Rd
- Heritage Category B overlay.
- Harbour and City views from the rear dwelling.
- Combined large floor area of the two dwellings in comparison with a number of the immediately adjacent single dwelling sales
- Potential for further subdivision of the property to provide the dwellings on two separate Titles.
- Further development potential for the former church building, with initial concept plans to renovate into four bedrooms.

4.3 Subject Sale History

The subject property last transacted in July 2017 for \$1,320,000 including GST.

5 Valuation Methodology

5.1 Valuation Approach

Primarily the valuation of land and dwellings have focused on the Comparable Transactions Method within the New Zealand market, with the use of the Residual Valuation method utilised in scenarios where a development is proposed or expected to be the immediate outcome for the subject land.

In formulating our opinion of Market Value, JLL has utilised a proprietary Valuation Model. This model has been developed to ensure calculations are performed with transparency, accuracy, and adherence to our internal standards of best practice methodology. The Valuation Model has undergone testing over an extended period and has been adopted for use as part of this valuation assessment.

The Valuation Model employed in our calculations incorporates the following Valuation Method:

- Comparable Transactions Method: Comprises analysis of recent sales transactions of similar properties to provide a basis for comparison (e.g., on a per sqm rate), alongside adjustments for factors such as location, quality, or time, to determine the likely market value of the subject property.

We detail the assumptions within our valuation approach below.

5.2 Comparable Transactions Method

The Comparable Transactions Method considers market sales of improved residential properties in the surrounding Stanley Bay and Devonport locality, or further afield if required.

The sale prices are analysed to derive both a land and building value component. We are required to make adjustments to the sale price components to reflect differences between the subject property and the sales evidence, including (but not limited to):

- Location
- Contour/Aspect
- Views/Outlook
- Utility/Amenity
- Land Area
- Tenure
- Quality of fixtures/fittings and finishes
- Construction
- Floor area
- Condition
- Dwelling design and layout
- Site improvements

After ascribing an improvements value to the subject property, we have added our opinion of the market value of the land to arrive at the estimated market value of the subject property. The values so ascertained are inclusive of GST (if any).

We set out our calculations on this basis as follows:

Comparable Transactions Method - 95A Calliope Road, Stanley Point - Former Church Converted Dwelling					
	Component	Area	Rate \$ psm	Indicative Value	Adopted Value
Improvements Value - Church	Dwelling	249 sqm	\$4,600	\$1,145,400	
	Courtyard	10 sqm	\$1,000	\$9,990	\$1,160,000
Improvements Value - Church Hall	Dwelling	167 sqm	\$6,250	\$1,043,750	
	Balcony	21 sqm	\$2,000	\$42,000	
	Courtyard	29 sqm	\$1,000	\$29,070	\$1,110,000
Land Value	Adopted Net Rate		Indicated Value		
			\$2,250 / sqm	\$1,734,750	
Title Area	771 sqm		\$2,500 / sqm	\$1,927,500	
			\$2,750 / sqm	\$2,120,250	
Market Value Excluding Chattels					\$4,200,000
Chattels					\$50,000
Market Value Including Chattels					\$4,250,000 including GST

The adopted value under this approach is \$4,250,000 including GST, if any.

6 Valuation Reconciliation

6.1 Valuation Conclusion

Based on our review of the subject property, and subject to the comments and assumptions noted within this Valuation Report, our opinion of Market Value as at 20 March 2025, is:

Market Value 'As Is'

\$4,250,000 plus GST (if any)

Four Million Two Hundred Fifty Thousand Dollars plus GST (if any)

We confirm that this report is confidential to the following intended users and for the specific use noted below:

- New Zealand Defence Force – for Internal Reliance

No responsibility is accepted to any third parties. Neither the whole of the report, or any part of it, or any reference to it, may be published in any document, statement or circular nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

6.2 Mortgage Security Recommendation

Subject to the comments in this report, we consider the Property to be a suitable security for first mortgage purposes.

6.3 Likely Marketing Period

Subject to our Special Assumptions and further comments noted within this Valuation Report, it is our opinion an appropriate marketing period for the subject property at the Valuation Date is up to 6 months.

The actual time to sell the property may vary depending on the number of potential buyers in the marketplace, availability of comparable properties, access to finance, and changes in market conditions subsequent to the valuation date.

6.4 Most Probable Purchaser

In consideration of the current market, we anticipate the most probable purchaser of the Property to be an owner occupier.

6.5 Involvement Statement


The following parties have been involved in the completion of this valuation:

Inspection of Property	Arthur Harris, Sophie Louis
Calculations	Arthur Harris, Sophie Louis
Information Review	Arthur Harris, Sophie Louis
Report Authoring	Arthur Harris, Sophie Louis
Valuation Process Quality Control	Hannah Broderson
Principal Valuer	Arthur Harris

JLL require that Valuation Reports are reviewed by a third party Registered Valuer prior to release for Valuation Process Quality Control purposes. The valuer noted as having undertaken the Valuation Process Quality Control review offers no opinion on the subject property.

Yours faithfully,

Jones Lang LaSalle, Value and Risk Advisory



Arthur Harris BSc, BPA, Dip Man, Dip Bus (Fin)
Registered Valuer - Senior Director
+64 27 440 8156
arthur.harris@jll.com



Sophie Louis BProp, MPINZ
Registered Valuer - Associate Director
+64 21 677 255
sophie.louis@jll.com

Appendix 1 – Assumptions and Limitations

Category	Details
Valuation Scope and Purpose	<p>This valuation is current only as of the Valuation Date, based on property and market information available at that time. The assessed value may change significantly and unexpectedly over a short period due to general market movements or property-specific factors.</p> <p>We do not accept liability for losses arising from subsequent changes in value. Without limiting this statement, we do not accept any liability where this valuation is relied upon more than 90 days after the date of valuation, or earlier if you become aware of any factors that may affect the valuation, or such earlier date if it is reasonable to assume that a market participant acting prudently would be aware of any factors that affect the valuation.</p> <p>This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted if this report is used for any other purpose.</p>
Information and Assumptions	<p>We have assumed the information provided to us by the instructing party and industry sources is correct. We reserve the right to amend our calculations if this information proves incorrect.</p> <p>We have assumed all professional advice provided to us and relied upon is accurate.</p> <p>We have relied on building areas, income figures, and expense figures as provided by the instructing party or its agents and made specified adjustments where necessary. Where possible, these have been verified through lease documentation and physical measurements.</p> <p>Enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of leases, it is therefore assumed that the tenants are capable of meeting their obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.</p>
Legal	<p>This valuation assumes the premises are free from caveats, resource consent conditions, restrictions (including restrictions in other leases within the property), liens, mortgages, or charges which may impact the use of the property, other than what has been disclosed to us. We reserve the right to amend our calculations if there are undisclosed restrictions on the use of the subject property.</p> <p>We have relied on the land dimensions and areas as provided in the Record of Title as searched. In certain cases, physical checking of land dimensions and areas is difficult or impractical due to the proximity of adjoining buildings, steep terrain, or inaccessible title boundaries. We accept no responsibility if any of the land dimensions or the area shown on the title are found to be incorrect.</p>
Property Condition and Inspections	<p>We have conducted a visual inspection of the subject premises but haven't commissioned structural surveys or tested services. We can't confirm these are defect-free. We haven't inspected unexposed or inaccessible portions and can't certify they are defect-free. We've noted any apparent deterioration in our Valuation Report but can't warrant structural soundness or the absence of unsatisfactory materials.</p> <p>Unless stated otherwise, we've assumed that items like lifts, water systems, electrical systems, ventilation systems, and other devices, fittings, installations, or conveniences in the building work properly, function as designed, and comply with current building, fire, and government regulations and codes.</p> <p>Substances such as asbestos or other potentially hazardous materials could, if present, adversely affect the value of the property. The stated value estimate is based on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions, and the recipient of this report is advised that the valuer is not qualified to detect such substances or estimate the remedial cost.</p> <p>We note we are not experts in assessing the condition of the building structure and cladding, or in assessing the impact or otherwise of water/weather penetration issues. Should the building prove to have structural or weather penetration issues, we reserve the right to amend the valuation assessment and any recommendations contained within this report.</p> <p>Any elements of deterioration apparent during our consideration of the general state of repair of the building/s have been noted or reflected in our valuation. We are, however, unable to give any warranty as to the structural soundness of any building and have assumed in arriving at our valuation that there are no structural defects or the inclusion of unsatisfactory materials.</p> <p>Unless otherwise noted we have not obtained a Land Information Memorandum or reviewed the information contained on the Council Property File. Our valuation is made on the basis that the property/premises comply with all relevant statutory regulations.</p>
Environmental	<p>We have assumed the property complies with all relevant environmental regulations. We haven't conducted environmental assessments and aren't qualified to detect the presence of hazardous materials.</p> <p>We have relied upon information provided to us and publicly available sources regarding natural hazards such as flood, fire, coastal inundation/climate risk and seismic issues. This includes assessments and data from local authorities and regulatory bodies. We are not experts in these issues and have reviewed the available information in our capacity as valuers.</p>

Category	Details
Publication and Confidentiality	<p>The publishing of this report in whole or in part, referencing the valuation figures, or naming the valuer(s) involved in the preparation of this report is prohibited under our Terms of Engagement. Any special limitations, assumptions, or departures must be disclosed in any published document referencing our opinion of Market Value.</p> <p>This report is confidential to the intended users noted in the valuation report. We accept no responsibility if it is relied upon by any other party.</p> <p>An intended user can only rely on this valuation if received directly from JLL without any third-party intervention.</p>
Limitations	<p>This valuation is based on our professional judgement and is not a guarantee or prediction of future performance. Market conditions, including property values and rents, can change rapidly due to various factors.</p> <p>The reliant parties may use and rely on this Valuation Report for the stated intended use. Where there is more than one reliant party, unless specifically agreed within our Terms of Engagement, the interests of the reliant parties are a joint interest, and are to be treated as a single claim, which cannot be split, in the event of a dispute or legal action. The total liability of the Valuer to all reliant parties combined shall not exceed the liability that would have applied had there been only one reliant party.</p> <p>This Valuation Report is not intended for use by, or reliance upon, any other parties not explicitly named as reliant parties in this report or in our Terms of Engagement. We accept no responsibility or liability to any third parties for any part of this report or its contents.</p>
Financial	<p>Unless otherwise stated, all currencies within this report are in New Zealand Dollars.</p> <p>Non-residential valuations are (unless otherwise stated) carried out on the basis that the valuation is plus GST (if any). Residential property valuations are (unless otherwise stated) carried out on the basis that the valuation includes GST (if any).</p> <p>We are not experts on GST or tax, and we recommend seeking advice from qualified experts. We may review and amend our valuation if this advice differs from our interpretation of current legislation and Inland Revenue Department rulings.</p>

Appendix 2 – Valuation Definitions

Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, where the parties had each acted knowledgeably, prudently, and without compulsion.
Highest and Best Use	The use of an asset that maximizes its potential and is physically possible, legally permissible, and financially feasible.

Appendix 3 – Record/s of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA480/298
Land Registration District North Auckland
Date Issued 07 September 1928

Prior References
NA91/184

Estate Fee Simple
Area 774 square metres more or less
Legal Description Part Lot 68 Deposited Plan 1055

Registered Owners

Lesley Jane Harris as to a 1/2 share
Wayne Kelly as to a 1/2 share

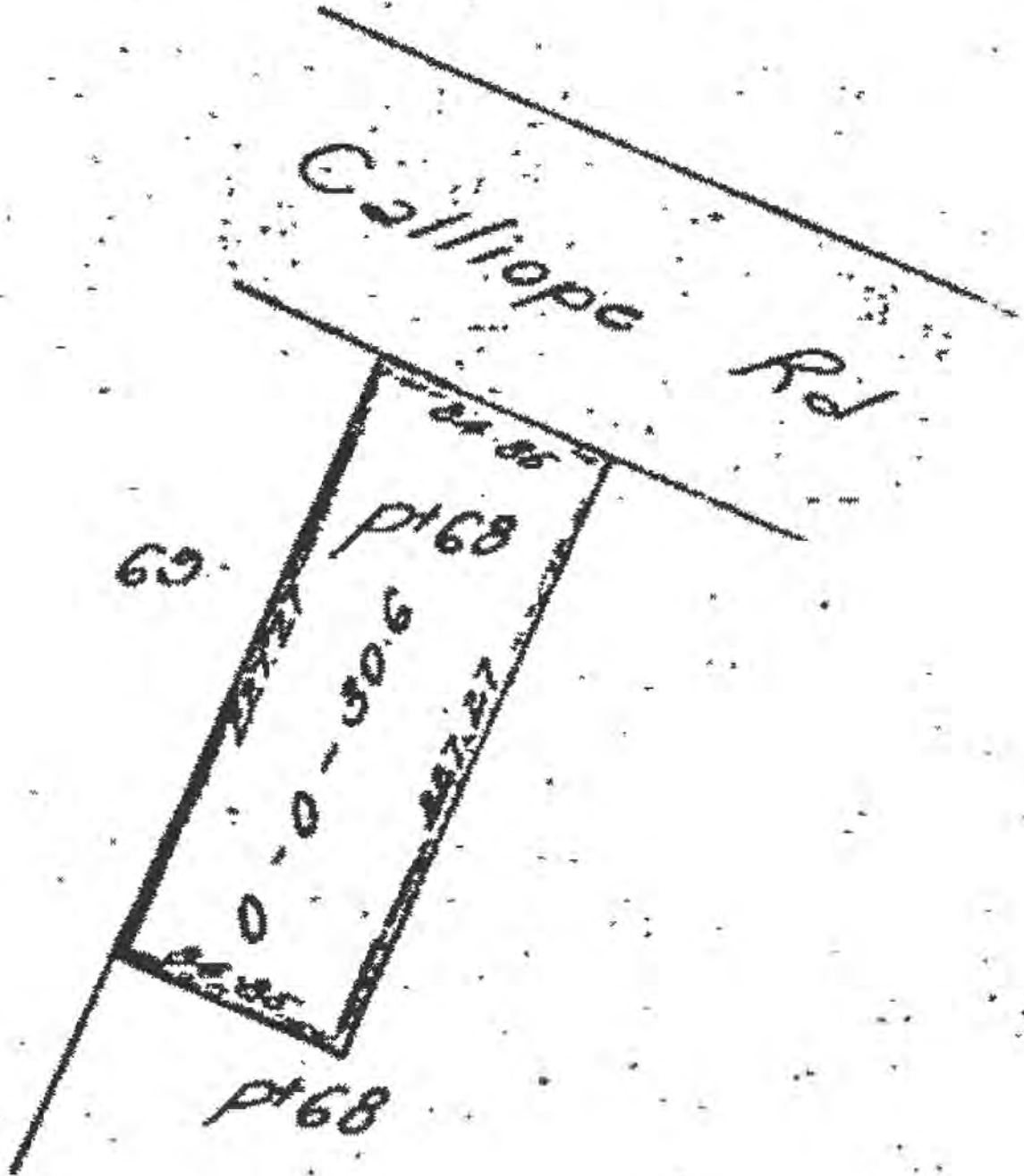
Interests

Subject to a right of way, tunnel rights, rights to convey and drain water, drain sewage, convey electricity and have telecommunications (in gross) over part marked R on DP 322363 in favour of Her Majesty the Queen created by Easement Instrument 6484260.1 - 6.7.2005 at 9:00 am

6507348.1 Encumbrance to Her Majesty The Queen - 25.7.2005 at 9:00 am

11090849.2 Mortgage to Westpac New Zealand Limited - 4.5.2018 at 12:25 pm

12052620.1 Statutory Land Charge pursuant to Section 208 Local Government Act 2002 - 12.3.2021 at 11:38 am



Value and Risk Advisory

We are value and risk advisory experts supporting you through the changing world of real estate.

Level 16, HSBC Tower
188 Quay Street
PO Box 165
Auckland 1140
Phone: +64 9 366 1666

Level 1, Bell Gully Building
40 Lady Elizabeth Lane
PO Box 10343
Wellington 6140
Phone: +64 4 499 1666

Ground Floor, Iwikau Building
93 Cambridge Terrace
PO Box 6466
Christchurch 8442
Phone: +64 3 375 6600

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13 Aug 2025

DOT-POINT BRIEF FOR Base Commander Naval Defence Areas

CALLIOPE ROAD – OPTIONEERING OUTCOME

Purpose

1. To provide an outline of Calliope Road utility assessment, options discussed at the optioneering workshop, and rationale on the decision.
 - High level guidance was to develop an interim solution for Calliope Rd utility, based on the outcome of the analysis conducted on the building's legal usage and the utility assessment.
 - ◆ How: local level optioneering with a focus on 'needs' versus 'wants, identify the most and least important local level options/priorities, consider alternative solutions, build contingency, identify the positive impact, factor counter arguments into the plan, consider the horizon and the DNB IMP.
 - ◆ What (options): 11 options were presented. They were - Transit accommodation; Storage; VIP or 117 VVIP Accommodation; Psychologist work space (co-located with NHU); Padres work space; S. 6(a) decant facility; Pasifika community house; office space; Church; Board Room, training facility.

Utility Criteria – Due Diligence

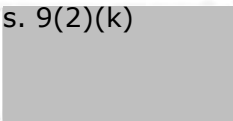
2. The utility assessment and condition review was verbally presented by CDR Wood. It highlighted that there are two distinct buildings, of brick build, double skimmed construction and light timber frame.¹ Discussion was had around the various thresholds that would inform decision making such as, change of use, legal restrictions around temporary versus permanent occupation, safety in relation to fire exits and systems, and healthy homes criteria that shapes its immediate utility. Discussion was had around the seismic ratings and some of the structural considerations that would feature in the longer term plan.
3. There are some immediate safety and compliance features in the Church building that eliminated options based on change of use, fire systems and exit/escape issues. There were some proposed immediate mitigation opportunities (quick wins) to adjust the rating to create more utility (that in turn helped shape decisions).

¹ The utility assessment is not yet sited and is a follow up action

Short List Options

4. The following were shortlisted for consideration, based on meeting the high level criteria, and, requiring only short term mitigation in terms of utility and cost.
 - Training facility – removed as option based on rating requirements needing to be met in order to meet the legal thresholds for occupancy; loss of use to the wider RNZN due to training demand.
 - Pasifika (and other cultures) Community House – removed as option due to having access to the Navy community house and Te Taua Moana Mare, alongside the wider RNZN demands.²
 - Back Unit - VIP or VVIP Accommodation – accepted as an option as the utility would not change and it would align with strategic utility of Church option. *Managed by PHL Wardroom.*
 - Church – VIP Meeting, Board Room and Conference area (*managed by Events*); examples are for things like Navy to Navy talks; NLBs in Auckland, high level meetings, etc.
5. It is proposed that Base CDR:
 - **Endorse** the proposed options for the immediate utility of 95a Calliope Road.
 - **Note** that the utility assessment will shape the longer term use.
 - **Note** that DEI have funds for minor building works and a fit out project is pencilled for action.
 - **Socialise** the proposal with DCN.

s. 9(2)(k)



KERRY TUTTY

SO DEI (N)

HQ NAVY

DTelN 021 331 656

Commands, departments and authorities consulted

CDR Wood – Corporate Services Manager

CDR Matenga - COPHL

Mrs Julie Huddleston – Navy EDD

LTCDR Bloor – CoS Base CDR

WO Booker – CWO PHL

CDR Tutty – SO DEI (N)

² It is not mandated that the Pasifika or any other cultures within the RNZN community require infrastructure solely for their utility, given the RNZN meets their bi-cultural requirement through both Te Taua Moana (Te Tiriti) and The Community house (Crown).

Defence Estate and Infrastructure
MINUTE 010/2025

28 Jan 25

DEI 25008

HDEI Through A/GMES
Through DET

DEVONPORT - PROPERTY LISTING

Purpose

1. This minute is to provide you with information on the property listed for sale at 95A Calliope Road, Devonport (the property).

Background

2. The property adjoins Devonport Naval Base. Located between the Base hospital and service housing, it is essentially a demarcation between NZDF's operational and residential areas. Formerly owned by the Diocese of Auckland and operated as a local community church, the property was placed on the market in 2017. NZDF's position at that time (more fully explained in Ref A), was that there was no need to purchase, and that addressing the heritage and seismic aspects would be resource intensive, relative to the desired outcomes. The current owner bought the property and carried out extensive improvements before re-listing it in 2023, when it was conditionally sold but did not complete. The property was re-listed in late 2024 with an asking price of \$4.295M.

Property Information

3. The property is 777 square metres more or less, held in fee simple title NA480/298. Registered on the title are right of way, tunnel, water, wastewater, electricity and telecommunication rights, in favour of NZDF. It is not subject to a Defence Designation.

4. Comprising two buildings, the brick and tile St Augustine's church constructed in the 1930s is located at the front of the property. To the rear is a timber church hall constructed in 1865 and relocated to its current location in the early 1900s. Both buildings have been converted for residential purposes, though care has been taken to preserve or restore historic elements. St Augustine's church serves as the primary residential dwelling and the church hall as temporary accommodation/secondary income (Airbnb).

5. St Augustine's church is recorded as Category II on the Heritage New Zealand Heritage List. This does not extend to any restrictions on the title. Protections are reliant on the Auckland Unitary Plan rules, and interested parties e.g. community or heritage groups).

6. In the Auckland Unitary Plan, the property is zoned Residential – Single House Zone. Seismic strengthening is therefore not required but the property owner has had works scoped and quantity surveyed for planning purposes, circa \$100K. Consents exist for further improvements (additional rooms or apartments), and a subdivision to place each building on its own title, though neither consent is being progressed at present. All documentation is available for NZDF to view.

7. While not subject to any heritage order, the property is included in the Auckland Unitary Plan Heritage Schedule. A recent Plan Change¹ downgraded the property from Category A to Category B. The criteria contributing to the heritage values are as follows:

- A: historical
- B: social
- F: physical attributes
- G: aesthetic
- H: context.

8. The property owner has acknowledged and preserved heritage values, particularly the buildings' exterior, while creating flexible interior space.

Rationale for Purchase

9. s. 6(a) [Redacted]

10. The draft Infrastructure Master Plan for Base Devonport describes the significant reset of the Base's spatial layout and distribution of functions and defined activity areas, and recognises the complexities involved and need for a practicable implementation plan. Although future development and redevelopment is intended to be achieved independently as much as possible, availability of this property for either transitional or permanent accommodation would be beneficial, notwithstanding the increased flexibility it provides as the draft Infrastructure Master Plan is refined.

11. This is (currently) a single private property isolated amidst NZDF land. The relationship with the property owner is cordial, s. 6(a) [Redacted]

12. Pending NZDF requirements for this property include but are not limited to office accommodation, transitional accommodation, fale, childcare centre (the existing centre requires significant remediation), or the main church/chapel for Base Devonport.

13. Should the property be acquired, NZDF would immediately seek to include it within the Defence Designation. This would be reasonably straightforward given the surrounding land parcels are already within that designation. A Defence designation over the property would remove some limitations but not the reputational risk and potential opposition NZDF would

¹ Plan Change 82: Proposed amendments to Schedule 14, Historic Heritage Schedule to the Auckland Unitary Plan. Publicly notified on 18 August 2022 and operative from 8 November 2024. [refer ID 01166 St Augustine's Memorial Church and Mission Hall (former)].

undoubtedly face should any material changes, or demolition/removal be proposed. There remains (arguably) a responsibility to preserve the buildings, and military connection.

Finance

14. This property purchase, if approved, will be DERP funded, consequently impacting the execution of projects with the DERP Capital Delivery Plan. Potentially affected projects will need to be identified and deliberated by the planning team in consideration of the wider DERP programme and subsequently agreed by DERP Board and EIC. DERP is already financially constrained, and this property with an asking price of \$4.295M will have considerable impact. There could be some immediate pressure relieved through deferred settlement, though is a financial commitment nonetheless.

Consultation

15. Personnel from Naval Command, Naval Staff, DEI Estate Strategy, Estate Delivery and Environmental Services have provided feedback via various media. s. 6(a)

NZDF is also in a period of tremendous financial constraint, with increasing re-prioritisation and at-risk projects.


Next Steps

16. DERP Board and EIC approvals are required before putting in an offer for the property. The offer would be subject to valuation, due diligence and internal approvals (including funding) being satisfied. Consultation with internal stakeholders including Navy Command, Finance Branch and DEI Estate Delivery would continue throughout the process.

Recommendations

17. It is recommended that HDEI:

- a. **note** the property at 95A Calliope Road, Devonport is on the market;
- b. s. 6(a)
- c. **note** there are pending NZDF requirements for the property;
- d. **note** that acquisition of this property would need to be with utilisation of the existing buildings in mind; and
- e. **note** the purchase of the property would be funded from DERP;
- f. **note** DERP is under considerable financial and delivery pressure; and
- g. **recommend** that the matter be referred to the DERP Board for their consideration as a priority.


SM QUIRKE
DDPR

Enclosures

1. Base Devonport and subject property
2. Property Listing (abridged)





Two stunning homes on one site - Magnificent!

This unique property comprises two separate dwellings. The magnificent double-skinned brick church building located at the front of the site features beautiful stained-glass windows and a soaring cathedral ceiling. Now two bedrooms, a study and beautifully landscaped, there is huge potential to take advantage of the consented plans and develop it into a four bedroom, two bathroom residence of distinction.

Something of a landmark in this revered location, these two converted churches are now offered for sale as one package. For some this will be the ideal opportunity to house an inter-generational family, for others it will present the perfect home and income scenario.

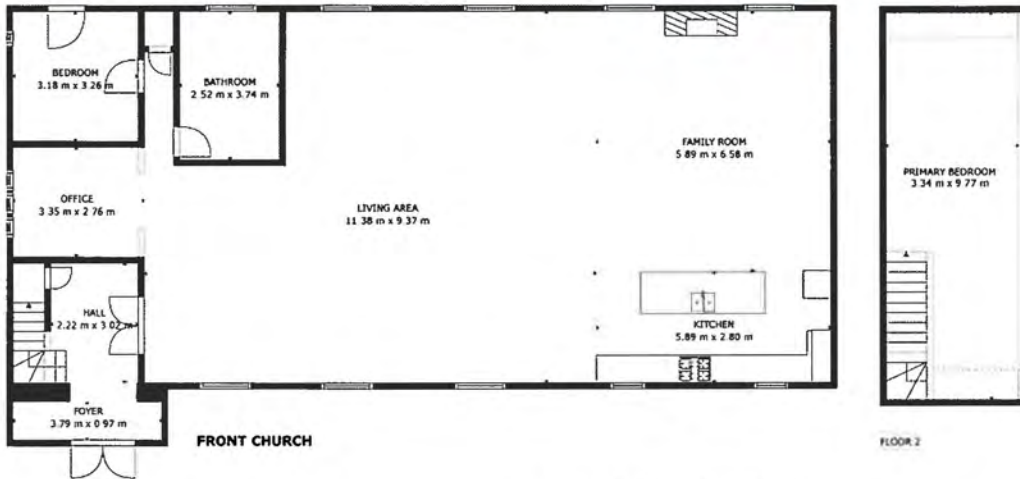
The second dwelling situated to the rear of the site enjoys stunning views over the inner harbour with the twinkle of city night lights. This home has a stunning designer kitchen and bathrooms with top-end specifications that enhance the dramatic open floorplan.

Both homes feature gorgeous rich native timber flooring and finishes and have generated over \$120,000 with casual letting through Airbnb.

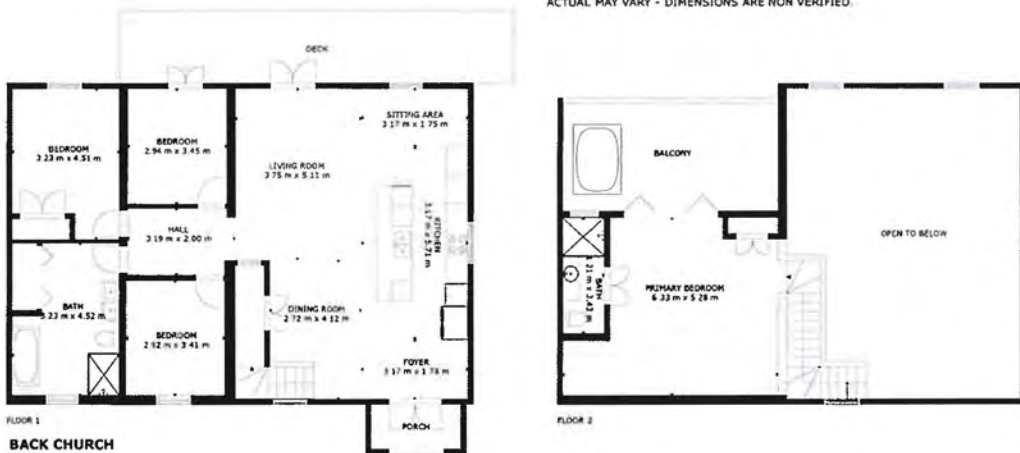
There is also a resource consent in place to sub-divide the site into two lots in the future if one so desired.

Located close to Devonport Village, local parks and walkways they are also in zone for Stanley Bay, Belmont Intermediate and Takapuna Grammar Schools. Undoubtedly a unique offering in this sought after suburb.

Viewing is by appointment.



SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY - DIMENSIONS ARE NON VERIFIED.



Defence Estate and Infrastructure
MINUTE 027/2025

05 Feb 25

DEI 25008

EIC Through DERP Board
Through GMES *[Signature]* 10.2.25
Through DET *[Signature]* 10-2-25

DEVONPORT – 95A CALLIOPE ROAD, STANLEY POINT

References

- A. Minute re Estate Position in respect of sale of St Augustine’s Church dated 05 May 17
- B. Auckland Unitary Plan and Heritage Schedule
- C. Heritage New Zealand Pouhere Taonga Heritage List

Purpose

- 1. This minute seeks endorsement to purchase the property listed for sale at 95A Calliope Road, Stanley Point, Devonport (the property).

Background

2. The property directly adjoins Devonport Naval Base, and, located between the Base hospital and service housing, is essentially a demarcation between NZDF’s operational and residential areas. Formerly owned by the Diocese of Auckland and operated as a local community church, the property was placed on the market in 2017. NZDF’s position at that time (more fully explained in Ref A), was that there was no need to purchase, and that addressing the heritage and seismic aspects would be resource intensive, relative to the desired outcomes. The current owner bought the property and carried out extensive improvements before listing it in 2023, when it was conditionally sold but did not complete. The property was re-listed in late 2024 with an asking price of \$4.295M.

Property Information

- 3. The property is 777 square metres more or less, held in fee simple title NA480/298. Registered on the title are right of way, tunnel, water, wastewater, electricity and telecommunication rights, in favour of NZDF.
- 4. Comprising two buildings, the brick and tile St Augustine’s church constructed in the 1930s is located at the front of the property. To the rear is a timber church hall constructed in the 1880s and moved to its current location in the early 1900s. Both buildings have been converted for residential purposes, though care has been taken to preserve or restore historic elements. St Augustine’s church serves as the primary residential dwelling and the church hall as temporary accommodation/secondary income (Airbnb).

Auckland Unitary Plan

- 5. Under the Auckland Unitary Plan, the property is zoned Residential – Single House Zone, and is included in the Heritage Schedule (see paragraph 9).
- 6. The property is not subject to a Defence purposes designation.

7. The property is not identified as earthquake prone or subject to Building Act/Amendment Act requirements for earthquake-prone buildings while it remains used for residential purposes.

8. There are consents in place: for further improvements (to create additional rooms or apartments), and for a subdivision to place each building on its own title. Neither consent is being progressed at present but remain available for future owners.

Heritage

9. The property is included in the Auckland Unitary Plan Heritage Schedule, though not subject to any heritage order. A recent Plan Change¹ downgraded the property from Category A to Category B. The criteria contributing to the heritage values are as follows:

A: historical

B: social

F: physical attributes

G: aesthetic

H: context.

10. The St Augustine's church building is recorded as Category II on the Heritage New Zealand Pouhere Taonga Heritage List. This does not extend to any restrictions on the title. Protections are reliant on the Auckland Unitary Plan rules, and interested parties e.g. community or heritage groups.

11. The property owner has acknowledged and preserved heritage values, particularly the buildings' exterior, while leaving the interior space largely open plan for flexible use.

Seismic

12. Seismic strengthening of the buildings is not required whilst they are in residential use, but the property owner has had works scoped and quantity surveyed for planning purposes, circa \$100K. A change from residential to other use would require assessment of the buildings to determine the NBS rating and subsequent measures (if any).

Rationale for Purchase

13. s. 6(a)
s. 6(a)

14. s. 6(a)
s. 6(a)

a. Infrastructure Master Plan

The draft Infrastructure Master Plan for Devonport Naval Base describes the significant reset of the Base's spatial layout and distribution of functions and defined activity areas, and recognises the complexities involved and need for a practicable implementation plan. Although future development and

¹ Plan Change 82: Proposed amendments to Schedule 14, Historic Heritage Schedule to the Auckland Unitary Plan. Publicly notified on 18 August 2022 and operative from 8 November 2024. [refer ID 01166 St Augustine's Memorial Church and Mission Hall (former)].

redevelopment is intended to be achieved independently as much as possible, availability of this property for transitional or permanent accommodation would be beneficial, notwithstanding the increased flexibility it provides as the draft Infrastructure Master Plan is refined.

b. Future Naval Base

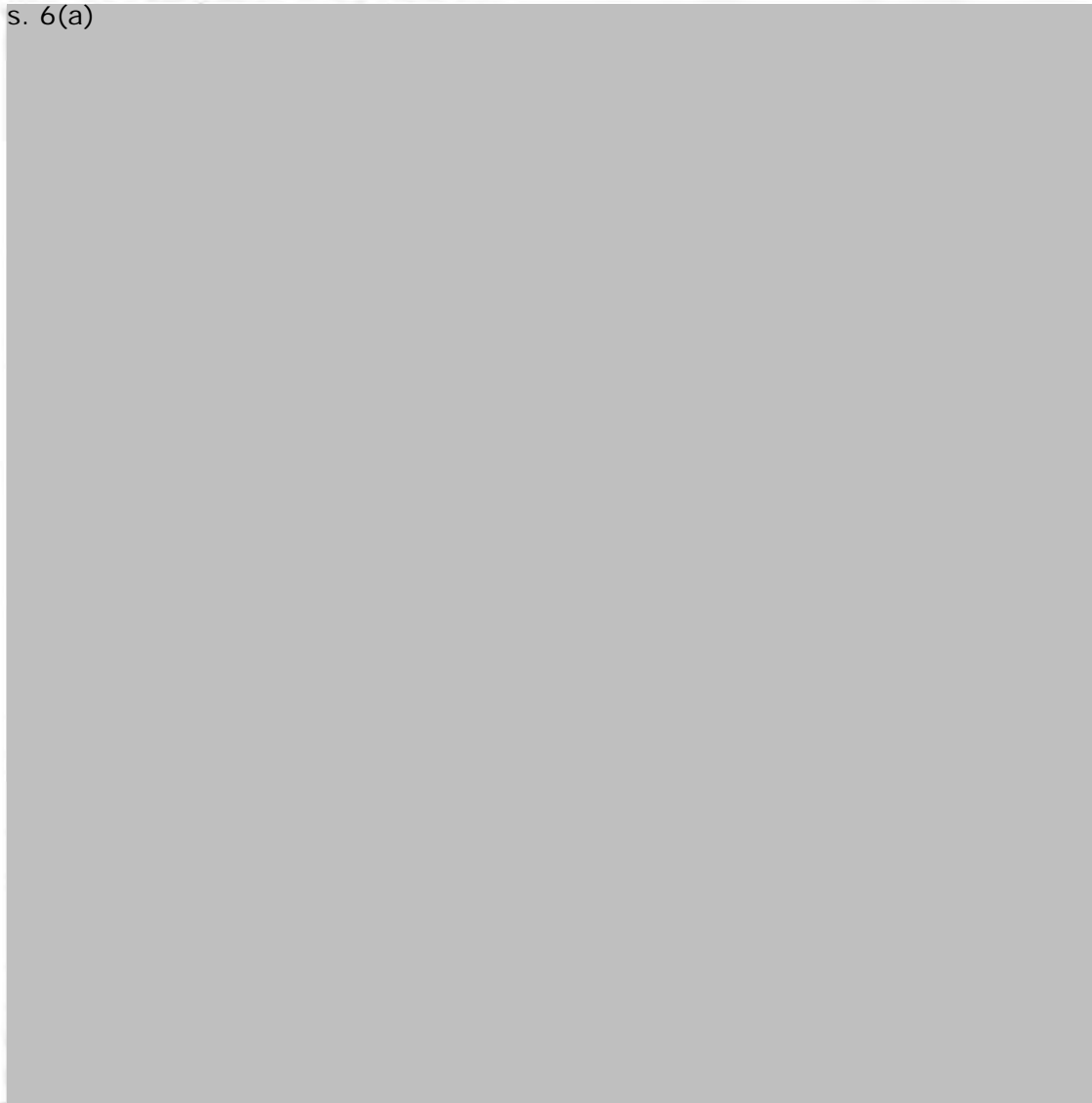
Devonport Naval Base faces a number of strategic challenges which will be addressed through the Future Naval Base Programme. One of these challenges is spatial constraints or the amount of 'footprint' available for redevelopment.

Spatial analysis was a core component in developing the Future Naval Base Programme and the consideration of purchasing land adjacent to the Base to increase space available for development was included in assessments.

s. 6(a)

The acquisition of 95A Calliope Road is in alignment with the Future Naval Base Programme.

c. s. 6(a)



Pending Requirement

15. Pending NZDF requirements for this property include but are not limited to office accommodation, transitional accommodation, and social service/community function e.g. fale, childcare centre, or primary church/chapel for the Base.

Considerations and Risks

16. Set out below are the key considerations and risks applicable to this potential property acquisition:

a. Defence Designation

Should the property be acquired, NZDF would immediately seek to include it within the Defence Designation. This would be reasonably straightforward given the surrounding land parcels are already within that designation. A Defence designation over the property would remove some limitations but not the reputational risk and potential opposition NZDF would undoubtedly face should any material changes, or demolition/removal be proposed. There remains (arguably) a responsibility to preserve the buildings, and military connection.

b. Seismic

A change from residential use would require NZDF at its own cost to have each building inspected to determine its NBS rating in accordance with the Building (Earthquake-prone Building Deadlines and Other Matters) Amendment Act (the Act). A rating of less than 34%NBS would be notified to Auckland Council. NZDF would be issued a notice to fix, with a 'strengthen or demolish' time-frame of 35 years from the date of issue. NZDF has, as recently as 2024, re-affirmed its commitment to working to the Act's time-frames, rather than resolve seismic issues early.

c. Reputational

NZDF is in a position of extreme financial hardship with cost savings efforts well underway (including property disposals), and a focus on prudent spending. s. 6(a)
s. 6(a)

s. 6(a) However, this will not necessarily translate to a public forum, and NZDF, if intending to purchase the property should expect a negative media viewpoint, and public and political scrutiny.

d. DERP Capital Delivery Plan

FY 25/26: The property acquisition at the asking price of \$4.295M can be afforded within the current 4-year baseline forecasted Capital Delivery Plan (CDP). However, reducing the bottom line of available funding increases the risk of needing to push out projects in future years.

S. 9(2)(f)(iv)
[Redacted]

The impacts on the CDP should any further project increases occur or any AdFIns are received after this purchase has been made (in either FY) are set out in Enclosure 2.

e. Properties on offer to NZDF

For wider context, there are 5 properties at Ohakea currently on offer to NZDF. 3 of these properties, with an estimated combined value of \$3.6M, are of immediate interest to NZDF (within 1-3 years). In contrast, there are a multitude of NZDF properties currently in the disposal process.

Finance

17. This property purchase, if approved, will be funded from DERP Annual Depreciation Reserves. On-going management of the property will need to be managed within the DEI Estate operating budget, which is already under considerable constraint.

18. Annual opex is estimated at \$15K per year. Options to reduce or off-set the financial impact of this property purchase include deferred settlement (though remains a commitment), or using the proceeds of other property sales (at CFO/CDF discretion).

Consultation

19. Personnel from Naval Command, Naval Staff, DEI Estate Strategy, Estate Delivery, Environmental Services, Finance Branch and Defence Security have provided feedback via various media. s. 6(a)

s. 9(2)(g)(i). Notwithstanding, NZDF is also in a period of tremendous financial constraint, with increasing re-prioritisation and at-risk projects.

Next Steps

20. If endorsed, ATI, AIP and ACF will be sought. After inspecting the property, DEI Estate Tenure together with Defence Legal Services or external solicitors will prepare an offer, that will be subject to valuation, due diligence, internal approvals (including funding), and other conditions being satisfied. Consultation with internal stakeholders including Navy Command, Finance Branch and DEI Estate Delivery would continue throughout the process.

Recommendations

21. It is recommended that EIC:

- a. **note** the property at 95A Calliope Road, Devonport is on the market at \$4.295M;
- b. **note** the property directly adjoins and overlooks Devonport Naval Base;
- c. **note** that NZDF acquisition of this property would be funded from DERP;
- d. **note** that NZDF acquisition of this property comes with reputational risk;
- e. s. 6(a)
- f. **endorse** the NZDF acquisition of 95A Calliope Road, Stanley Point, Devonport.

s. 9(2)(k)

SM QUIRKE
DDPR


Enclosures

1. Devonport Naval Base and subject property
2. DERP CDP Impact Statement
3. Property Listing (abridged)

ENCLOSURE 1



s. 9(2)(g)(i)





 6
  3
  2
  2
  2

Two stunning homes on one site - Magnificent!

This unique property comprises two separate dwellings. The magnificent double-skinned brick church building located at the front of the site features beautiful stained-glass windows and a soaring cathedral ceiling. Now two bedrooms, a study and beautifully landscaped, there is huge potential to take advantage of the consented plans and develop it into a four bedroom, two bathroom residence of distinction.

Something of a landmark in this revered location, these two converted churches are now offered for sale as one package. For some this will be the ideal opportunity to house an inter-generational family, for others it will present the perfect home and income scenario.

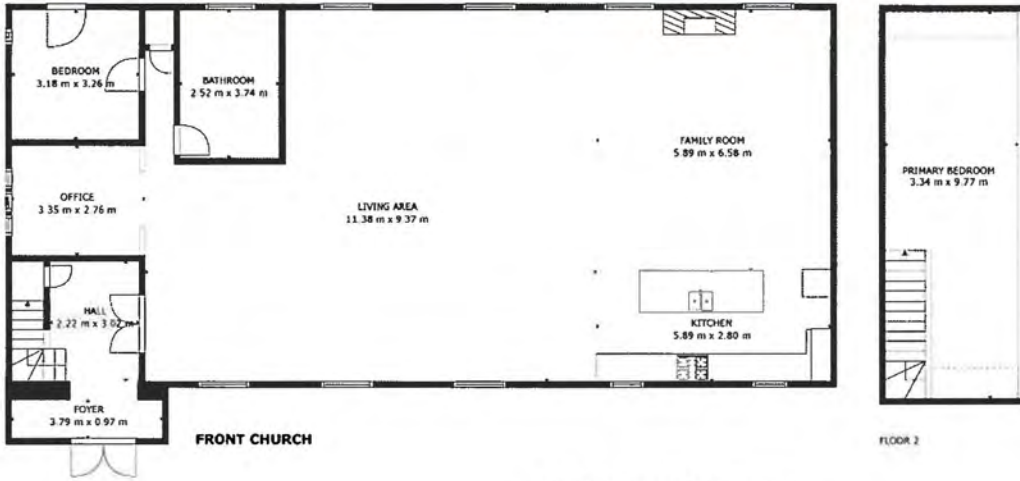
The second dwelling situated to the rear of the site enjoys stunning views over the inner harbour with the twinkle of city night lights. This home has a stunning designer kitchen and bathrooms with top-end specifications that enhance the dramatic open floorplan.

Both homes feature gorgeous rich native timber flooring and finishes and have generated over \$120,000 with casual letting through Airbnb.

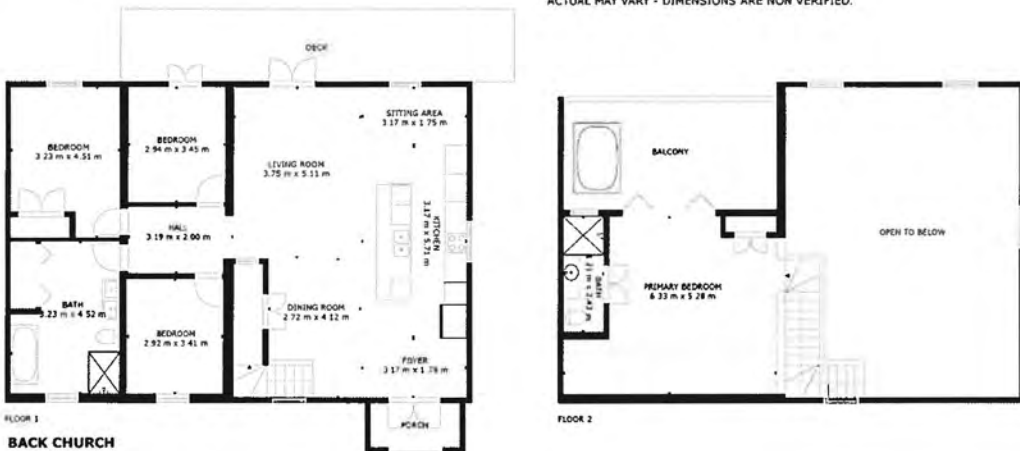
There is also a resource consent in place to sub-divide the site into two lots in the future if one so desired.

Located close to Devonport Village, local parks and walkways they are also in zone for Stanley Bay, Belmont Intermediate and Takapuna Grammar Schools. Undoubtedly a unique offering in this sought after suburb.

Viewing is by appointment.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY - DIMENSIONS ARE NON VERIFIED.



**Headquarters New Zealand Defence Force
Defence Estate and Infrastructure**

MINUTE 070/2025

13 Mar 25

DEI 25008

CDF Through CFO
Through VCDF

REQUEST FOR COMBINED APPROVAL TO INITIATE (ATI), APPROVAL IN PRINCIPLE (AIP), AND APPROVAL TO COMMIT FUNDS (ACF) TO PURCHASE PROPERTY AT - 95A CALLIOPE ROAD, STANLEY POINT, DEVONPORT

Purpose

1. This minute seeks ATI, AIP and ACF in the sum of \$4.295M for the acquisition of 95A Calliope Road, Stanley Point, Devonport (the property).

Background

2. The property directly adjoins Devonport Naval Base. It is located between the Base hospital and service housing (Enclosure 1). Formerly owned by the Diocese of Auckland and operated as a local community church, the property was placed on the market in 2017. The current owner bought the property and carried out extensive improvements before listing it in 2023, when it was conditionally sold but did not complete. The property was re-listed in late 2024 with an asking price of \$4.295M.

Property Information

3. The property is 777m², held in fee simple title NA480/298. Registered on the title are right of way, tunnel, water, wastewater, electricity and telecommunication rights, in favour of NZDF.

4. Comprising two buildings, the brick and tile St Augustine's church constructed in the 1930s is located at the front of the property. To the rear is a timber church hall constructed in the 1880s and moved to its current location in the early 1900s. Both buildings have been converted for residential purposes, though care has been taken to preserve or restore historic elements. St Augustine's church serves as the primary residential dwelling and the church hall as temporary accommodation/secondary income (Airbnb).

Rationale for Purchase

5. Acquisition of land would be for a future undefined purpose. The likely future purpose will be for location of accommodation (barracks) or enhancing access to the accommodation areas on Monawai Hill. However, there are numerous other potential uses discussed in more detail at Enclosure 2. The key point is this property prevents a contiguous NZDF footprint on Calliope Road and in one way or another, will be a barrier to the future development of the Navy Base.

6. New accommodation at Devonport Naval Base is proposed as part of the Cabinet approved Accommodation Messing and Dining Modernisation Programme Business Case. Purchase of this site would enable more options for better and potentially cheaper delivery of this programme (e.g. avoiding construction costs, addressing noise attenuation, better site utilisation s. 9(2)(g)(i)).

7. s. 6(a)

s. 6(a)

8. Enclosure 2 provides the detailed positive and negative aspects of purchase of the property.

Short Term Use

9. If the proposal was approved, the properties should be immediately occupied. Short term use could be to add the two homes to the Navy Service House Pool (there are waiting lists) or rent out to third parties. Any action taken would be in consultation with Navy Leadership.

Finance

10. This property purchase, if approved, will be funded from DERP Annual Depreciation Reserves. The current DERP cash flow will permit this acquisition. It is difficult to determine specifically how the DERP Capital Programme Projects will be impacted in the dynamic sequencing process. However, a \$4M change in a \$200M DERP Programme will have minimal impact. On-going management of the property will be managed within the DEI Estate baseline operating budget.


s. 9(2)(g)(i)

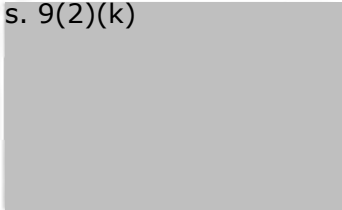
Next Steps

12. After inspecting the property, DEI Estate Tenure, together with Defence Legal Services or external solicitors, will prepare an offer that will be subject to valuation, due diligence, internal approvals (including funding), and other conditions being satisfied.

Recommendations

13. It is recommended that CDF:

- a. **note** the property at 95A Calliope Road, Devonport is on the market at \$4.295 million;
- b. s. 6(a) 
- c. **note** that NZDF acquisition of this property would be funded from Vote NZDF depreciation funding assigned to the Defence Estate Regeneration Programme; and
- d. **approve** combined Approval to Initiate (ATI), Approval in Principle (AIP), and Approval to Commit Funds (ACF) of \$4.295 million plus GST (if any) for the purchase of 95A Calliope Road, Stanley Point, Devonport.

s. 9(2)(k) 

MS BRUNTON

HDEI

Enclosures:

1. Devonport Naval Base and subject property
2. Positives/Negatives of the Purchase of 95A Calliope Road, Devonport
3. Property Information



Enclosure 2: Positives/Negatives of the Purchase of 95A Calliope Road, Devonport

Aspect	Positives	Negatives
<i>Strategic Requirement</i>	<p>Space will accommodate future needs for accommodation /barracking or better access off the site.</p> <p>The Accommodation Messing and Dining Modernisation Programme will utilise the property. A contiguous site is necessary to support alternative delivery mechanisms such as PPP.</p> <p>Purchase provides for contiguous ownership of land along Monowai Hill and the Calliope Road boundary of the Base.</p>	<p>Still not confirmed what the future requirement is.</p> <p>Future need could be 5 – 10 years away.</p>
<i>Devonport confirmed as home of Navy</i>	<p>Long term confirmation of Navy remaining Devonport will see future unknown requirements. This was not known when property has previously been for sale.</p> <p>Devonport Naval Base faces a number of strategic challenges which will be addressed through the Future Naval Base Programme. One of these challenges is spatial constraints or the amount of ‘footprint’ available for redevelopment. The acquisition of 95A Calliope Road is in alignment with the Future Naval Base Programme</p>	<p>Purchase needs to be for strategic requirement not a fanciful long term opportunity</p>
<i>Master Plan</i>	<p>Master Plan development has been constrained to just consider land currently owned by NZDF.</p> <p>Availability of this property for transitional or permanent accommodation would be beneficial and supports the spatial layout of the Master Plan.</p>	<p>Master Plan does not identify need for site as the terms of reference did not encompass no NZDF land use</p>

Aspect	Positives	Negatives
<i>Existing Structure</i>	<p>The land is the requirement not the existing structures.</p> <p>Could integrate with existing plans for adaptive reuse e.g. Navy replacement church to free up space in the South Yard operational area.</p> <p>Short term use could be to add the two homes to the Navy Service House Pool or rent out to third parties.</p>	<p>Existing structure is a church and not be suitable for easy conversion.</p> <p>High renovation and conversion costs to meet any future purpose needs.</p>
<i>Heritage</i>	<p>Heritage protection of the site can be avoided if designation of the Base is altered to include the site.</p>	<p>The property is included in the Auckland Unitary Plan Heritage Schedule, though not subject to any heritage order. If NZDF were to purchase the property it would alter the designation in the Unitary Plan to encompass the site. This process might involve conditions on the heritage protection</p> <p>Heritage buildings may require future increased maintenance.</p>
<i>Seismic</i>	<p>Seismic strengthening of the buildings is not required whilst they are in residential use.</p> <p>The seismic issues could justify demolition</p> <p>The seismic issues of the building are not of concern because future use of the land is reason why NZDF wishes to purchase the property.</p>	<p>A change from residential to other use would require assessment of the buildings to determine the NBS rating and subsequent measures (if any).</p>
<i>Security</i>	s. 6(a)	

Aspect	Positives	Negatives
<i>Noise complaints/ construction impacts</i>	No know complaints Allows avoidance of construction constraints on the site both during the demolition of existing Naval Base buildings and future construction.	Future use of the site could generate unreasonable noise complaints about port activity at the Base
<i>Impact on Current Construction Pipeline</i>	Purchase can be absorbed with some minor delay to existing projects. It doesn't come at expense of another project rather defers in time.	Will be seen as deferring current projects.
<i>Reputation</i>	Avoids long term regret and lost opportunity constraint.	Community pushback if changing from original church purpose. However, already converted to residential. Could be seen by Navy personnel as unnecessary purchase s. 6(a)
<i>Cost of purchase</i>	Currently a willing seller situation. Unlikely to meet the requirements for future compulsory purchase as there are reasonable alternatives to purchase.	Cost of \$4.3 million
<i>DERP B and EIC consideration</i>	s. 9(2)(g)(i)	

Defence Estate and Infrastructure

MINUTE 181/2025

11 Jun 25

DEI 25008

A/COF
11 JUN 25
COF Through VCOI s. 9(2)(k) *11 June 2025*

REQUEST FOR COMBINED APPROVAL TO INITIATE (ATI), APPROVAL IN PRINCIPLE (AIP) AND APPROVAL TO COMMIT FUNDS (ACF) TO PURCHASE PROPERTY AT - 95A CALLIOPE ROAD, STANLEY POINT, DEVONPORT

Reference

A. Minute 070/2025 dated 13 Mar 25

Purpose

1. This minute seeks ATI, AIP and ACF in the sum of \$4.25M for the acquisition of 95A Calliope Road, Stanley Point, Devonport (the property).

Background

2. The property directly adjoins Devonport Naval Base. It is located between the Base hospital and service housing. Formerly owned by the Diocese of Auckland and operated as a local community church, the property was placed on the market in 2017. The current owner bought the property and carried out extensive improvements before listing it in 2023, when it was conditionally sold but did not complete. s. 9(2)(g)(i)

Property Information

3. The property is 777 m², held in fee simple title NA480/298. Registered on the title are right of way, tunnel, water, wastewater, electricity and telecommunication rights, in favour of NZDF.

4. Comprising two buildings, the brick and tile St Augustine's church constructed in the 1930s is located at the front of the property. To the rear is a timber church hall constructed in the 1880s and moved to its current location in the early 1900s. Both buildings have been converted for residential purposes, though care has been taken to preserve or restore historic elements. St Augustine's church serves as the primary residential dwelling and the church hall as temporary accommodation/secondary income (Airbnb).

Rationale for Purchase

5. Acquisition of land would be for a future undefined purpose. The likely future purpose will be for location of accommodation (barracks) or enhancing access to the accommodation areas on Monawai Hill.

6. New accommodation at Devonport Naval Base is proposed as part of the Cabinet approved Accommodation Messing and Dining Modernisation Programme Business Case. Purchase of this site would enable more options for better and potentially cheaper delivery

of this programme (e.g. avoiding construction costs, addressing noise attenuation, better site utilisation s. 9(2)(g)(i)).

7. s. 6(a)

s. 6(a)

Finance

8. This property purchase, if approved, will be funded from DERP Annual Depreciation Reserves. On-going management of the property will be managed within the DEI Estate baseline operating budget. I have confirmed with CFO that the funding initially identified for the purchase in March is still available.

s. 9(2)(g)(i)

Next Steps

10. The Agreement for Sale and Purchase, approved by Defence Legal Services, will be presented to the vendors. The Agreement is subject to due diligence and internal approvals (including funding).

Recommendations

11. It is recommended that CDF:

a. **note** the property at 95A Calliope Road, Devonport is on offer for \$4.295 million;

b. s. 6(a)

c. **note** that NZDF acquisition of this property would be funded from Vote NZDF depreciation funding assigned to the Defence Estate Regeneration Programme;

d. **approve** combined Approval to Initiate (ATI), Approval in Principle (AIP), and Approval to Commit Funds (ACF) of \$4.25 million plus GST (if any) for the purchase of 95A Calliope Road, Stanley Point, Devonport;

e. **approve** HDEI, DET and DDPR effectuating transactions as necessary to complete settlement.

s. 9(2)(k)

MS BRUNTON

HDEI

Enclosure

1. Minute 070/2025 dated 13 Mar 25

Defence Estate and Infrastructure

MINUTE 209/2025

07 Jul 25

DEI 25008

*Refer Page 7. 15. 8/7/25.
8.7.25*
HDEI Through GME8
Through DET 7-7-25

DEVONPORT - UNCONDITIONAL AGREEMENT FOR SALE AND PURCHASE FOR 95A CALLIOPE ROAD, STANLEY POINT

References

- A. Minute 181/2025 dated 11 Jun 25
- B. Agreement for Sale and Purchase dated 16 Jun 25

Purpose

- 1. This minute seeks approval for the Agreement for Sale and Purchase for 95A Calliope Road, Stanley Point, Devonport to go unconditional, and for the deposit of \$425,000 to be paid to the vendor's real estate agency's trust account.

Background

- 2. The Agreement for Sale and Purchase for 95A Calliope Road, Stanley Point, Devonport is subject to certain conditions including NZDF due diligence in respect of the property e.g. valuation, building, planning and LIM, and obtaining all necessary approvals for the property purchase. The due date for NZDF to confirm these conditions have been satisfied is 08 Jul 25.

Current Status

- 3. NZDF and solicitors Lane Neave have commissioned, collated and reviewed all available information and reports in respect of the property. This due diligence exercise has not revealed anything new or remarkable from what had already been identified prior to seeking ATI, AIP and ACF, principally Auckland Unitary Plan zoning and rules, permitted use, heritage classifications, encumbrances on the title, overall condition of the property and anticipated maintenance requirements.
- 4. NZDF approvals have been granted for the property purchase and funding is in place. Together with the acceptable due diligence outcomes, we consider the conditions of the Agreement for Sale and Purchase are now satisfied and that the Agreement can be confirmed unconditional.

Next Steps

- 5. With your approval, we will advise the vendor's solicitors that conditions of the Agreement have been satisfied and that the Agreement can be confirmed unconditional. DET will effect payment of the 10% deposit of \$425,000 to the vendor's real estate agency's trust account. We will then prepare for settlement on 15 Aug 25.
- 6. In the meantime, the vendors will continue to facilitate NZDF's access to the property as and when required.

Recommendations

7. It is recommended that HDEI:

*Noted
US.*

a. ~~note~~ that the conditions of the Agreement for Sale and Purchase for 95A Calliope Road, Devonport have been satisfied;

*Noted
US.*

b. ~~note~~ that a deposit of \$425,000 is payable to the vendor's real estate agency's trust account upon the Agreement for Sale and Purchase becoming unconditional;

*Approved
US.*

c. ~~approve~~ the Agreement for Sale and Purchase becoming unconditional; and

*Approved
US.*

d. ~~approve~~ payment of the deposit of \$425,000 to the vendor's real estate agency's trust account.



SM QUIRKE
DDPR