

# Two title residential site in Panmure

**Name** Residential development opportunity within the Unlock Panmure project boundary and close to the Panmure Town Centre.

**Sector** Building and Infrastructure

**Project size** 4449 sqm across two titles that could enjoy dual road frontage to Mountain Road and possibly a slip road. The mixed use zoning provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas. There is a range of possible building heights depending on the context. Provisions typically enable heights up to four storeys.

**Looking for** Buyer of the freehold site to develop residential housing, including Homestar 6 design outcomes and pedestrian access to the adjacent supermarket site.

Panuku Development Auckland offer this 4449 sqm two-title site strategically located by Mount Wellington and within the Unlock Panmure project.

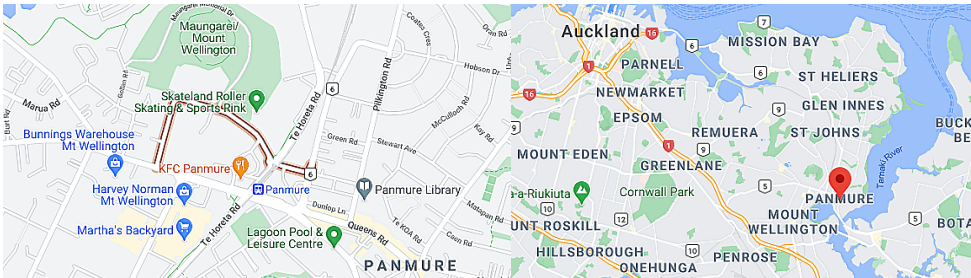


## Summary

The mixed use zoning provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas. There is a range of possible building heights depending on the context. Provisions typically enable heights up to four storeys. Greater height may be enabled in areas close to the city centre, metropolitan centres and larger town centres. Some street frontages within the zone are subject to a General Commercial Frontage Control. New development within the zone requires resource consent in order to ensure that it is designed to a high standard that enhances the quality of streets within the area and public open spaces.



Panmure is a popular and sought after city fringe location with great public transport and a growing population



Economic profile of Panmure

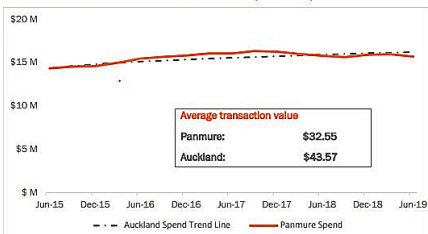
Panmure is in the Maungakiekie Tamaki local board area of Auckland. A fast growing economic hub. The Maungakiekie-Tāmaki's economy is made up of largely professional, managerial, and technical jobs with a significant proportion of the types of jobs forecast to grow in the region, such as construction managers, business professionals, design and engineering professionals, and chief executives.

These areas are expected to add significant numbers of houses to the area over the next 30 years as well as a significant contribution to employment<sup>14</sup>

Development Area	Phasing	Expected Dwelling Growth 2018-2048	Anticipated Employment Growth 2018-2048
Panmure	1-3 years	1780	740
Glen Innes	1-3 years	3,590	450
Tāmaki*	1-3 years	960	3,90
Sylvia Park	4-10 years	5,210	4,030
Onehunga	1-3 years	3,890	350

\* as defined in the development strategy, effectively Mount Wellington

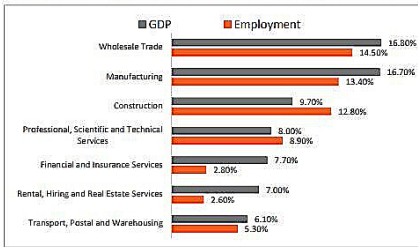
PANMURE SPEND AND AVERAGE TRANSACTION VALUE (2015-2019)



Spending growth 2015-2019 (four quarter average)



TOP INDUSTRIES BY EMPLOYMENT AND GDP (ANZSIC LEVEL 1) (source: Informetrics)



A prime location in one of Auckland's most up and coming city fringe suburbs

The residential property market in Auckland continues to go from strength to strength despite the economic impacts of COVID19 and the public health response, with median house prices rising 16% to an all time high of \$950,000 by July 2020. Auckland is still in need of 300,000+ dwellings by 2050 to fulfil current and forecast demand led by population growth. Recent migration levels are now being replaced by returning Kiwis.



Looking for:

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For more information please contact

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