

East Tamaki- Residential – Mixed Housing Suburban

Name 90 and 90A Smales Road, East Tamaki

Sector Building and Infrastructure

Project size Located in East Tamaki's mixed housing suburban zoned location, much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens. The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

Looking for Buyer of the freehold site to develop residential housing, including Homestar 6 design outcomes and pedestrian access to public transport

Panuku Development Auckland offer this 6059 sqm two title site, strategically located in the mixed housing suburban area of East Tamaki, for residential housing development.



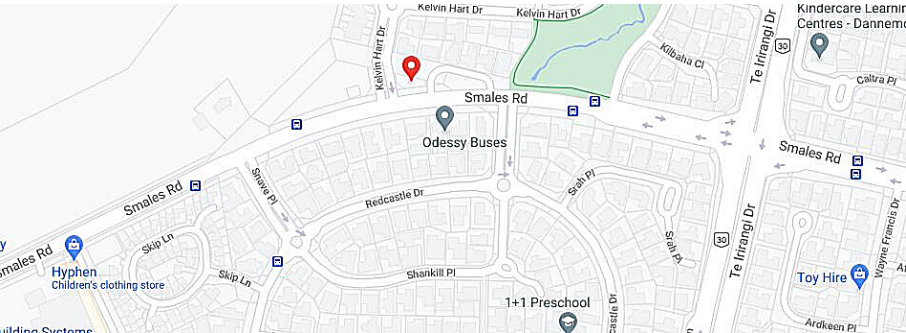
Summary

This particular site is zoned as Mixed Housing Suburban. Much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

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

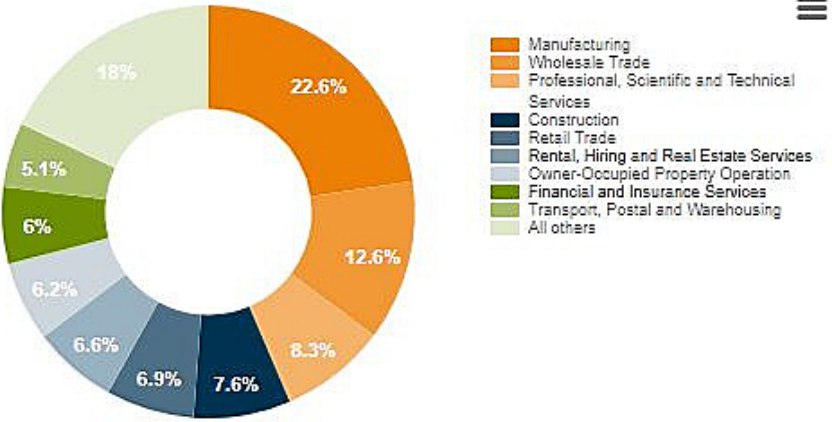
East Tamaki is a growing East Auckland suburb in the local board area of Howick



Economic profile of Howick (the local board area of East Tamaki)



Proportion of GDP by ANZSIC 1-digit industries, 2019



A prime location in one of Auckland region's growth areas

Howick (the local board area in which East Tamaki is located) has enjoyed above national levels of GDP and job growth. 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.

Employment growth, 2009-2019 Annual average % change

	2019	Last 10 years
HOWICK	3.3%	3.3%
NEW ZEALAND	1.9%	1.5%

Growth in business units, 2009-2019 Annual average % change

	2019	Last 10 years
HOWICK	3.3%	3.3%
NEW ZEALAND	1.8%	1.2%



Looking for:

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For more information please contact

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