

Paula Koller

Head of Development
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About

Paula is a Development and Project Manager with over 25 years' experience delivering large-scale residential, commercial and infrastructure developments in New Zealand and the United Kingdom. Her work focuses on managing complex projects from feasibility, planning, and design through to procurement, construction, and completion.

She has extensive experience overseeing development feasibility, design coordination, procurement and construction delivery and enjoys working closely with developers, contractors, consultants, local authorities and community stakeholders. Paula is able to prepare business cases, feasibility studies and governance reports, and has the confidence to present these to boards and stakeholder groups to enable informed decision-making.

Her background includes delivering large residential developments, major urban regeneration projects and commercial construction projects, with strong capability in financial management, stakeholder engagement and programme delivery across complex multi-partner developments.

Qualifications / Professional Memberships:

- Graduate Diploma in Science (Psychology), University of Canterbury — 2024
- Prince2 Registered Practitioner — 2005
- Certified Practising Project Manager, Australian Institute of Project Management (AIPM)
- Bachelor of Science (Environmental Management), University of Auckland — 1998
- Bachelor of Arts (Political Science), University of Canterbury — 1996

Key Skills

- Project Visioning
- Housing Market Analysis
- Development Strategy & Structuring
- Land Acquisition & Origination
- Technical DD & Consultant Oversight
- Feasibility & Business Case
- Design Coordination & Options Analysis
- Development & Project Oversight
- Sales & Marketing
- Governance Reporting & Risk

Key Clients

- Home Capital Partners
- The Salvation Army
- Fletcher Living
- Panuku Development Auckland
- Ōtākaro Limited
- Fisher & Paykel Healthcare
- Manukau City Council
- Ministry of Education
- Department of Corrections
- New Zealand Fire Service
- Tauranga District Council
- Laura Fergusson Trust

Key Experience

Sandilands Residential Development, Linwood, Christchurch

Kāinga Maha

Paula is the development manager responsible for the feasibility, design and delivery of approximately 40 homes over several stages, with an aspiration to deliver a range of tenures. This development will deliver a mix of affordable rentals and social housing.

Arbor Green Residential Development , Rolleston

Kāinga Maha

Paula is the development manager responsible for the feasibility, design and delivery of 10-two-and-three-bedroom homes. This \$5.5m development will deliver affordable open market housing in the Rolleston area.

Toi Toi Street Residential Development, Nelson

Kāinga Maha

Paula is the development manager responsible for the feasibility, design, consenting, procurement and delivery of 15 one-and-two-bedroom homes in collaboration with The Salvation Army. This \$9m development will deliver much needed social housing in Nelson.

Milton Street Residential Development, Nelson

Kāinga Maha

Paula is the development manager responsible for the feasibility, design, consenting, procurement and delivery of 27-one-and-two-bedroom homes and a Community Room in collaboration with The Salvation Army. This \$17m development will deliver much needed social housing in Nelson.

Te Pākau Maru Residential Development, New Brighton, Christchurch

Kāinga Maha

Paula was the development manager responsible for the delivery of 63 one – four-bedroom homes over three stages. This \$30m development included 37 affordable rentals, 21 market rentals, and 5 Progressive Home Ownership (PHO) homes. This development was delivered on programme and budget.

One Central Residential Developments, Christchurch

Fletcher Living

Paula was the development manager responsible for the feasibility, design and delivery of multiple residential developments within the One Central inner-city regeneration programme in Christchurch. These included Superlot 2 (Gloucester Green), Superlot 3 (Worcester Terraces), Superlot 6C (212 Cashel) and Superlot 15 (Cambridge Quarter). She oversaw market research, planning, consenting, procurement, construction and sales processes while coordinating stakeholders and reporting regularly to Ōtākaro and Fletcher Living senior management.

Wynyard Quarter Developments

Panuku Development Auckland

Paula oversaw a range of commercial, residential, hotel and marine developments in Wynyard Quarter with project values between \$60M and \$350M. She prepared feasibility studies and business cases, drafted and administered development agreements, and worked closely with development partners, local government, iwi and other stakeholders to progress major waterfront developments.