

# Old *Papatoetoe*

## Masterplan Summary

The purpose of the Old Papatoetoe Masterplan Summary document is to set out Eke Panuku plans for the Old Papatoetoe town centre regeneration.

It captures the aspirations shared by Auckland Council, mana whenua and the Ōtara-Papatoetoe Local Board.

The document outlines the strategic development approach, the spatial outcomes sought for buildings, the public realm projects, and the staging of projects over time.

The Masterplan builds on the the Unlock Old Papatoetoe High Level Project Plan (HLPP). The HLPP document was adopted by the Auckland Council Planning Committee in 2017 and it gave Eke Panuku the mandate to act as the lead regeneration agency for this area. The HLPP established the goals and key strategic moves, which we refer to and follow in the masterplanning process

The full HLPP document and other updates for Old Papatoetoe can be found at:  
<https://www.ekepanuku.co.nz/neighbourhoods/old-papatoetoe/>

## What is a Masterplan Summary

The Masterplan Summary collects the information at hand into a single document. It provides the:

- strategic approach,
- spatial outcomes of all planned projects
- stages of development to deliver change over a realistic time-frame.

This masterplan is to be shared with partners and stakeholders.



*Artist's impression  
of the future of Old Papatoetoe*

# Cultural context

## Story of place, working with mana whenua

Te hau o te whenua, te hau o te tangata

Mana whenua engagement on the Old Papatoetoe programme has articulated a cultural narrative specific to the area:

*Kohuora ki te uru,  
Tāmaki moana ki uta he  
toetoe hei tīpare  
ki waenganui*

This whakatauki (proverb) describes the boundaries of Papatoetoe, with the Kohuora Crater to the west, the shores of the Tāmaki River to the east, and Papatoetoe in the middle as the garland headdress.

The wider landscape is dominated by Ngā Tapuwae a Matāoho, the footprints of Matāoho, the vulcan deity associated with the creation mythology of the many volcanic cones and craters across Tāmaki Makaurau, applicable specifically to the Kohuora explosion crater in Papatoetoe, Crater Lake and Pukaki Crater close by.

Kohuora is referred to the mist that forms in the crater, once a lake, then swamp and once a source of freshwater.

Papatoetoe was a portage area for early ancestors and many waka, and an important trade link for many Māori on the east and west coasts upon a rich ecological and cultural landscape extending out to the Manukau Harbour and the Tāmaki River.

Goods such as vegetables, dried fish, and flax were transported by canoe via Papatoetoe for trade in the wider Tāmaki Makaurau area.



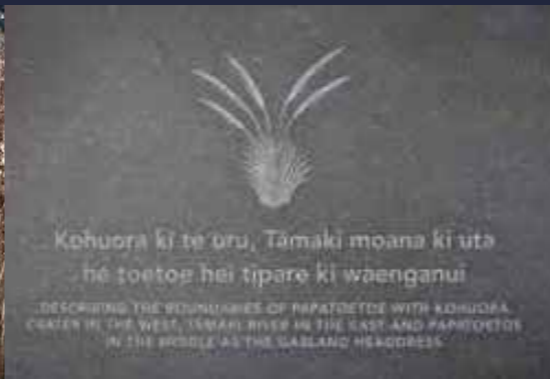
VIEW OF CRATER HILL, NGĀ KAPUA KOHUORA



HOCHSTETTER MAP SHOWING THE FIVE TUFFCRATERS OF KOHUORA



MĀORI ON A CANOE GOING TO THE MARKET



Kohuora ki te uru, Tāmaki moana ki uta  
he toetoe hei tīpare ki waenganui  
...DESCRIBING THE BOUNDARIES OF PAPATOETOE WITH KOHUORA  
CRATER IN THE WEST, TĀMAKI RIVER IN THE EAST AND PAPATOETOE  
IN THE MIDDLE AS THE GARLAND HEADDRESS



BLESSING ON COUNCIL SITE  
IN OLD PAPATOETOE

# The *masterplan* summary

## Programme Background

Old Papatoetoe is a key Eke Panuku regeneration area, where we aim to revitalise the town centre, provide opportunity, and promote a healthy, sustainable lifestyle. Located 17 kilometres south of Auckland’s city centre and less than five kilometres from the airport, the area spans approximately 12 hectares. It encompasses the Old Papatoetoe main street (St George Street), the Papatoetoe train station, and several council-owned properties. With excellent connectivity to key regional destinations—including Auckland Airport, Middlemore Hospital, Manukau, Wiri, the Puhinui Interchange, and the city centre—Old Papatoetoe is positioned as a vibrant and accessible hub.

The vision for regenerating Old Papatoetoe originated from the Ōtara-Papatoetoe Local Board Plan.

**“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”**

## What we are proposing

Since 2017, Eke Panuku and our partners have laid the groundwork for the future of Old Papatoetoe. Several projects are already completed or underway.

Eke Panuku has already delivered: the Papatoetoe Mall, the New World supermarket with carpark and town square area. With a focus on delivering affordable housing choices, development is complete at 89 and 91 Cambridge Terrace, and underway at 3 St George Street (Piko Toetoe). Progress in Old Papatoetoe is well underway, with much more planned.

The masterplan includes 12 projects ranging from streetscape and reserve upgrades, to development sites and upgrades to existing council buildings.



**The future of  
OLD PAPATOETOE  
ARTIST IMPRESSION**

# Five Goals



## Goal 1:

### Enhance town centre vitality

Cater for growth and build the town centre's economy.



## Goal 2:

### Make a step change in housing

Increase housing supply and choice within the town centre.



## Goal 3:

### Improve connections to and within the town centre

Better links from the main street to Stadium Reserve to benefit the town centre.



## Goal 4:

### Look for opportunities for collaborative partnerships with mana whenua

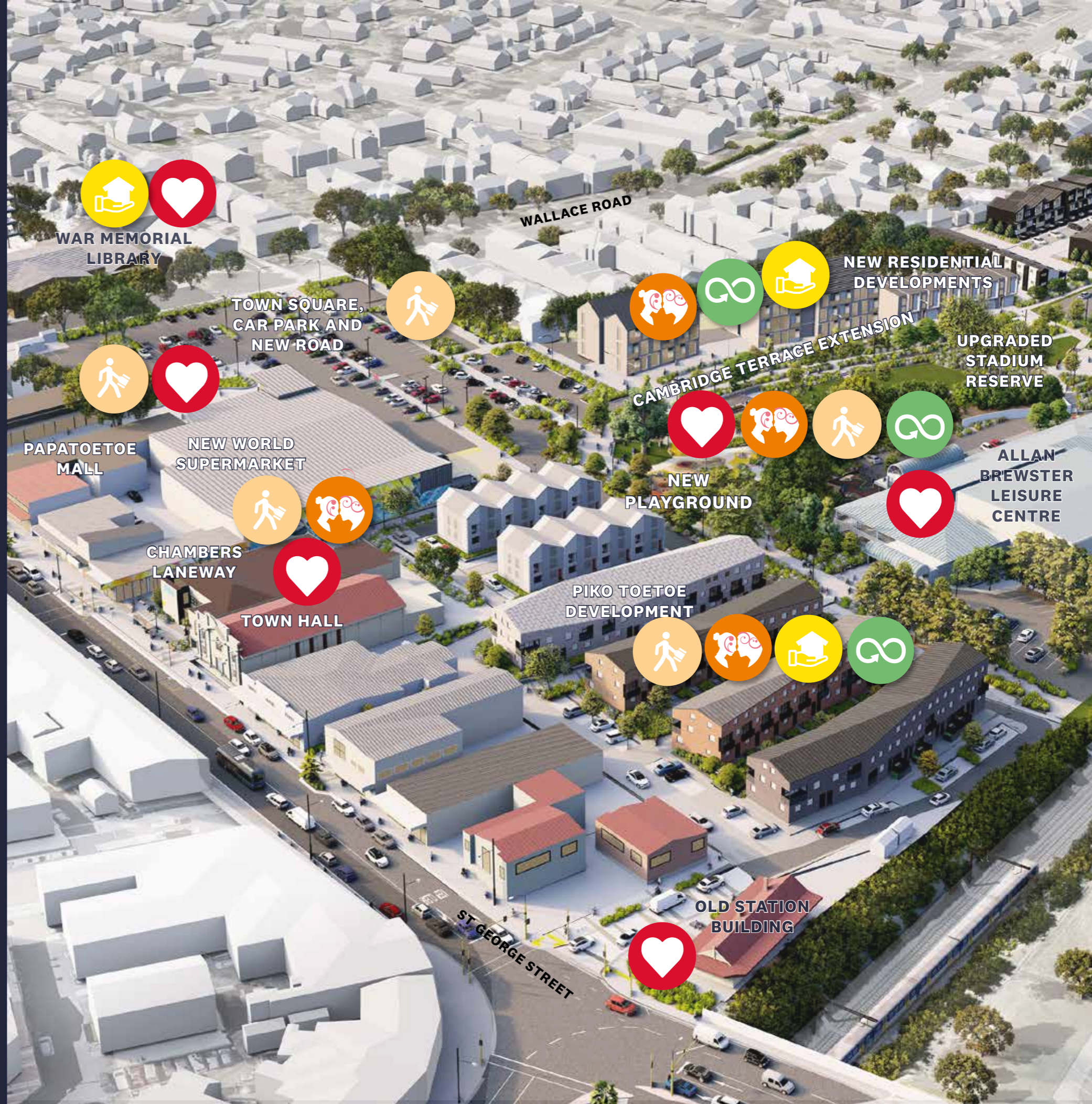
Working towards shared strategic outcomes.



## Goal 5:

### Demonstrate leadership in sustainable development

Embracing the sustainability agenda and show the market how sustainability can be integrated into town centre intensification.



# Old Papatoetoe

## PROJECTS

Our regeneration work is funded by the sale and development of underutilised council land and assets, allowing us to create thriving town centres at no cost to ratepayers.

### PROJECTS COMPLETED

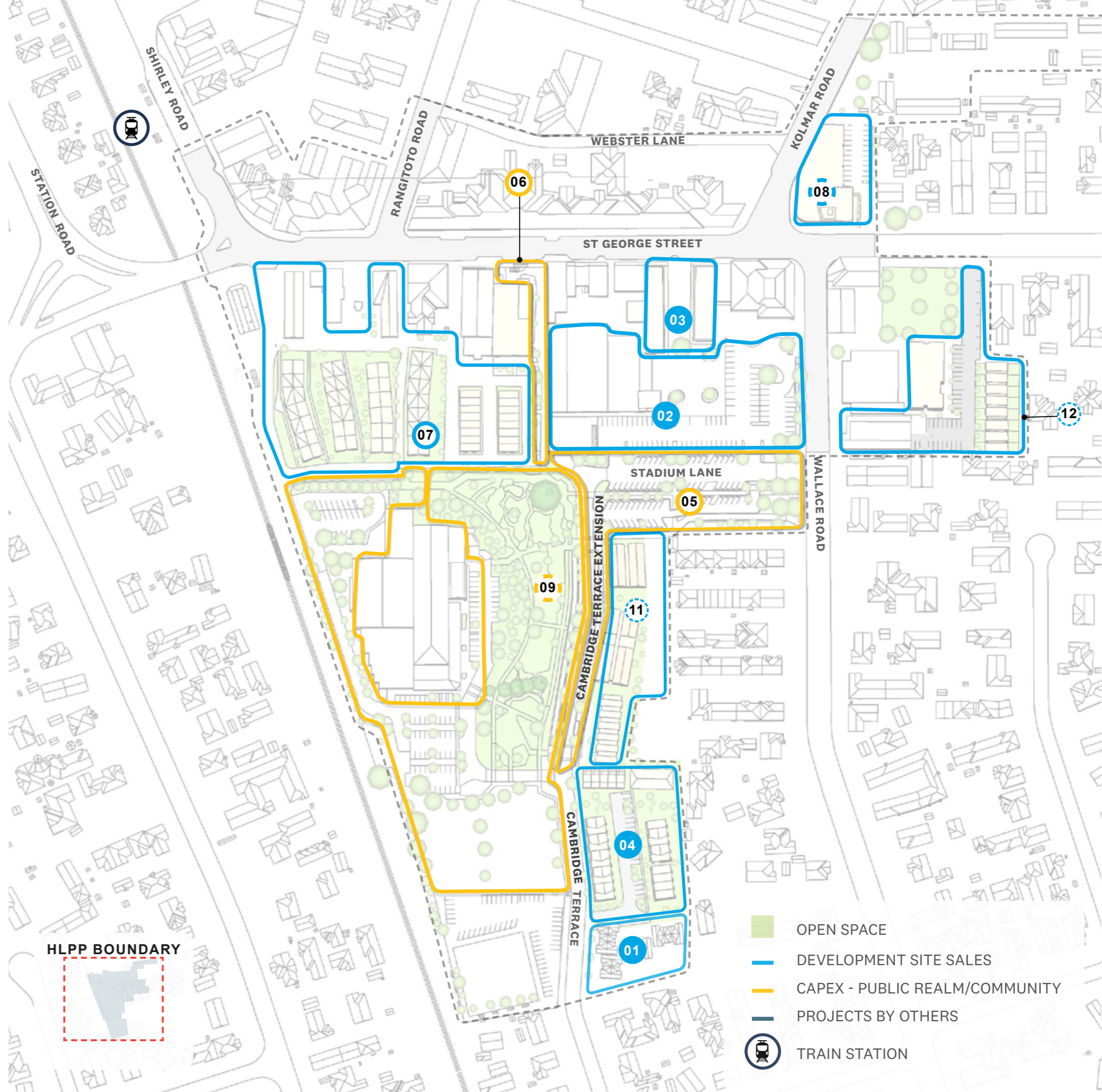
- 01 89 CAMBRIDGE TERRACE
- 02 SUPERMARKET AND CARPARK
- 03 PAPATOETOE MALL
- 04 91 CAMBRIDGE TERRACE - THE DEPOT

### SHORT TERM: FY 2025

- 05 CAMBRIDGE TERRACE EXTENSION & CARPARK
- 06 CHAMBERS LANEWAY UPGRADE
- 07 3 ST GEORGE STREET - ST GEORGE'S LANES
- 08 98 ST GEORGE STREET AND 15 KOLMAR ROAD SITE SALE AND INTERSECTION
- 09 PAPATOETOE STADIUM RESERVE WORKS

### LONG-TERM PROJECTS: FY 2027+

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



# Completed projects

## 1. 89 Cambridge Terrace

- 8 townhouses built in 2008
- New Zealand Housing Foundation scheme - delivering affordable housing to the community

## 2. Upgraded supermarket

- New World supermarket - opened in 2019

## 3. Upgraded car park

- Car park with over 150 public spaces and some dedicated for the supermarket

## 4. Papatoetoe Mall

- Retail spaces opened in 2018
- Improved public space providing a connection to the car park and the supermarket

## 5. Town Square:

- Provided a public square space between the mall and the supermarket for future events

## 6. 91 Cambridge Terrace

- 29 townhouses
- New Zealand Housing Foundation scheme - delivering affordable housing
- Improved street presence
- Homestar 6 achieved



# Under *construction*

## 1. Chambers Laneway

**Planned completion: February 2025**

Upgrades to the existing laneway next to the Papatoetoe Chambers building to improve safety and accessibility. Includes removal of the canopy, new paving and landscaping, new bus shelters, improved visibility, and a mural by local mana whenua artist. It will open up the visual and physical connection between St George Street and the reserve.

## 2. Cambridge Terrace Extension

**Planned completion: June 2025**

The extension will create a connection to Wallace Road, improving connectivity and providing for safer pedestrian movement between upgraded Stadium Reserve and the town centre through upgraded Chambers Laneway. Stormwater management and protection of mature trees were at the forefront of our attention.

## 3. Stadium Reserve

**Planned completion: February 2026**

The reserve upgrade will include a new playground, basketball half court, and improved green spaces establishing this area as the recreational heart of Old Papatoetoe along with neighbouring Allan Brewster Leisure Centre.

## 4. Piko Toetoe development

**Under construction**

Sold to Whare Tapu - A partnership between Te Ākitai Waiohū Investment Trust and Avant Group.

Piko Toetoe is a terraced housing development that will provide 80 new units in stage 1. With a carefully crafted masterplan, the development will be connected by lanes and pathways weaving through shared gardens.



# Chambers *laneway*

**Planned completion:  
February 2025**

- Consolidated and modernised bus shelter
- View opened from main street to the reserve
- Bringing green elements toward the main street
- Maori artist mural to supermarket's edge
- Upgraded seating
- No level changes
- New paving

Chambers Laneway  
*Before*



Chambers Laneway  
*After*





# Flagship

## CHAMBERS LANEWAY CONNECTING TO STADIUM RESERVE



### Artists impression:

Focal point - Puriri Tree and the playground, Piko Toetoe - right, New World - left and Cambridge Terrace Extension with potential new residential development in the background.

# Flagship

## PIKO TOETOE RESIDENTIAL DEVELOPMENT



### Artists impression:

View of the pedestrian lane connecting St George Street to Allan Brewster Leisure Centre within this residential development.

# Old Papatoetoe

Planned completion:  
Early 2030s

- A revamped and enlarged Stadium Reserve with a new playground, all ages and abilities recreation area
- Improved and safer links from the main street to the reserve and Allan Brewster Leisure Centre
- Flood mitigation measures in new open space
- Upgraded community facility buildings and restored heritage buildings
- More affordable, healthy homes and housing choices

*Old Papatoetoe*  
Before



*Old Papatoetoe*  
After





*Old Papatoetoe*  
Before (ca 2021)



*Old Papatoetoe*  
After (ca 2030)

Vision: *“Old Papatoetoe will be a popular place to live, to shop, for people to meet and enjoy themselves, and will provide the services and facilities the community needs.”*

eke

*ngā mihi*

pono ki

