

The Airfields Megalots, Hobsonville Point

Name The Airfields Megalots 5 & 6. Mixed use retail and residential development. Education and community facilities. 25 kms to Auckland CBD, this huge site is only 12 mins drive to the North West shopping centre and walking distance to both Catalina Bay and the ferry terminal and Hobsonville Primary School.

Sector Building and Infrastructure

Project size 56,143 sqm multi-title site. Heritage significance status on Wasp Hangar building, existing development agreement with Kainga Ora requiring part of Megalot 6A-2 to be set apart as public open space/reserve.

Existing expressions of interest include:

- Auckland Community facilities wishing to lease 6A-2 for indoor sporting facilities
- Ministry of Education interested to acquire Lot 5 for Education purposes
- Kainga Ora interested to acquire Megalots 5-6C (whole site) for residential development and carparking facilities
- Existing lease with Yachting Developments Limited on Megalot 6B. Current expiry date is October 2020, discussion underway to possibly extend.

Looking for Buyer of the freehold site to develop mixed use retail and residential apartments and terraced housing, including Homestar 6 design outcomes as well as educational and community facilities.

Panuku Development Auckland offer this 56,143 sqm multi-title site strategically located to take advantage of two road frontages in Hobsonville Point.

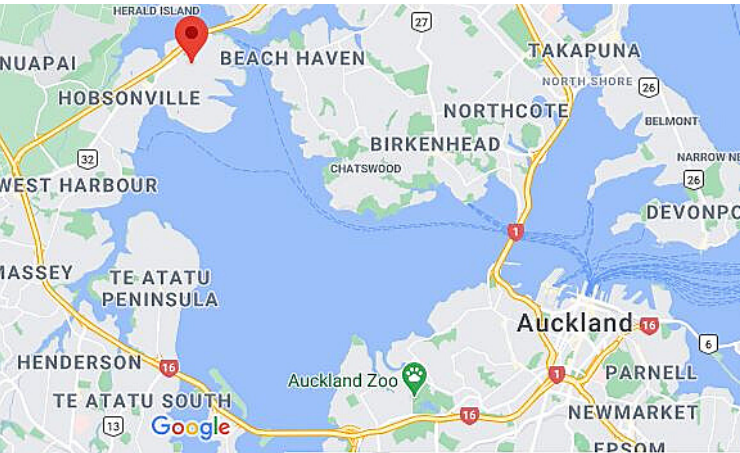


Summary

Zoned mixed housing -urban, this zoning primarily provides for development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.

Hobsonville Point is a popular and sought after West Auckland location with great public transport and growing population



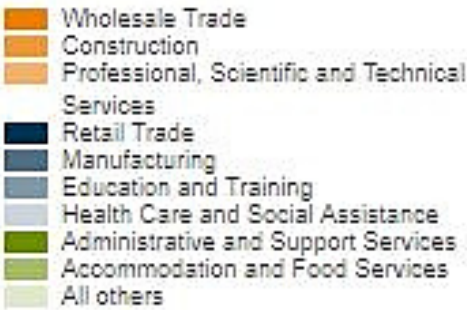
Economic profile of Hobsonville Point

Population, 2020		
LEVEL	REGIONAL GROWTH	NATIONAL GROWTH
71,300	3.9%	2.1%
Resident population	Upper Harbour	New Zealand

Highlights

- Population growth 2013-2023: 254% (12,390 people)
- Almost 8,000 dwellings in the Hobsonville area are planned. Around 7,400 are within the Hobsonville Point development.
- A substantial business park employing around 4,000 people is planned in Hobsonville while a planned marine industry precinct could employ 2,000 people.
- Significant additional infrastructure investment in the area will be necessary.

Proportion of filled jobs by ANZSIC 1-digit industries, 2019



A prime location in one of Auckland's newest West Auckland 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.

This site is in a key area for growth as its zoning designation typically enables buildings up to four storeys high, enabling residential use at upper floors.



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For more information please contact

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