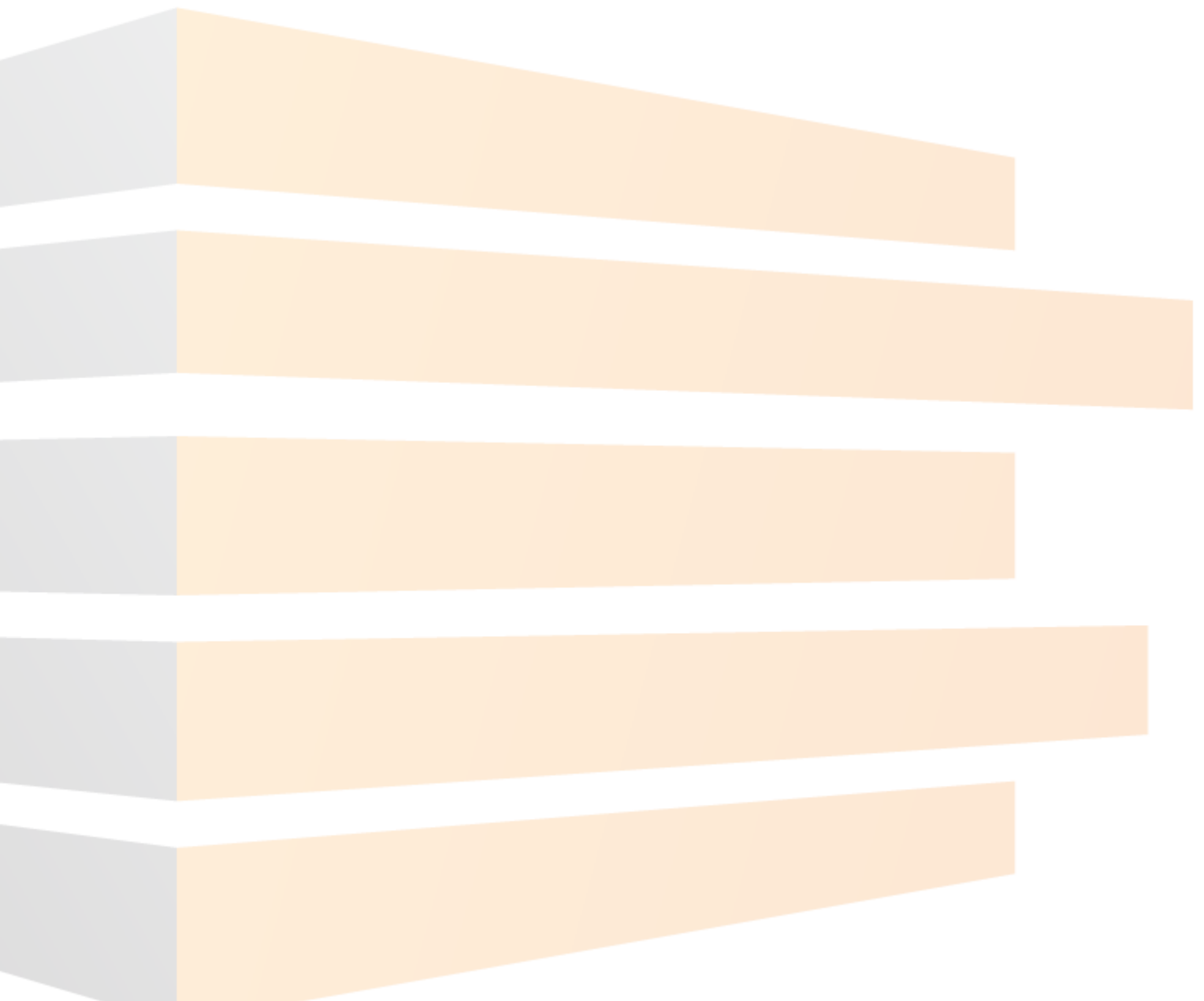




**Pacifecon**  
Building intelligence

## Market Watch - Auckland

November 2016



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Market Watch – Auckland - for our largest city we want to give a more detailed view on:

- RESIDENTIAL BUILDINGS,
- NON-RESIDENTIAL BUILDINGS (particularly commercial) &
- CIVIL work

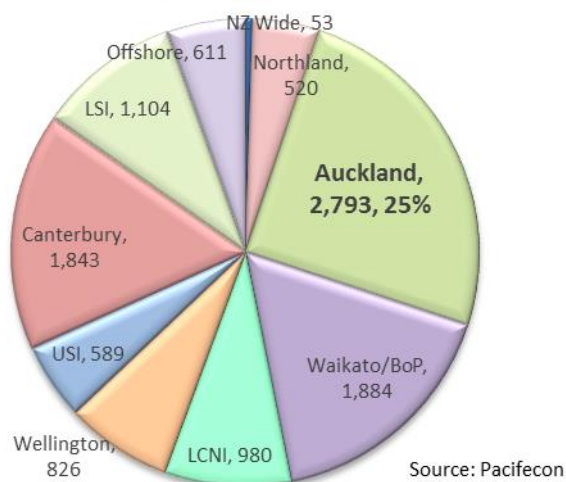
We continue to make changes based on feedback & expect this publication to evolve over the coming months.

**If your business would benefit from a forward view of construction opportunities in Auckland,  
please call 0508 722 433.**

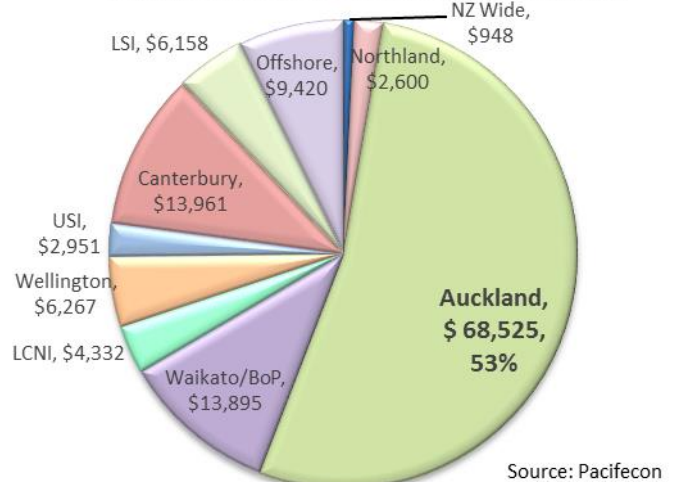
[projects@pacifecon.co.nz](mailto:projects@pacifecon.co.nz)

### » Auckland within New Zealand - the pipeline

**Number of All Pipeline Projects by Region Nov 16**



**Value (\$m) of All Pipeline Projects by Region Nov 16**



## » Summary of Projects by Sector

All New Projects			New Projects to the Pipeline			Projects Progressing			Work starting		
Sector	#	\$m	Sector	#	\$m	Sector	#	\$m	Sector	#	\$m
Residential Buildings											
Residential - Single	318	\$ 148	Residential - Single	32	\$ 14	Residential - Single	295	\$ 301	Residential - Single	304	\$ 181
Residential - multi	109	\$ 1,212	Residential - multi	42	\$ 1,181	Residential - multi	558	\$ 16,741	Residential - multi	84	\$ 229
<b>Residential Total</b>	<b>427</b>	<b>\$ 1,360</b>	<b>Residential Total</b>	<b>74</b>	<b>\$ 1,195</b>	<b>Residential Total</b>	<b>853</b>	<b>\$ 17,042</b>	<b>Residential Total</b>	<b>388</b>	<b>\$ 410</b>
Non-Residential Buildings											
Commercial	58	\$ 79	Commercial	30	\$ 70	Commercial	425	\$ 6,669	Commercial	39	\$ 56
Education	30	\$ 11	Education	27	\$ 8	Education	337	\$ 1,139	Education	31	\$ 37
Health	5	\$ 11	Health	2	\$ 11	Health	99	\$ 792	Health	5	\$ 41
Industrial	12	\$ 8	Industrial	10	\$ 7	Industrial	66	\$ 991	Industrial	6	\$ 4
Multi-category	8	\$ 157	Multi-category	7	\$ 153	Multi-category	102	\$ 8,886	Multi-category	3	\$ 46
Sport	16	\$ 14	Sport	15	\$ 13	Sport	137	\$ 472	Sport	12	\$ 3
<b>Non-Residential Total</b>	<b>129</b>	<b>\$ 280</b>	<b>Non-Residential Total</b>	<b>91</b>	<b>\$ 262</b>	<b>Non-Residential Total</b>	<b>1166</b>	<b>\$ 18,949</b>	<b>Non-Residential Total</b>	<b>96</b>	<b>\$ 187</b>
Other Construction											
Civil	56	\$ 320	Civil	51	\$ 304	Civil	769	\$ 32,525	Civil	37	\$ 107
Heavy Ind/ Energy	0	\$ 0	Heavy Ind/ Energy	0	\$ 0	Heavy Ind/ Energy	5	\$ 8	Heavy Ind/ Energy	0	\$ 0
<b>Other Construction Total</b>	<b>56</b>	<b>\$ 320</b>	<b>Other Construction Total</b>	<b>51</b>	<b>\$ 304</b>	<b>Other Construction Total</b>	<b>774</b>	<b>\$ 32,533</b>	<b>Other Construction Total</b>	<b>37</b>	<b>\$ 107</b>
All Building & Construction											
<b>Grand Total</b>	<b>612</b>	<b>\$ 1,960</b>	<b>Grand Total</b>	<b>216</b>	<b>\$ 1,761</b>	<b>Grand Total</b>	<b>2793</b>	<b>\$ 68,525</b>	<b>Grand Total</b>	<b>521</b>	<b>\$ 704</b>

Value in \$millions

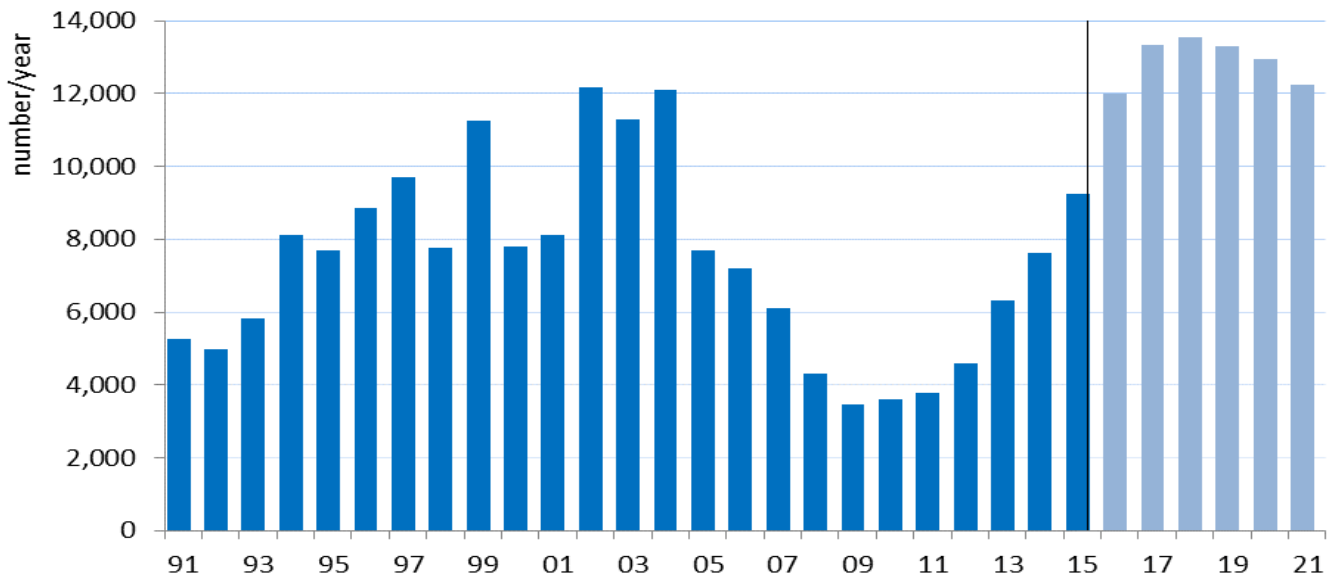
Source: Pacifecon

## » Overview

### Auckland dwelling consents - Extract from the National Construction Pipeline 2016

Auckland dwelling consents are expected to exceed the 2002 peak, from 2017 to the end of the forecast period.

Figure 4-2 Dwelling units consented in Auckland

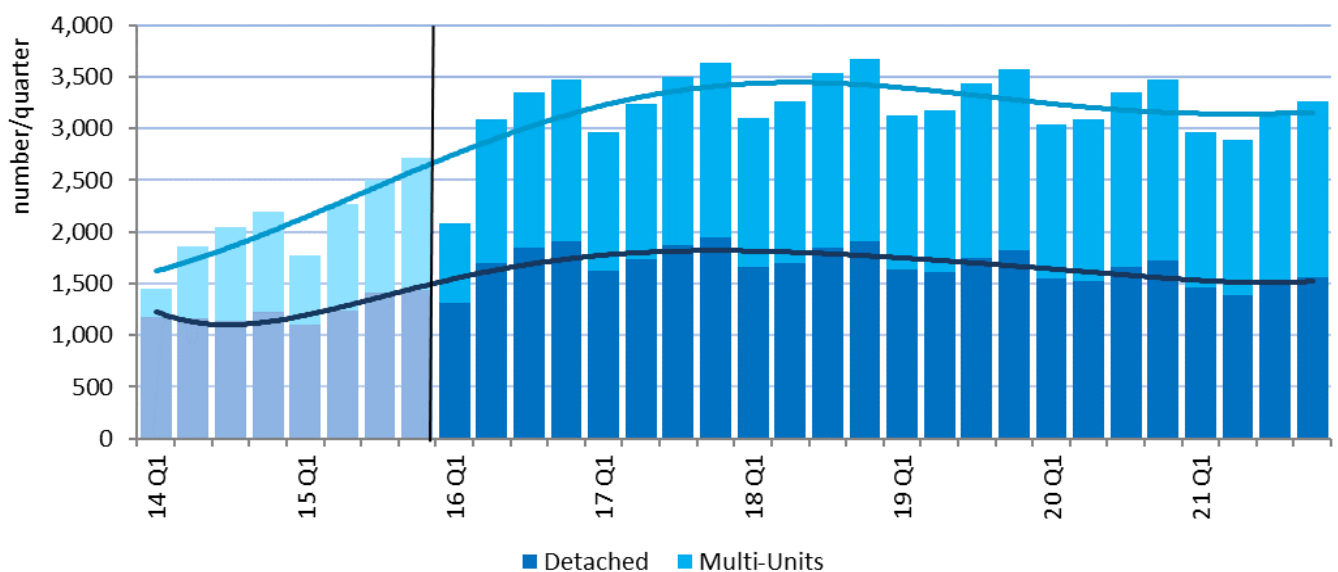


Source: Statistics NZ / BRANZ

The report forecasts 94,200 new dwelling consents in Auckland between January 2014 and December 2021. Almost the same number as forecast in the 2015 report for an equivalent period.

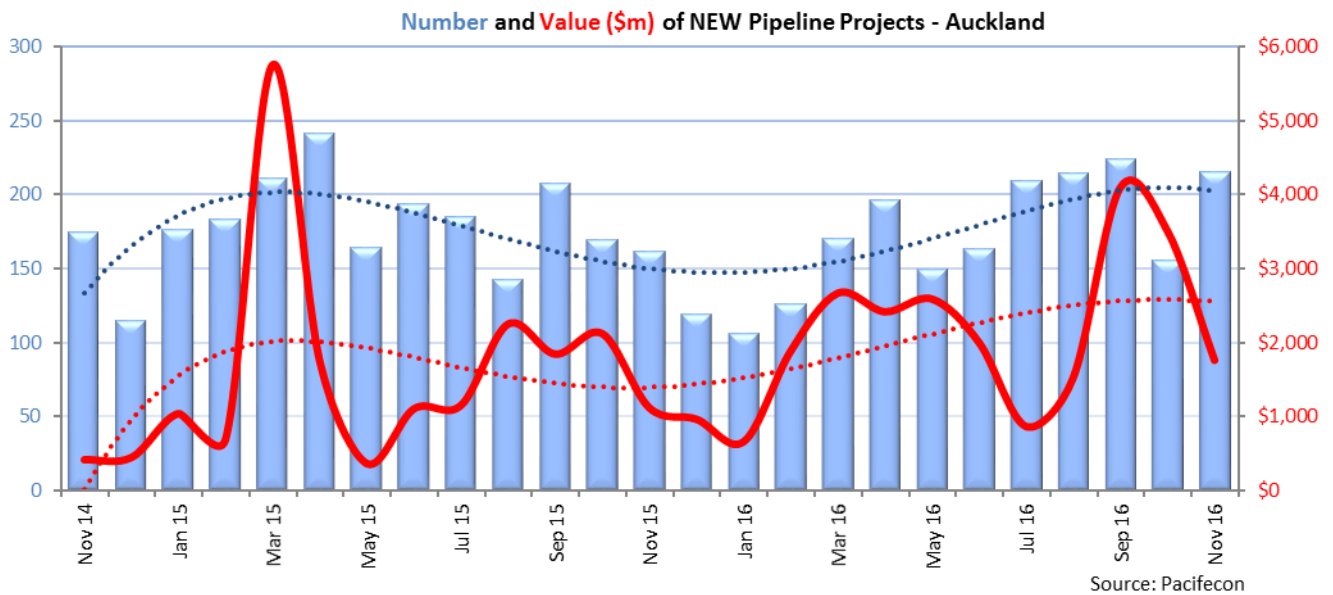
Auckland was the region with the highest ratio (44%) of multi-unit dwelling consented for 2015 with half of all consents forecast to be multi-unit by 2020. Over 50,000 detached dwelling consents are projected for Auckland from 2014 through 2021 and over 44,000 consents for multi-unit dwellings in the same period.

Figure 4-3 Dwelling units consented in Auckland



Source: BRANZ

## » New Projects to the Pipeline

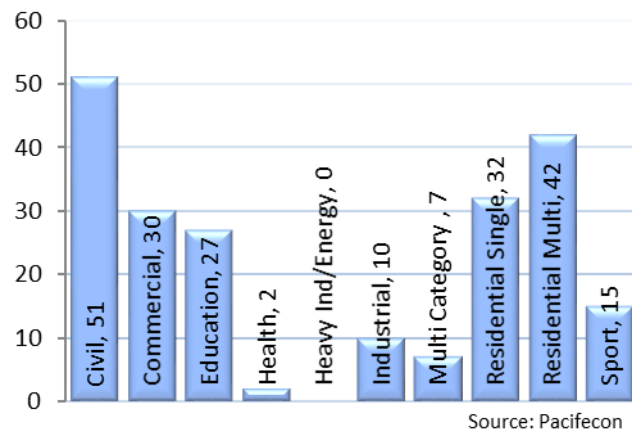


In November there were 216 new projects to the pipeline to a value of \$1,761m.

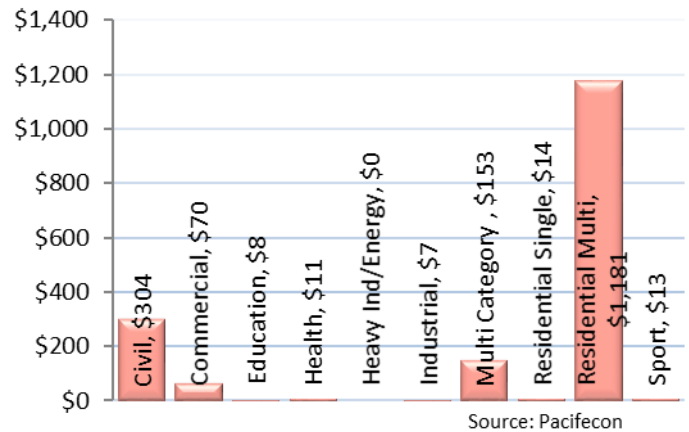
Compared to October: 60 (+38%) more projects & \$1,745m (-50%) less value.

Compared to November 15: 54 (+33%) more projects & \$644m (+58%) more value.

Number of NEW Pipeline Projects by Sector Nov 16



Value(\$m) of NEW Pipeline Projects by Sector Nov 16



### Residential Buildings

Multi residential, 42 (57%) of all new residential pipeline projects made up \$1,181m (99%) of the value.

Single residential, 32 (43%) of all new residential pipeline projects made up \$14m (1%) of the value.

## New Projects

The new projects reported in Auckland over \$5m were:

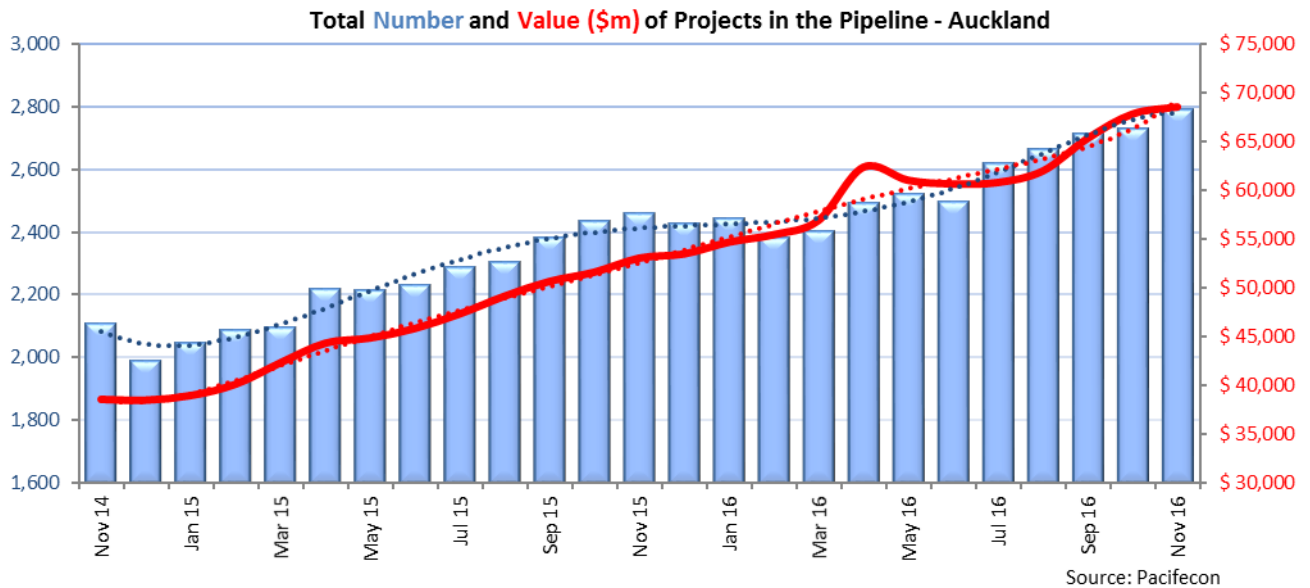
*Please note: some projects may be additional detail to projects reported previously.*

Residential Buildings				
Project Id	Name	Project Type	Sector	\$Our estimate
V1949	Auranga Bay Housing	Houses	Residential	\$450,000,000
V1796	Pokeno Village Estate - Hitchen Block Houses 3-12	Houses	Residential	\$112,000,000
V1916	Auranga Bay Housing Stage 1 SHA	Houses	Residential	\$90,000,000
V2093	Mason Heights Subdivision	Residential Subdivision Overall	Residential	\$64,000,000
V0175	Moire Road/Granville Drive Stage 2 Houses	Housing Development	Residential	\$55,000,000
V0180	Moire Road/Granville Drive Stage 1 Houses	Housing Development	Residential	\$55,000,000
V2100	Mason Heights Stage 2 Houses	Houses	Residential	\$31,200,000
V0573	Fairburn Flat Bush Houses Stage 1	Houses	Residential	\$29,600,000
V1778	Runciman Park Estate	Housing Development	Residential	\$22,300,000
V2096	Mason Heights Stage 1 Houses	Houses	Residential	\$20,000,000
V0670	Edgewater on Hobsonville	Apartments	Residential	\$20,000,000
V2349	Cadness Street & Potter Avenue Housing	Houses	Residential	\$18,813,556
V0457	Top Villa Property Development	Housing Development	Residential	\$17,600,000
V2404	Surrey Crescent Apartments	Apartments	Residential	\$16,000,000
V0130	Bush Road Countryside Houses	Houses	Residential	\$16,000,000
V0575	Fairburn Flat Bush Houses Stage 2	Houses	Residential	\$14,800,000
V1791	Galway Street Housing	Houses	Residential	\$14,000,000
V1394	Bernoulli Gardens - Stage 2	Apartments	Residential	\$14,000,000
V2350	Tonar Street Housing	Houses	Residential	\$11,186,444
V0596	New York South Ltd	Apartments	Residential	\$10,200,000
V0838	Golden Garden Ltd	Houses	Residential	\$10,000,000
V0460	Fleming Urban Ltd	Apartments	Residential	\$6,000,000
V0464	7 Farnborough Crescent Houses	Houses	Residential	\$5,600,000
V1993	175-189 Princes Street West, Pukekohe SHA	Housing Development	Residential	\$5,500,000

Non-Residential Buildings				
Project Id	Name	Project Type	Sector	\$Our estimate
V0562	Fairburn Flatbush Development	Residential Subdivision - Overall	Multi Category	\$55,500,000
V0512	19 Syd Grant Crescent Subdivision	Housing Development	Multi Category	\$53,000,000
V0511	Rodney Land Holdings Ltd	Housing Development	Multi Category	\$29,000,000
V0820	Auckland International Airport Ltd	Airport	Commercial	\$10,000,000
V1954	Auranga Bay Retail	Retail Precinct	Commercial	\$10,000,000
V1984	540 Great South Road (2015) Ltd	Mixed Use Building	Multi Category	\$10,000,000
V0507	Yachting New Zealand (YNZ)	Sports Facility	Sport	\$10,000,000
V2262	Auckland Hospital Building 2	Hospital	Health	\$6,000,000
V2309	Dominion Road Retail/Office Building	Retail/Office Building	Commercial	\$5,000,000
V1458	Elizabeth Knox Home & Hospital	Resthome	Health	\$5,000,000
Civil				
Project Id	Name	Project Type	Sector	\$Our estimate
V1951	Auranga Bay Civil	Civil	Civil	\$150,000,000
V1795	Pokeno Village Estate - Hitchen Block Civil 3-12	Subdivision	Civil	\$32,000,000
V1654	Pukekohe to Drury Expressway	Roads	Civil	\$20,000,000
V0487	Ryman Retirement Village Greenlane - Civil	Retirement Village Civil Works	Civil	\$10,000,000
V1647	Wiri to Westfield Railway Line	Rail	Civil	\$10,000,000
V0172	Moire Road/Granville Drive Stage 2 Subdivision	Subdivision	Civil	\$10,000,000
V2037	Asset Management & Systems Professional Services	Asset Management	Civil	\$8,000,000
V2097	Mason Heights Stage 2 Civil Works	Residential Subdivision	Civil	\$7,800,000
V0568	Fairburn Flatbush Stage 1 Subdivision	Residential Subdivision	Civil	\$7,400,000
V2130	Luke Street - Civil Works	Civil Works	Civil	\$5,000,000
V2095	Residential Subdivision	Residential Subdivision	Civil	\$5,000,000
V1853	Pay & Display Meter Upgrade	Roads/Parking Meters	Civil	\$5,000,000
V1582	Hobsonville Point Coastal Walkway Rifle Range	Landscaping & Parks	Civil	\$5,000,000

Please note: some projects may be additional detail to projects reported previously.

## » In the Pipeline – Early Planning, In Planning, Tendering

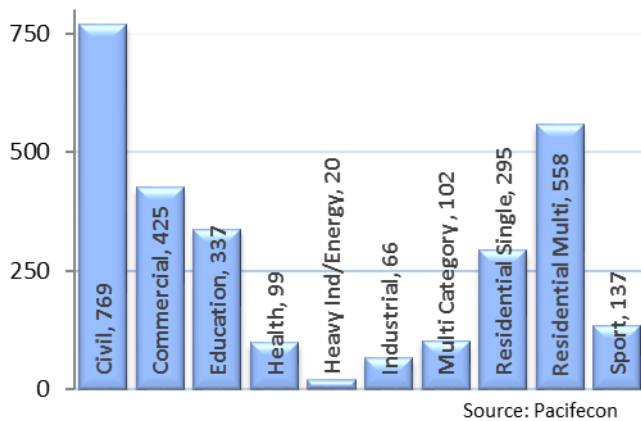


In November there were 2,793 projects in the pipeline to a value of \$68.5b.

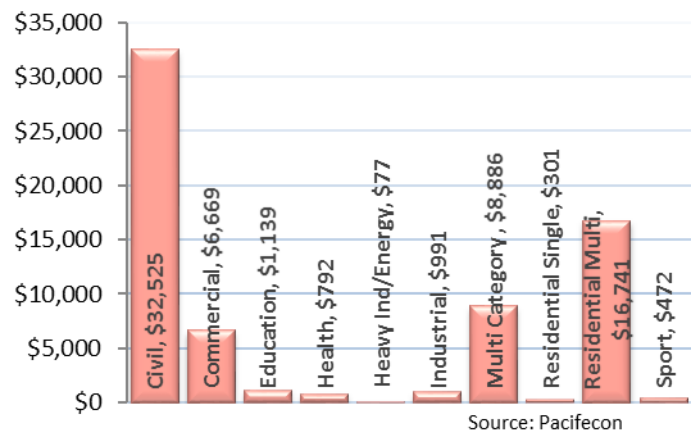
Compared to October: 61 (+2%) more projects & \$724m (+1%) more value.

Compared to November 15: 332 (+13%) more projects & \$15b (+29%) more value.

**Number of Pipeline Projects by Sector Nov 16**



**Value(\$m) of Pipeline Projects by Sector Nov 16**





## Residential Buildings

Multi-residential 558 (65%) of all residential projects in the pipeline make up \$16.7b (98%) of the residential value.

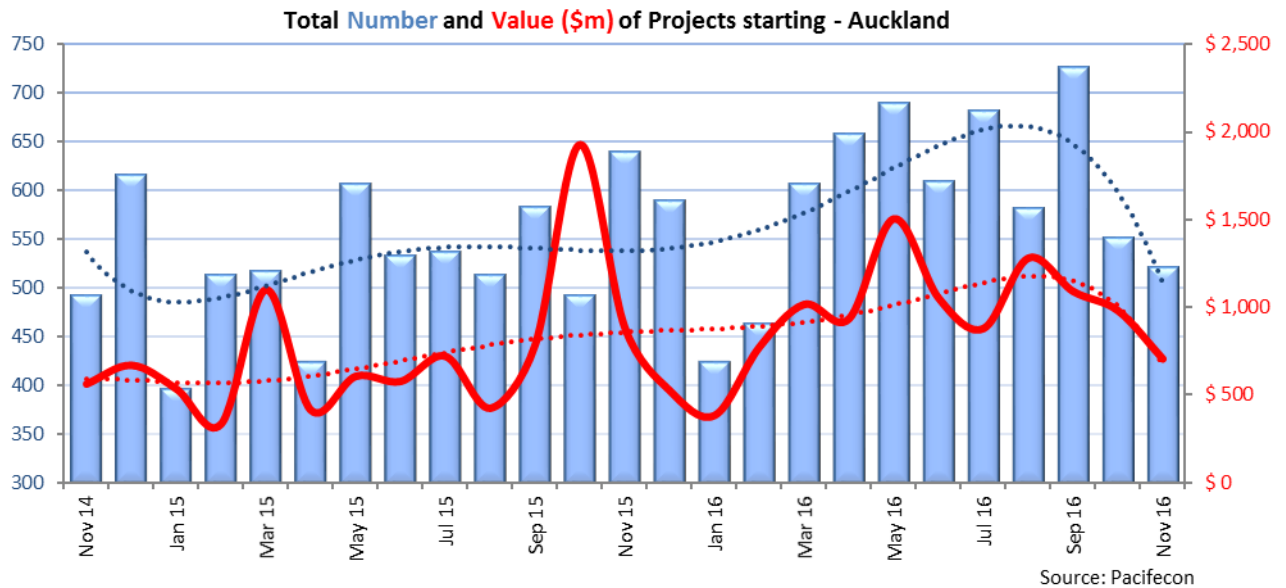
### Changes over the 12 months to November 16

- The number of projects in the pipeline has grown by 13%.
- The value of projects in the pipeline has grown by 29%.

Increases in the Auckland pipeline show particularly in residential, civil & multi-category.

Changes since November 15 in key sectors of construction	November 15		November 16		Change over the 12 months to November 16	
	Number	Value (\$m)	Number	Value (\$m)	Number (%)	Value (%)
Residential (includes apartments, retirement villages & detached)	670	\$13.0b	853	\$17.0b	+27%	+31%
Civil	713	\$25b	769	\$32.5b	+8%	+30%
Commercial	360	\$6.7b	425	\$6.7b	+18%	+0%
Multi-category	72	\$6.0b	102	\$8.9b	+42%	+49%

## » Projects starting

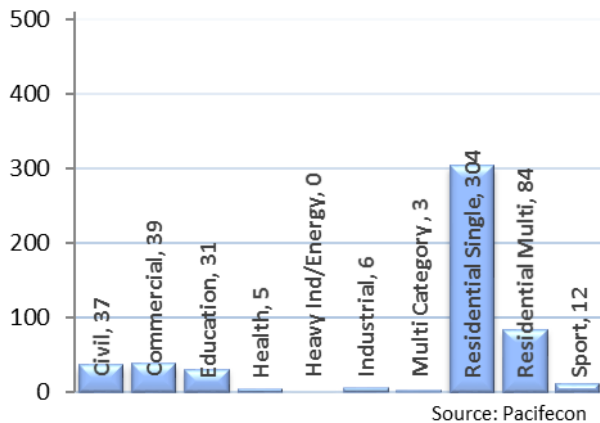


In November there were 521 projects starting to a value of \$704m.

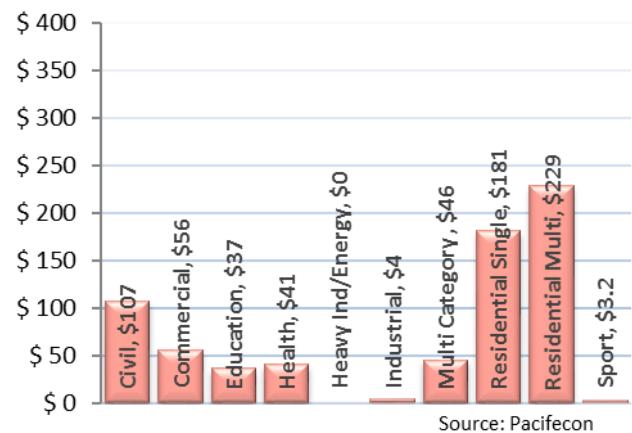
Compared to October: 30 (-5%) fewer projects & \$276m (-28%) less value.

Compared to November 15: 119 (-19%) fewer projects & \$181m (-20%) less value.

**Number of Projects starting by Sector Nov 16**



**Value(\$m) of Projects starting by Sector Nov 16**



## Starting Projects

The projects reported as starting in Auckland over \$5m were:

Residential Buildings				
Project Id	Name	Project Type	Sector	\$Our estimate
R4429	The Antipodean	Apartment Building	Residential	\$60,000,000
J0487	Grafton Hall of Residence	Student Accommodation	Residential	\$40,000,000
R7855	The Maritime Apartments	Apartments	Residential	\$30,000,000
Q2937	Fairway Bay Resolution Subdivision	Houses	Residential	\$26,800,000

T9158	Bernoulli Gardens - Stage 1	Apartments	Residential	\$21,000,000
T9382	Clark Road Houses - Universal	Houses	Residential	\$10,500,000
G2200	The Nautilus	Apartments	Residential	\$10,000,000
U7764	Housing New Zealand	Houses	Residential	\$9,000,000
S8751	Waterford on Hobsonville Point - Phase 3	Retirement Village	Residential	\$7,000,000
T0744	Westward Park Apartments	Apartments	Residential	\$5,000,000

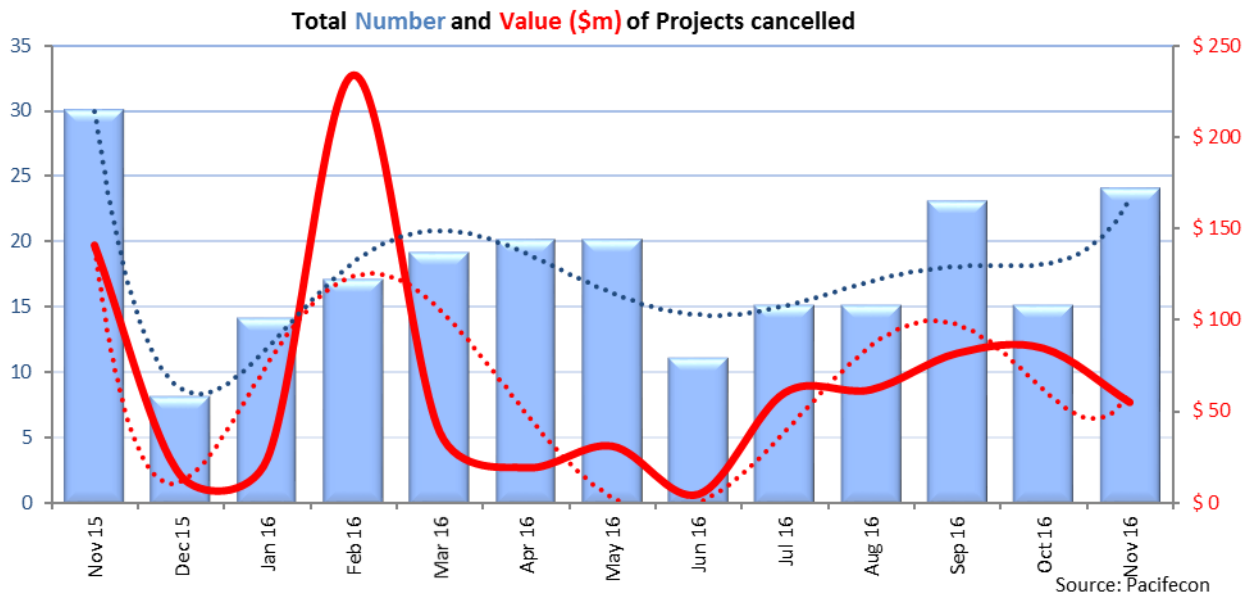
### Non-Residential Buildings

Project Id	Name	Project Type	Sector	\$Our estimate
G3744	Rawhiti Retirement Village	Retirement Village	Multi Category	\$40,000,000
R0848	Maureen Plowman Resthome	Resthome	Health	\$40,000,000
E0758	Sale Street Development	Offices	Commercial	\$20,000,000
T0862	Cryers Road Office Building	Office Building	Commercial	\$10,000,000
O0167	Newmarket School	School New Classroom Block	Education	\$8,700,000
R3809	St Pauls College	School	Education	\$7,400,000
U2004	1 Stonehill Drive, Stonehill Business Park	Warehouse & Offices	Commercial	\$7,000,000

### Civil

Project Id	Name	Project Type	Sector	\$Our estimate
T8919	Te Uru/The Village - Stage 1 Civil	Subdivision	Civil	\$15,000,000
T1047	Oraha Road Development Stage 2 Civil	Residential Subdivision	Civil	\$14,000,000
R2907	Murphys Road Countryside Transition	Subdivision	Civil	\$10,000,000
T8356	Moire Road/Granville Drive Stage 1 Subdivision	Subdivision	Civil	\$10,000,000
T6704	Bush Road Subdivision	Subdivision	Civil	\$8,000,000
Q2328	Ockleston Landing	Residential Subdivision	Civil	\$8,000,000
U8645	Beachlands Avenues Ltd - Stage 4 Civil	Subdivision	Civil	\$5,500,000
V0487	Ryman Retirement Village Greenlane - Civil	Retirement Village Civil Works	Civil	\$5,000,000
V2130	Luke Street - Civil Works	Civil Works	Civil	\$5,000,000
U6965	Scott Point Estate Ltd - Stage 2 Civil	Subdivision	Civil	\$5,000,000
U6967	Scott Point Estate Ltd - Stage 3 Civil	Subdivision	Civil	\$5,000,000

## » Cancellations



24 cancellations in November, total value \$55m.

Compared to October: 9 (+60%) more projects & \$30m (-35%) less value.

Compared to November 15: -6 (-20%) fewer projects & -\$86m (-61%) less value.

The largest cancellations were:

- \$15m P8577 15 Central Boulevard - Block A, site has been sold.
- \$8m P1101 Sir Edmund Hillary Collegiate, Ministry of Education did not approve funding.
- \$7m S2334 Pakuranga Medical Centre.
- \$5m P9969 Rosebank Road Warehouse, site has been sold.
- \$5m T9150 Gulf Harbour Country Club, Resource Consent declined, not appealing.

## » Featured Project – AURANGA BAY CIVIL STAGE 1

### SUBDIVISION

### AURANGA BAY CIVIL STAGE 1

<b>Stage:</b>	Commencing	<b>Update:</b>	8
<b>Est. Start Date:</b>	Oct 2016	<b>Project ID:</b>	T1537
<b>Our Estimate:</b>	<b>\$30,000,000</b>	<b>Date:</b>	21/11/2016
<b>Location:</b>	Bremner Road & Burberry Road Drury, Auckland		
<b>Description:</b>	<b>Work commenced Oct 2016 for Stage 1 earthworks</b> for new residential unit development, part of SHA Tranche 6 & 9. For Karaka & Drury Ltd. <b>For overall project see R1848.</b> Spec: Civil works for <b>300</b> new houses. Lots ranging in size from 260 SM - 2133 SM, 2 access lots (Lots 301 & 302). 5 roads (Lot 300), footpaths, on street parking bays, rain gardens, vehicle crossings, trees and street lighting; bulk earthworks volume of 38000 CM over an area of 6.9ha at 31 Burberry Road and 121 & 160 Bremner Road; stormwater, water & wastewater		
<b>Developer:</b>	<a href="#">Karaka &amp; Drury Ltd</a> 266 Murphys Road, Flatbush, Auckland, 2019		
<b>Project Manager:</b>	<a href="#">Xigo Ltd (was Matrix Group)</a> () PO Box 26433, Epsom, Auckland, 1344, Phone: 09 550 1427, Fax: 09 550 1420, Mobile: 021 546 642, Email: <a href="mailto:info@xigo.co.nz">info@xigo.co.nz</a>		
<b>Architect (landscape):</b>	<a href="#">LA4 Landscape Architects Ltd</a> () PO Box 5669, Wellesley Street, Auckland, 1141, Contact Info: <a href="http://www.la4.co.nz">www.la4.co.nz</a> , Phone: 09 358 0904, Fax: 09 358 0895, Email: <a href="mailto:la4@la4.co.nz">la4@la4.co.nz</a>		
<b>Consulting Engineers:</b>	<a href="#">McKenzie &amp; Co Consultants Ltd</a> () PO Box 259309, Botany, Auckland, 2163, Contact Info: <a href="http://www.mckenzieandco.co.nz">www.mckenzieandco.co.nz</a> , Phone: 09 925 5040, Email: <a href="mailto:info@mckenzieandco.co.nz">info@mckenzieandco.co.nz</a>		
<b>Engineer (geotech):</b>	<a href="#">Lander Geotechnical Consultants Ltd</a> (Shane Lander) PO Box 97385, Manukau City, Auckland, 2241, Phone: 09 262 1528, Email: <a href="mailto:contactus@landergeotechnical.co.nz">contactus@landergeotechnical.co.nz</a>		
<b>Engineer (traffic):</b>	<a href="#">Traffic Design Group Ltd (was Gabites Porter Consultants Ltd) [AKL]</a> (Leo Hills) PO Box 2592, Shortland Street, Auckland, 1140, Phone: 09 531 5006, Email: <a href="mailto:charlene.jonsen@tdg.co.nz">charlene.jonsen@tdg.co.nz</a>		
<b>Resource Management:</b>	<a href="#">Tollemache Consultants Ltd</a> () PO Box 52015, Kingsland, Auckland, 1352, Email: <a href="mailto:marktollemache@ihug.co.nz">marktollemache@ihug.co.nz</a>		
<b>Contractor:</b>	<a href="#">Dempsey Wood Civil Contractors Ltd</a> () PO Box 24484, Royal Oak, Auckland, 1345, Phone: 09 571 2050, Fax: 09 571 2051, Email: <a href="mailto:reception@dempseywood.co.nz">reception@dempseywood.co.nz</a>		

If your business would benefit by having details of more projects like this, please call 0508 722 433.

[projects@pacifecon.co.nz](mailto:projects@pacifecon.co.nz)

## » Notes regarding the Data

This report is based on projects known to Pacifecon & other publicly available information. All projects are continually reviewed & updated, changes to \$value of projects within the pipeline are reflected in the figures.

Trend lines are shown as dotted lines.

For graphs including past \$\$, all \$\$ are in \$ of the day, no adjustments have been made for inflation.



Pacifecon's Residential Sector includes Multiple Dwellings: Apartments, Houses, Retirement Villages, Residential Accommodation, Housing Developments etc. In general, we do not report Building Consents with minor alterations or new dwellings less than \$200,000.

In the Pipeline: projects at any of the following stages: Early Planning, In Planning, Tendering.

Projects starting: projects that are under contract & likely to start within the next 3 months; projects at stage Commencing.

Projects cancelled: our policy of trying to identify projects at the earliest possible stage may mean plans do not always proceed as expected.

With the recent release of local government Ten-Year Plans, Pacifecon has introduced a new stage: 'Capital Intentions' to cover these more general statements of proposed forward capital expenditure. These \$amounts are not included in our pipeline of forward work - they are more strategic than specific construction work but they will be on our research radar & will be reported once projects are approved by councils.

Australian project coverage: In 2012 Pacifecon expanded their coverage to include Australia through a Strategic Alliance with Cordell Information. Contact us now on [projects@pacifecon.co.nz](mailto:projects@pacifecon.co.nz) or call us on 09 445 0345 to discuss Australian project information.

All reasonable care has been taken in gathering, compiling & furnishing the information specified herein, but Pacifecon (NZ) Ltd. will not be responsible for errors, omissions, inaccuracies or lateness or liable for any claims, actions or suits arising directly or indirectly there from.

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please call 0508 722 433.**

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