

# Saint Georges Lane, Papatoetoe

**Name** Residential development site with ancillary retail on the Saint George st frontage as this is the local high street. This site is a key anchor placemaker for the renewal of the old Papatoetoe town centre.

**Sector** Building and Infrastructure

**Project size** ~1.14 HA site located on the southern side of the Old Papatoetoe High Street. Conditions of sale include:

- Homestar 6 minimum rating on dwellings built
- 800sqm of dedicated public pedestrian accessways through the site
- Minimum of 60 dwellings to be delivered on the site (this allows for terrace only scheme on the site if preferred by the developer)
- Maximum of 30% social housing
- A road on the southern boundary
- Quality urban design outcomes including enhanced interfaces and connections with adjoining public realm.

**Looking for** Purchaser of the freehold site to develop the project including essential outcomes and design requirements.

Panuku Development Auckland offer this ~1.14 HA multi-title site strategically located to take advantage of its proximity to the Old Papatoetoe train station, Town Hall, Allan Brewster Recreation Centre and local high street



## Summary

This site is zoned Town Centre. The centres are typically located on main arterial roads, which provide good public transport access. The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth. Residential developers and retailers are invited to take this opportunity to build a centrally located community with great proximity to public transport. Make the most of its strategic location for residential and business. Provisions typically enable buildings up to four storeys high, enabling residential use at upper floors and retail at ground level.

Old Papatoetoe is being revitalised with a new urban renewal vision.



Economic profile of Papatoetoe

Hunter's Corner has seen 24 per cent growth in spending over between the period from June 2015 to June 2019 compared to 13 per cent regionally. The average transaction value in Hunter's Corner was \$41.56, below the Auckland average of \$43.57.

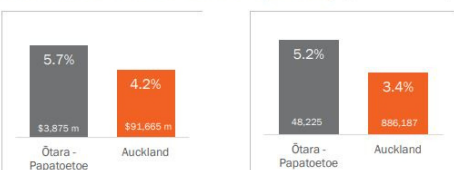
HUNTER'S CORNER SPEND AND AVERAGE TRANSACTION VALUE (2015-2019)



Spending growth 2015-2019 (four quarter average)



AVERAGE ANNUAL GDP AND EMPLOYMENT GROWTH (2013-2018) (source Infometrics)



Comparative Advantage

A number of sectors are more strongly represented in Ōtara-Papatoetoe than they are in the region as a whole. There are several manufacturing sectors that are particularly strongly represented in Ōtara-Papatoetoe including textiles, chemicals, food and meat manufacture and wood and paper products.

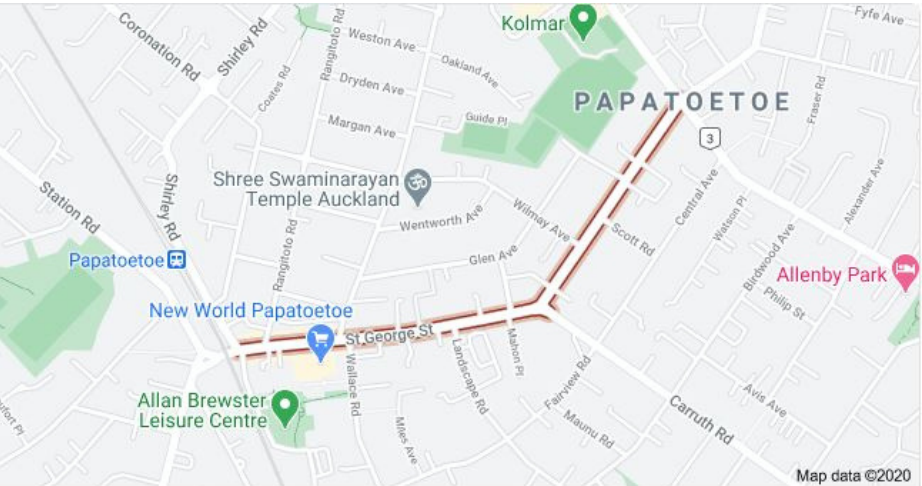
INDUSTRIES CONCENTRATED IN LOCAL BOARD AREA

(source Infometrics)

Rank	Industry	Location Quotient	GDP (\$M)	Employees
1	Pulp & Paper Product Manufacturing	8.4	102	608
2	Beverage & Tobacco Product Manufacturing	5.7	183.9	662
3	Local Government Administration	3.3	65.1	1251
4	Health Care & Social Assistance	2.7	622.9	9,555

A prime location Auckland's Unlock Papatoetoe precinct

Panuku Development Auckland are leading the "Unlock Papatoetoe" urban regeneration project that delivers placemaking activities and developments within Papatoetoe to revitalise the suburb and restore its historic character. 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.

Looking for:

Purchaser of the freehold site to a develop the project including essential outcomes and design requirements.

For more information please contact

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