

## Torrey McDonnell

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**From:** Adam Thompson <adam@ue.co.nz>  
**Sent:** Thursday, 7 July 2022 9:50 am  
**To:** 'Julian Dawson'  
**Cc:** Stephanie Blick; 'Peter Tiedemann'  
**Subject:** Figure 1 Summary Notes Panel Clarification

Hi Julian,

The Panel requested clarification of Figure 1 in my summary statement regarding whether the figures were for the district or region (below for reference).

I confirm that the figures apply to the Wellington region. The districts that make up the region are noted in the source.

This confirms the Wellington region has only 4 years of zoned and serviced greenfield land at the time of the study.

Particular	Christchurch	Hamilton	Tauranga	Auckland	Wellington	Queenstown
Zoned Land (hectares)	2,440	340	280	4,230	510	180
Zoned and Serviced Land (hectares)	2,200	170	180	2,720	150	140
Zoned and Serviced Land Dwelling Yield	35,200	5,600	5,580	49,400	2,400	2,180
Greenfield Annual Housing Demand*	1,470	620	800	5,160	610	580
<b>Years of Zoned and Serviced Land</b>	<b>24</b>	<b>9</b>	<b>7</b>	<b>7</b>	<b>4</b>	<b>4</b>
<b>Number of Parcels</b>	<b>1,090</b>	<b>40</b>	<b>20</b>	<b>370</b>	<b>70</b>	<b>20</b>
<b>Average Section Price</b>	<b>\$185,000</b>	<b>\$395,000</b>	<b>\$305,000</b>	<b>\$520,000</b>	<b>\$300,000</b>	<b>\$350,000</b>
<b>Average New House Price</b>	<b>\$570,000</b>	<b>\$770,000</b>	<b>\$725,000</b>	<b>\$935,000</b>	<b>\$900,000</b>	<b>\$910,000</b>

Source: Auckland Council, Christchurch City Council, Hamilton City Council, Hutt City Council, Porirua City Council, Queenstown-Lakes District Council, Tauranga City Council, Wellington City Council, Urban Economics, Corelogic, Trademe  
\* includes latent demand in Auckland

Regards, Adam

**Adam Thompson | Urban Economics**

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