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Prime development opportunity on edge of new township

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A 6200sq m development site at the gateway to the planned Flat Bush Town Centre is to be auctioned by CB Richard Ellis.

Fronting on to Chapel Rd opposite the new 93 hectare Barry Curtis Park, the bare block has Manukau City Council land use consent for a 15,000sq m mixed use retail and apartment development.

CB Richard Ellis national director Dominic Ong and senior director Derek Harries say the property is a prime development opportunity on the edge of the country's biggest recreational park and a comprehensively planned new town that will be home to 40,000 people within a decade. It will be auctioned on 22 June.

"It is a site for our times – a new subdivision that sits within a precinct that has zoning for some of New Zealand's highest residential densities," says Ong.

The land is zoned residential one in the Manukau City Council's Barry Curtis Park Edge Precinct where buildings up to 16 metres high are permitted and lots as small as 125sq m are acceptable.

Ong says the zone promotes higher densities of housing on sites close to the planned Flat Bush Town Centre, including apartment buildings up to five storeys high and small shops on the ground floor. Average lot sizes in the precinct are 180sq m to 250sq m.

The original application for land use consent was lodged by a third party for 17 ground level retail units and 127 apartments – 46 one-bedroom, 39 two-bedroom and 42 three-bedroom units – over four buildings, some up to eight storeys and 221 car parks.

Consent was granted by the council with an additional 10 car parks. The council suggests this can be achieved by reducing the number of retail units or apartments.

"This is a new subdivision. Services have been provided to the boundary and all levies are paid," says Ong.

"The owner, Ormiston Group, is a genuine seller who will meet the market. "The group wants to release funds for other projects. "This is a highly affordable development opportunity that will appeal to all property players, including individual private developers.

"Potential exists for additional development scope. It might not suit a new owner to follow the land use consent plan and there is the opportunity to build only apartments or use the site for other facilities, such as a medical centre."

Harries says the property is in a strong growth area where there is demand for all types of property surrounding the planned town centre.

The vacant site has a high profile position on the western side of Chapel Rd near the junction with Ormiston Rd, which forms the gateway to the new town centre. It also has frontage to Fusion Way and is close to Botany Junction.

Neighbouring tenants include Ormiston Hospital, ASB and Westpac banks, Botany Junction Medical Centre, Four Square, Lollipops Educare and other shops and services.

Harries says the property could not be in a better position.

"Flat Bush is the largest, most ambitious development in this country for many years, a 1730 hectare greenfield site containing a planned mix of residential, commercial, conservation and stormwater management areas as well as public parks and roads.

"In short, Flat Bush is not just another suburban subdivision but an entirely new town that will house a population similar to Nelson."

While most of Flat Bush is being developed by the private sector, Manukau City Council is planning and creating the town.

Bruce Harland, the council's Flat Bush design & development manager says this ensures an integrated approach, a focus on sustainable development and makes the community's needs a high priority.

About 15,000 people have moved into the Flat Bush area over the past three years and the likely diverse ethnic makeup of the future population is 30% Asian, 30% European, 5% Maori, and the balance a mix of Pasifika and other cultures.

Harland says Flat Bush will not be a budget level housing area. "It is expected to attract people looking for a high quality living environment."

The heart of Flat Bush will be a new 20 hectare town centre built on land owned by TMPL – a council controlled organisation set up to guide its development. It will be developed on a commercial basis to the best international urban design standards.

"The town centre will be integrated with Barry Curtis Park and will be built around a traditional main street catering for a wide range of shops, cafes, offices and community facilities.

"High-density accommodation will be wrapped around Barry Curtis Park and the town centre to take full advantage of the open space."

Harland says more than \$37 million will be spent on the park, which is already into the sixth year of a 10 year development programme. It is big - almost 1.6 km long and 800 metres wide at its widest point. It

is an open space and includes a “cultural lawn” for 10,000 to 20,000 people attending concerts or festivals, a 1500-seat amphitheatre, nature walks, a skatepark, sports fields, multi-sports complex, and pedestrian walks to the town centre and a large playground that has already been built.

No excuses are made for any resemblance to New York's Central Park – although half the size it's similar in concept and will be bordered by buildings up to eight storeys in height.

A landmark bridge has been built as the “gateway” to the town centre by linking it with Chapel Rd to the west as a continuation of Ormiston Rd. About 28% of Flat Bush has been zoned so it can never be built on to create green fingers and protect land surrounding streams in residential areas.

Harland describes Flat Bush's key characteristics as high-density, sustainable and vibrant. He says the council is rightly proud of the new town's status as a landmark in urban planning.

Although Flat Bush is only 15% built the council has already received local and international plaudits. These have included a gold award at the International Livable Community Awards and at the same function the top heritage management award, partly in recognition of its protection of the natural environment.

About CB Richard Ellis

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