

# TEAM ANTON SPRING REPORT 2022

TEAM  
ANTON

RayWhite.

Dear Clients

Spring is in the air – or at least it's coming! Hopefully the rain subsides & we see a bit more sun!

What a whirlwind six months we have had. Lots of challenges in the market with increased mortgage rates, heightened inflation & a changing market – and you need to mix that with Covid!

However, we are all experiencing a glimmer of hope with borders opening & life getting back to a bit of normality.

Accepting change is sometimes a bit challenging. But change can be good. That brings me to changes to the Auckland Unitary Plan coming to us August 2022. Here's everything you need to know so far.

On August 20th many of the Auckland Unitary Plan changes come into effect. Back in 2015, it was estimated that Auckland would need around 120,000 more houses over the next 20 years to be built within urban limits. It was determined that there hadn't been sufficient land made available under the current Unitary Plan zoning to achieve that sort of growth. So the Government stepped in and said that changes needed to be made and upzoning needs to occur. The intent of the NPS (National Policy Statement – Urban Development 2020), was really to allow for high-density housing/apartments, four to six stories as a minimum (as well as removal of car parking requirements).

The new MDRS (Medium Density Residential Standards), which comes into immediate legal effect on the 20th of August 2022, allows three houses to be built on most traditional single housing sites, increased site coverage percentage, and permits a greater height to boundary ratio (from two levels to three) 'as of right'.

What this means to you?

- If your property has development potential or you are a developer, there will be a significant reduction in time allocated to the usual design/build schedule – in some cases at least four months!
- No planning permission for up to three dwellings – will save time & money – you can go straight from design concept to building consent.

These changes are bound to create a lot of questions in the marketplace. I hope you've found the above insightful.

Team Anton, since January this year, has helped 124 homeowners sell their properties. We have received wonderful testimonials in that time and appreciate the trust & stickability from all our clients.

Finally, as always, if you or any of your loved ones are looking at buying or selling, please give me a call. I look forward to hearing from you.

Kind Regards  
Anton Huang -Team Anton



2019-2021  
No. 1 Residential Salesperson  
Ray White, New Zealand



2016-2021  
No. 1 Residential Salesperson  
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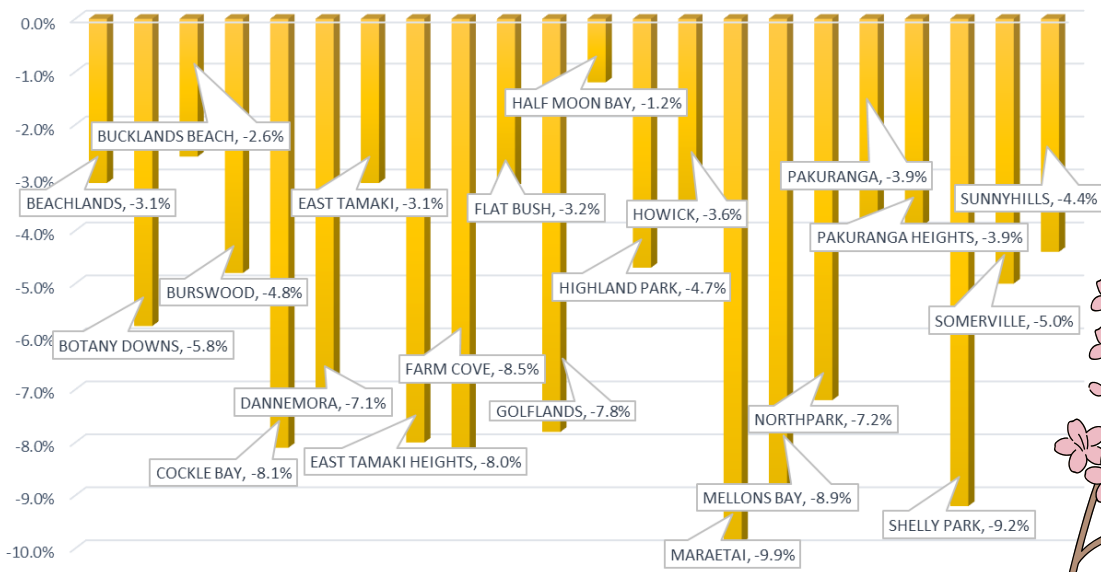
12-16 Uxbridge Road, Howick, Auckland 2014 | Five AM Realty Ltd, (REAA 2008)

# What's happening in your neighbourhood?

East Auckland Median Sale Price & Number of Sales  
June 2020 to June 2022



Change in Value (last 3 months)



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Hara Jeng	021 0235 6335	Jack Laustsen	022 094 1036
Anna Lau	021 0259 5638	Maribel Casipe	027 722 7473
Leah Salvesen	021 823 322	Mariette Versteeg	021 255 6436
Venus Wang	021 961 623	Ara Abla	021 0817 6818
Joe Lee	021 198 9978	JoJo Qi	021 0834 1070
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