WIRI BUSINESS ASSOCIATION

GENERAL MANAGER'S ANNUAL REPORT

1 JULY 2025 – 30 JUNE 2026

GENERAL MANAGER'S REPORT

It's been a full-on year for WBA. As General Manager of Auckland's largest industrial Business Improvement District, my job is to make sure our 700 businesses get real value for their targeted rate, and that means staying on top of security, advocacy, environment and community engagement at the same time, none of which stand still. Our four strategic pillars, Environment, Advocacy, Community and Security, remain the framework for everything we do.

I want to thank the Board for their guidance through a year that required some tough calls, particularly around how we pivot our truck parking advocacy as transport functions move from Auckland Transport to Auckland Council. I also want to acknowledge Diana Viljoen and Michelle Sigley, whose work on the ground is what actually delivers our programme to members every week.

Security & Crime Prevention

Global Security has now completed its first full year as our patrol and monitoring contractor, and monthly incident reporting has become a genuine management tool rather than just a compliance record. Incidents went up through summer and into a May peak of 1,861 reports, the highest month since the partnership began, before dropping sharply through winter. July recorded 1,270 total incidents, down 18.4% on June, the biggest single-month improvement to date.

- Illegal truck parking remains the dominant category every month, ranging from around 48% to as high as 63% of all reported incidents across the year.
- Puaki Drive, Onslow Avenue, Hautu Drive, HA Crescent, McLaughlins Road and Harbour Ridge Drive account for nearly half of Auckland Transport's own infringement data, and our road classification analysis shows most of these sit on arterial roads under Governing Body jurisdiction rather than Local Board authority.
- Graffiti was a problem mid-year, rising sharply in May, before improving again by July.
- Council-grade rubbish dumping is the one category still trending the wrong way, concentrated at 255 Browns Road and 12 McLaughlin Road.
- Freedom camping has emerged as a new issue around Hautu Drive, Harbour Ridge Road and Stonehill Drive. Signage has been ordered for all three locations, and I've recommended a formal referral to Auckland Council on signage and barrier options at the cul-de-sac sites.

The ANPR and VGRID camera network continues to expand. CSLI has added new ANPR cameras to the network this year, and the Kellow Place CCTV pole installation is now complete.

Advocacy & Strategic Projects

Truck parking has been our main advocacy focus this year. I presented in person to the Parliamentary Regulations Review Committee in Wellington on 25 March, with Auckland Transport appearing immediately after us. The Committee has since closed our complaint on jurisdictional grounds. If anything, that works in our favour: it confirms the bylaw gap is Auckland Council's to fix, and the Transport Governance Amendment Bill puts that responsibility squarely with them from late 2026.

Road classification analysis this year has shaped our whole approach. The worst-offending streets, led by Puaki Drive, sit within the arterial network under Governing Body jurisdiction, not Local Board authority. Our advocacy strategy now runs two tracks: a Local Board resolution pathway for collector and local roads, confirmed as legally available under the Vehicle Use and Parking Bylaw 2025, and a parallel Governing Body approach for the arterial network. Both Manurewa and Papakura Local Board chairs have engaged directly with Auckland Council's AT Transition Team on the Local Board pathway.

Wiri has been confirmed as the primary case study for the $9 million MBIE-funded Future Urban Industry (FUI) research project, led by the University of Auckland. That's a strong result for a precinct our size: over five years, the project will build a Digital Twin of Wiri, described as a world first for an industrial district, modelling climate resilience, circular economy opportunities and social connection. I've accepted appointment to the FUI Technical Advisory Board, and Auckland Council has created a new economic broker role with FUI as a key priority.

I attended the IDA World Towns Leadership Summit in Dublin and Belfast in April as the sole New Zealand delegate, alongside industrial BID study visits to London Riverside BID and Sandyford Business District in Dublin. That trip produced a nine-initiative implementation plan the Board has since endorsed, and directly led to Auckland being confirmed to co-host the 2027 IDA World Towns Leadership Summit with Heart of the City. Wiri has a dedicated case study slot in the draft 2027 programme, covering our intelligence-led security model, our environmental work, and our bylaw advocacy.

Both Local Board Plan submissions have been lodged. Our submissions ask both Boards to back the FUI programme, commit to using their bylaw powers on heavy vehicle parking, support Project Re-Connect, and establish a formal ongoing engagement rhythm with WBA. The Auckland City and Regional Deal, signed 10 April by the Prime Minister and Mayor, is something we'll draw on when engaging Council on freight infrastructure.

Plan Change 120 remains live. WBA's submission opposing residential encroachment on Wiri's industrial land is lodged, and Council's decision on proposed amendments will determine whether a second submission round opens.

Project Re-Connect, our push to reinstate passenger rail services at Wiri Station, has been discussed at Committee level and has our support in principle. Before we take this to a full campaign, we want to hear from members directly: whether you support

the idea, and whether the people working in your businesses would actually use the service if it existed. Keep an eye out for that engagement in the coming months.

Operations & Environment

The office relocation to 4B/23 Ash Road was completed over 9 and 10 April, on schedule. The new premises include a dedicated boardroom and additional office space for the team, along with two meeting rooms available to members at no cost.

The Wiri Precinct Ambassador role has been approved by the Board. We're now working through how we roll it out over the coming months, but it's happening, and it moves us from a reactive part-time rubbish and truck parking monitoring contractor to a proactive, more visible daytime presence across the precinct. I'll bring more detail to members as the rollout takes shape.

The Association re-registered under the Incorporated Societies Act 2022 this year and adopted the updated constitution required to comply. Separately, we're working through the requirement to hold a signed application from every business WBA formally represents, using digital forms and e-signatures to make the process as simple as possible for members.

Events & Community Engagement

This year's events calendar included the annual Christmas function, several business breakfasts with high-profile guest speakers including a strong turnout for the Prime Minister's Breakfast, Lunch & Learn sessions, and regular coffee cart outreach across the precinct. A highlight was the India Trade Delegation event, held in partnership with the Consulate General of India, which has opened an ongoing dialogue around a future business delegation to India.

Our monthly stakeholder presentation series continued through the year, giving members and the Board direct exposure to key partners: the University of Auckland on the FUI project, Colliers on the industrial property market, and Global Security on security trends.

I'm also progressing a proposal for a sponsored business mentoring programme with Business Mentors NZ, which would give a number of eligible member businesses each year access to a funded mentor placement. More detail will follow as this is finalised.

Conclusion

It's been a full year, and WBA's advocacy is now getting real traction. We took truck parking to Parliament, we're on track with the country's largest urban industrial research project, and Auckland will host the world's BID leaders in Wiri next year. None of that changes the day-to-day reality that illegal truck parking, dumping and graffiti remain the issues our members deal with most, and that's where our security investment and advocacy will keep going.

Thank you to the Board for their support and scrutiny this year, to Diana and Michelle for everything they do to keep WBA running for our members, and to all 700 of you for the businesses that make Wiri worth advocating for.