

**THE MEGA REAL ESTATE &
INFRASTRUCTURE PROJECTS**

SHAPING NZ'S GOLDEN TRIANGLE



44%

of NZ's population are living within urban areas of the Golden Triangle (2022)

52%

of NZ's residential building consents are within the Golden Triangle (2022)

51%

of NZ's non-residential building consents are within the Golden Triangle (2022)

The Golden Triangle property market in 60 seconds

Mega trends



Population growth underpins the Golden Triangle

Auckland has New Zealand's largest population and Tauranga has the fastest growing. Hamilton's population growth has been steady and is likely to benefit from spillover from Auckland.



Transport infrastructure enables business

Investment into road networks is progressively improving transport connectivity between the three regions. Freight volumes are enabled by large seaports in both Auckland and Tauranga, alongside inland ports and primary industries in Hamilton and the wider Waikato region. This connectivity enables a range of industrial activities, alongside demand for offices for service companies that support the wider economy.



Land squeeze in progress

Constrained supplies of zoned land, alongside geographic constraints, is pushing more industrial businesses to search across the Golden Triangle for suitable sites. Issue is most acute for Auckland and will likely lead to spillover demand in Hamilton.

Outlook for the next 12 months



Commercial property markets subdued

Lower sales volumes and downward pricing pressures are being witnessed nationally. Activity is expected to improve as yields stabilise at higher levels. Leasing activity is expected to remain robust, particularly for industrial premises.



Follow the money

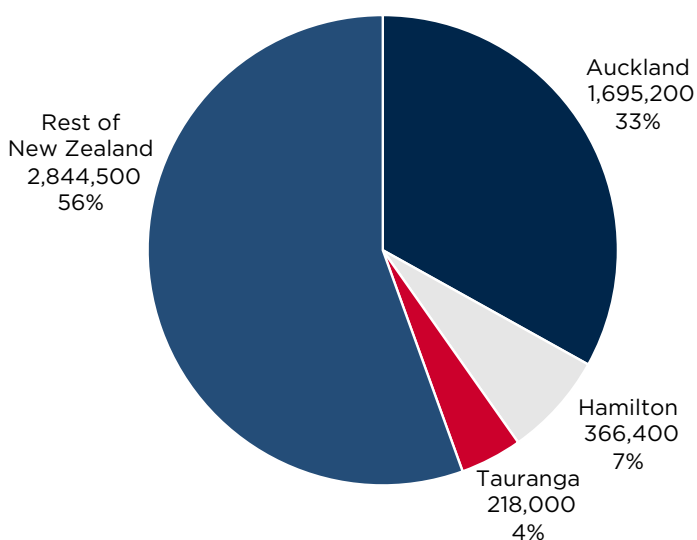
The large population base means the Golden Triangle will likely continue to receive large investment into infrastructure. This will enable more development across both housing and commercial property markets.



Migration boom to boost demand

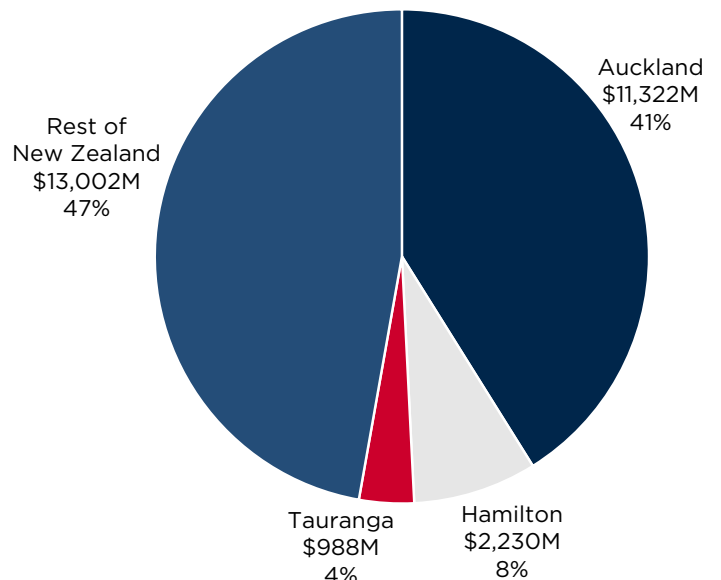
The post-pandemic surge in migration will support further population growth. Migrants have historically tended to locate into the Auckland region first, but tight rental markets and higher housing costs may push them into the regions. Hamilton and Tauranga will likely benefit due to their employment opportunities, alongside proximity to Auckland.

Population (2022)



Source: Stats NZ

Total value of building consents (2022)



Source: Stats NZ

What is the Golden Triangle?

The Golden Triangle refers to the area between the three major cities of Auckland, Hamilton and Tauranga. Our technical definition covers these territorial authorities: Auckland Region, Waikato District, Hamilton City, Waipa District, Matamata-Piako District, Western Bay of Plenty District and Tauranga City.

Auckland

Investment drivers

- Big population
- Infrastructure (seaport, road, rail, international airport)
- Land supply constrained (coastal geography)

Hamilton

- Spillover population from Auckland and Tauranga
- Infrastructure (inland ports, rail, road)
- Land supply becoming tighter but at risk of more constraints (protection of highly productive rural land)

Tauranga

- Fast growing population
- Infrastructure (seaport, rail, road)
- Land supply constrained (coastal geography)

Mega projects



Drury, Auckland

Size	330 hectares
Developer	Multiple
Use	Mixed use



Ruakura Superhub, Hamilton

Size	490 hectares
Developer	Tainui Group Holdings
Use	Industrial



Tauriko, Tauranga

Size	300 hectares
Developer	Multiple
Use	Industrial

Major projects



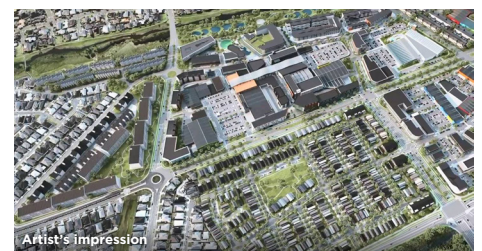
Fisher & Paykel Healthcare, Auckland

Size	105 hectares
Developer	Fisher & Paykel Healthcare
Use	Industrial



Te Awa Lakes, Hamilton

Size	100 hectares
Developer	Perry Group
Use	Mixed use



The Sands Town Centre, Tauranga

Size	23 hectares
Developer	Bluehaven Group
Use	Mixed use



Beachlands South, Auckland

Size	307 hectares
Developer	Multiple
Use	Residential



Sleepyhead Estate, Hamilton

Size	176 hectares
Developer	The Comfort Group
Use	Mixed use

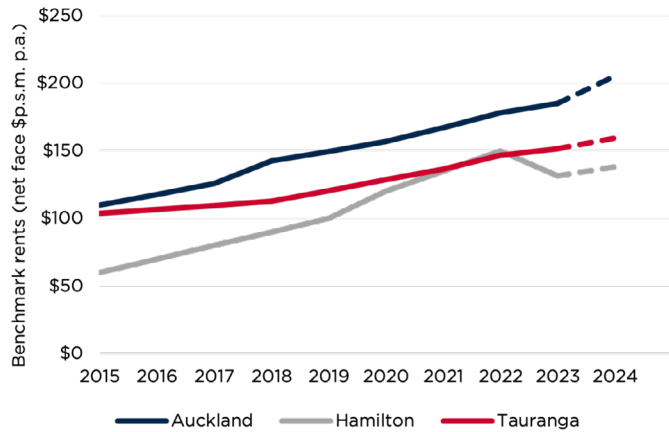


Rangioru Business Park, Tauranga

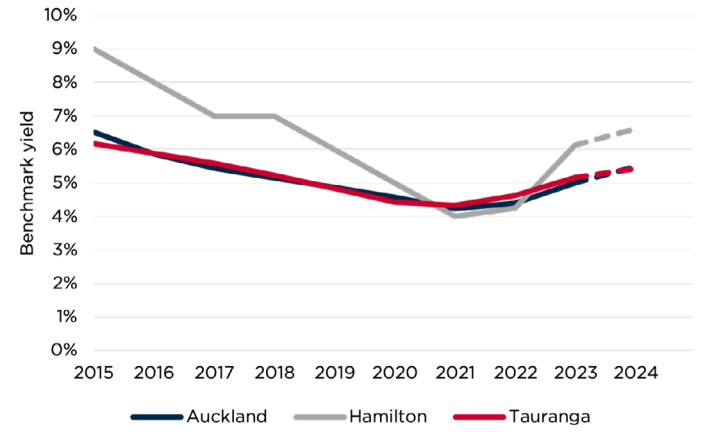
Size	148 hectares
Developer	Quayside Holdings
Use	Industrial

Other indicators

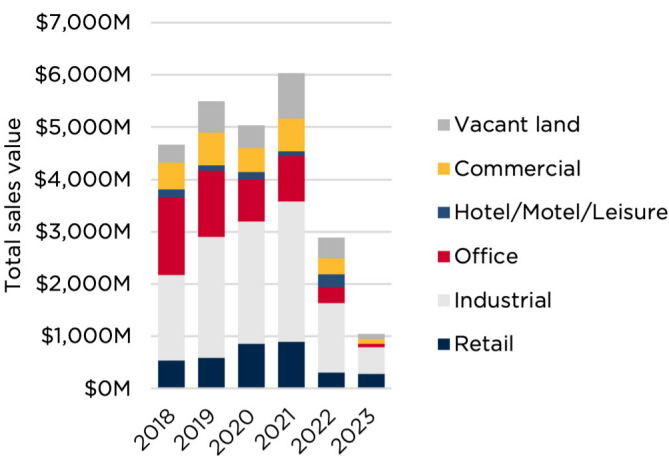
Benchmark warehouse rents



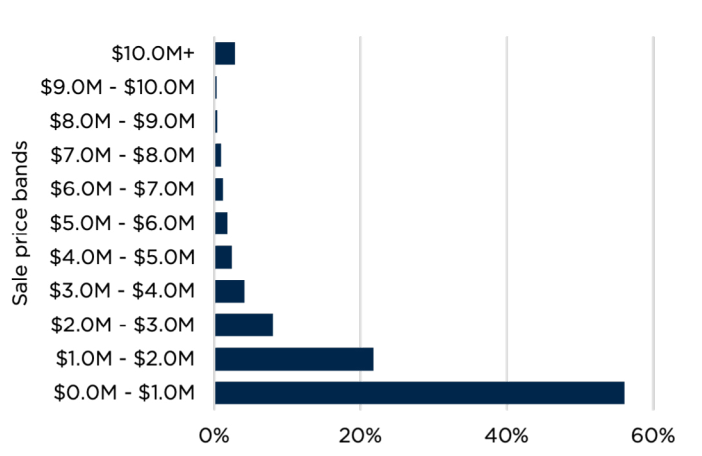
Benchmark industrial yields



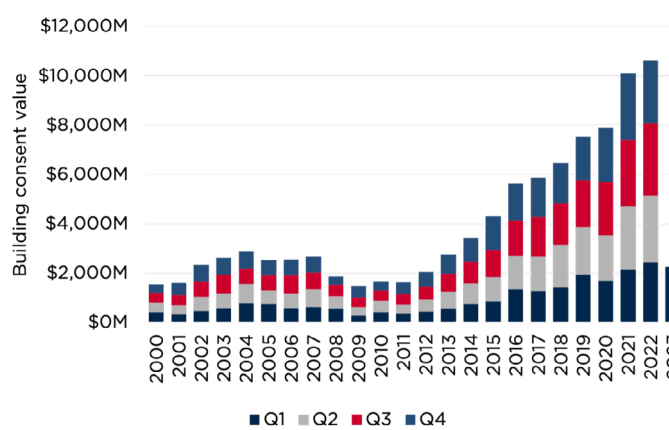
Total commercial sales



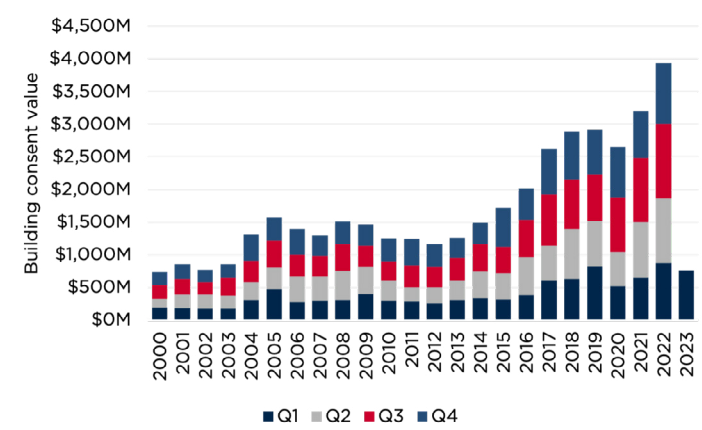
Commercial sales by price band (2022-2023)



Building consent value: residential property



Building consent value: commercial property



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