



Auckland Industrial Land Fine Grained Analysis

By Patrick Fontein, 20th November 2014

1.0 Executive Summary

This industrial vacant land Fine Grained Analysis (FGA) of the greater Auckland area provides a review of Auckland's industrial zoned¹ land stock.

The Property Council of NZ (PCNZ) commissioned research on the requirement for vacant industrial land for business growth in Auckland². This research also requested a definitive study be undertaken on industrial vacant land, and review Auckland Council's Capacity for Growth Study findings.

SD4 has worked alongside Auckland Council's Research Investigations and Monitoring Unit (RIMU) to carry out this FGA analysis. This FGA is a fact based definitive piece of research, that has looked at every one of the 10,315 Auckland industrial zoned land parcels, and evaluated it's current use, ownership, improvements and land value, and likely future development prospects and thus quantified the likely availability for development of industrial land that presently exists within Auckland.

The Property Council research states that the Auckland wide absorption of greenfield industrial land is circa 40-60 Hectares per annum. This same research states that there is a requirement for at least 10-20 years of zoned, serviced and ready and available industrial land, to allow for an efficient functioning industrial land market. There is therefore a requirement for a supply of at least 600 hectares of zoned, serviced and readily available industrial land to be available at any one time in order to meet this criteria.

This FGA shows that currently there is only 311 hect of vacant ready to build on land, less than the 600 hectares estimated to be required, at any given point of time.

The Auckland Plan targeted 1,000ha of industrial land to be provided³ in the Future Urban Zone (FUZ) between the current urbanised area and the Rural Urban Boundary (RUB). The new Proposed Auckland Unitary Plan (PAUP) does provide a further approx 250 hect of recently zoned industrial land, but most of this is either in Waiuku or the outer West. The PAUP has not yet provided any new industrial land in the market demanded North or South.

SD4 is aware of Structure Plans to provide more industrial land in Silverdale (140 hectares) and Drury South (360 hectares), which are required very quickly to move towards an equilibrium. A minimum of a further 250 hectares is required to achieve the 1,000 hectare target as stated in the Auckland Plan.

¹ Proposed Auckland Unitary Plan, Light and Heavy Industry Zones

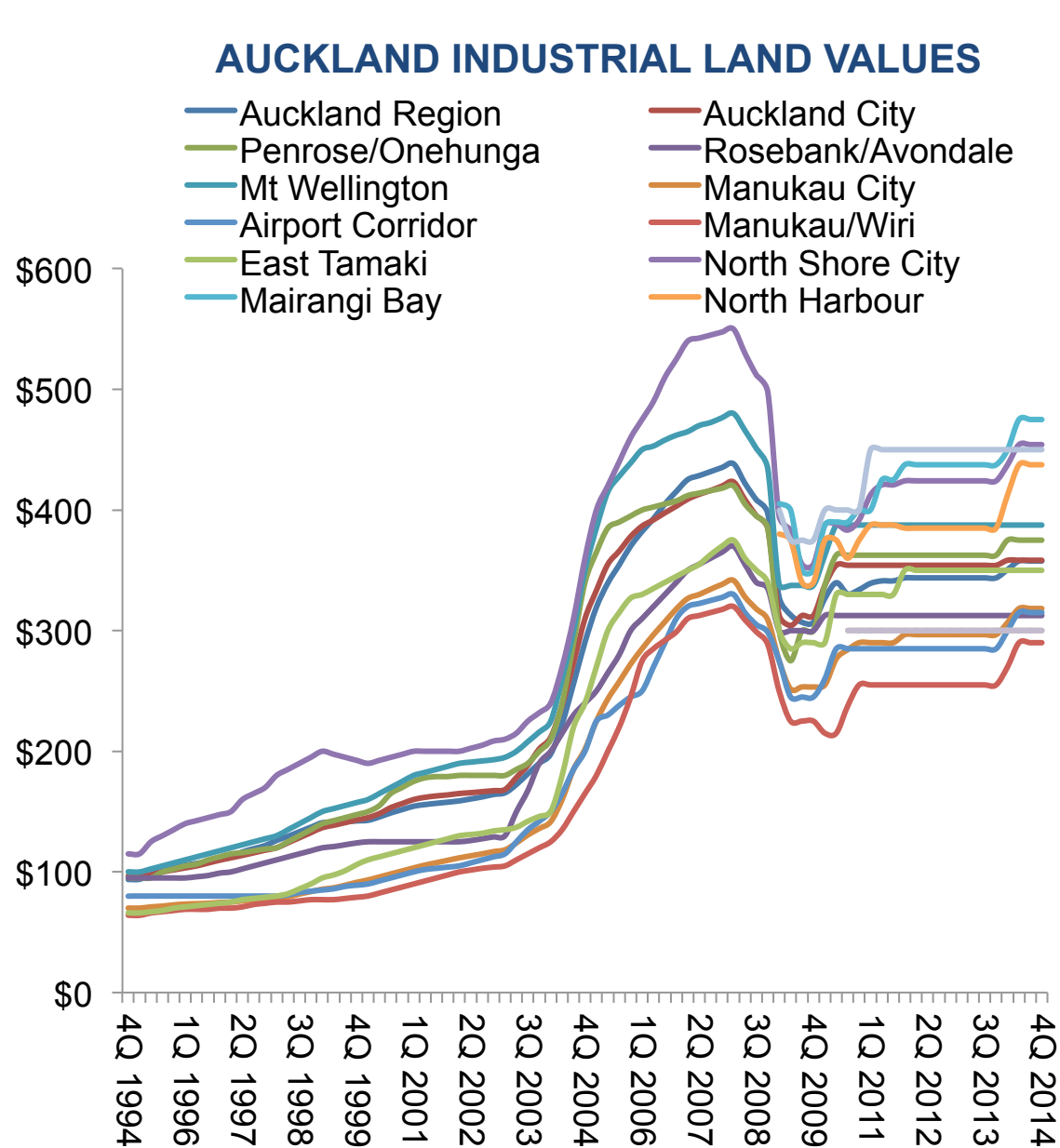
² Property Council: http://www.propertynz.co.nz/index.php/news/Not_Enough_Land_for_Business_in_Auckland

³ Auckland Plan, Section D: Development Strategy, Paragraph 127, Page 48.



2.0 Introduction / Background to this FGA.

Auckland industrial land prices have moved from circa \$100 - \$150 / m² from 1994 to 2002 to a new structural level of \$300 – 450 / m² in 2011 to 2014, as shown in the Chart below.⁴



Source: Colliers International Research

Since the big spike in industrial land prices in 2003, effectively tripling the cost of industrial land, the property industry has been concerned that there has been insufficient available industrial land, exacerbated by the tight constraints on the supply of new land. This has culminated in PCNZ commissioning research on industrial land requirements for efficient business operations in Auckland⁵. The

⁴ Colliers Industrial Land Value database, as issued in November 2014

⁵ Property Council: http://www.propertynz.co.nz/index.php/news/Not_Enough_Land_for_Business_in_Auckland/

property industry's biggest concern is that if greenfield industrial land is not available at a reasonable price, Auckland will not be a competitive environment to operate an industrial business from.

The PCNZ research states that the Auckland wide absorption of greenfield industrial land is circa 40-60 Hectares per annum. This same research states that there is a requirement for at least 10-20 years of zoned, serviced and ready and available industrial land for an efficient functioning market. There is therefore a requirement for at least 600 hectares of zoned, serviced and readily available industrial land at any one time within Greater Auckland. This implies that after every 2-3 years and when 80-150 hectares of greenfield industrial land is absorbed, a further 80-150 hectares should be ready and available, to maintain the 600 hectare pool of land at all times.

The 600 hectares of zoned, serviced and readily available industrial land, needs to be in a location that is demanded by industry. i.e. it is all well and good upzoning 93 hectares of land to industrial in Waiuku, but this isolated location will only be attractive to a small portion of potential industrial occupiers (or at least in the first 10-20 years of the Unitary Plan). The constant supply of 600 hectares needs to be in and around the main transport links (especially motorways for industry) and the urban population, to work in the new industrial premises.

Given that Auckland's existing urban area has limited practicable options for the provision of additional land that would be suitable for industrial use, the provision of this land must be in greenfield locations that match these requirements, preferably concentrated in the southern and northern sectors where there is an existing and ongoing demand.

So following property industry demand for a detailed and definitive industrial vacant land review, SD4 has worked alongside Auckland Council's Research Investigations and Monitoring Unit (RIMU) to carry out the analysis. This FGA is a fact based definitive piece of research, that has looked at every one of the 10,315 Auckland industrial zoned land parcels, and evaluated it's current use, ownership, improvements and land value, and likely future development prospects and thus quantified the likely availability for development of the industrial land that presently exists within Auckland.

The SD4 FGA research has been carried out with the strong technical support of Auckland Council's RIMU team. SD4 has carried out the review and the analysis, with AC carrying out all the GIS modelling work and mapping, greatly assisted by base data from the Capacity for Growth Study.

This Report details the assumptions and methodology of the FGA, followed by the results for every one of the 10,315 industrial land parcels within greater Auckland. It is anticipated that any individual person could review any of the 10,315 parcels of industrial land and consider whether SD4's analysis was accurate.

The SD4 FGA is a stand alone assessment, that once completed has been compared to the analysis provided by Auckland Council's RIMU team's Capacity for Growth Study 2013 (CfGS'13). The comparisons are provided in later sections of this Report.

3.0 Methodology for the Auckland Industrial Land FGA

3.1 Determining the Categories of Land

SD4 first started with considering the various land categories to be used.

We started looking at a scoring system, where we would classify and code / score each individual land parcel. We came up with a scoring system of 0 to 10, which would categorise each land parcel. More detail on this is provided in Sections 3.2 and 4.1 of this Report.

At one end of the spectrum is vacant ready to build on serviced land that was for sale, allowing for immediate build start (we scored this a 1). At the other end of the spectrum there is land with a substantial, quality building, that presents no imminent re-development potential (we scored this a 9). Between each end of the spectrum there is:

- Vacant land available for Lease, but not for sale (score 2)
- 'Raw' vacant and zoned land suitable for industrial development at some future stage, but not available for immediate building and unlikely to be so for at least 1-3 years. (score 10)
- Vacant expansion land, with the same owner as another adjacent industrial property. In most instances this land is held for future potential expansion, and whilst technically vacant, and held for future industrial development purposes, is not available to outside purchasers. (score 3)
- Potentially vacant expansion land, where there is surplus land within a particular land parcel. Again partly vacant, but not normally available to outside purchasers. (scores 4 and 5)
- Land used as Yard. Industrial activities often require substantial yard storage as part of the core business activity. (score 6). It is easy to look at a site and say that it is not utilised to it's potential, but the fact is that there are many industrial users who need a Yard, and efficient cities make these available. SD4's clear interpretation is that a property used as a Yard should not be considered as vacant land. Whilst any particular Yard site may be re-developed, the likelihood is that the displaced Yard user will find an alternate site for a Yard, often where land is cheaper. Yard use is a legitimate industrial activity that consumes land and should be provided for.
- Under-utilised sites; likely to become redevelopment sites. We have provided this into 2 categories: 50-90% chance of re-development, (score 7) and 20-50% chance of re-development, (score 8) within the next 30 years. These sites have a low site utilisation or a low value of improvements. Again these sites are valid industrial uses, and if the current use or user is displaced they will likely need to find an alternate site elsewhere.

Having reviewed the employment intensity of use of some of the 'underutilised' sites, they often have higher levels of employment on an employee / hectare basis, than many of the newer larger industrial buildings. So an under-utilised site should not be considered vacant, because many of the older/smaller buildings do provide high employment levels. That is newer, larger more efficient buildings often allow for higher employment productivity (capital and land is substituted for labour) rather than the reverse.

Higher employment densities can occur when industrial uses (and buildings) are displaced by retail, office or similar, but this is not considered desirable from the perspective of the industrial sector.

3.2 The Methodology for carrying out the Analysis

The following factors were considered important in evaluating the industrial land vacancy and land utilisation categories.

1. Improvement Value (IV) of a site. If a site has no improvements, it is either vacant land, or used as a Yard.
2. Capital Value (CV) of a site. When considering whether a site was under-utilised we considered the IV / CV ratio of each site.
3. Land Value (LV) of a site. The Capital Value less the Improvements Value (IV).

After much review and consideration between SD4 and the RIMU team, the RIMU team produced a spreadsheet, with 10,315 rows, one for each industrial land parcel. Each land parcel was sorted by Auckland Council's 127 industrial precincts⁶. Each industrial parcel had an ID, which is shown in the Maps contained within Appendix 9. The spreadsheet contained all the relevant information contained within the Council GIS system for that land parcel, incl land area, CV, IV, LV, Land use etc.

Once SD4 had considered and refined its categories, methodology and scoring system, the job of categorising every one of the 10,315 Auckland industrial zoned land parcels began. During September and October 2014, SD4 categorised every parcel, within a spreadsheet based on the parcel attributes from the GIS analysis. SD4 provided the score for every one of the 10,315 parcels, by a range of visiting the industrial areas, using the latest information available within the Council GIS, the large spreadsheet, Google Maps, Google Streetview and Property Guru, which provides all of the up to date property and sales information of each land parcel. The category scores from 0-10 had the following attributes.

Score	Land Use Description
1	Vacant Land, serviced; ie greenfield land, that had the potential to be developed or purchased
2	Vacant Land, Lease only; Where the land owner is known <u>not</u> to sell land, but lease to occupiers
10	Raw land, not ready for building for at least 1-3 years. Much of this land up-zoned by the PAUP
3	Vacant Expansion land. Land not for sale, owned by an adjacent occupier for their potential future use
4	Partially Vacant Expansion land; 50-90% vacant. Land with some improvements, but large vacant area
5	Partially Vacant Expansion land; 20-50% vacant. Land with improvements and small vacant land area
6	Land Used as Yard. Land with no or minimal improvements actively utilised as an industrial yard.
7	Under-utilised Land; 50-90% chance of re-development. Land with low IV (generally IV/CV < 0.15)
8	Under-utilised Land; 20-50% chance of re-development. Land with moderate IV (IV/CV 0.15 to 0.30)
9	Utilised land. Land that is utilised by an occupier, generally where IV/CV > 0.30.
0	Not Available Land. Included land with restrictive easements, drainage or utility covenants etc.

The evaluations carried out by SD4 are considered as an accurate assessment as at Sept-Oct 2014. RIMU tallied up all of the scores and provided spreadsheets of the overall results, and ran these back through the GIS to produce all of the Maps showing the SD4 parcel scores. With the 127 industrial precincts within greater Auckland, 127 Maps were produced that show the SD4 analysed score of every Auckland Industrial land parcel. The summarised Results are provided in a larger context within Appendix 8 and in a detailed format for each of the 127 Precincts, in the Maps contained within Appendix 9.

⁶ Based on CfGS Business Areas.

4.0 The FGA Results

Appendix 1 has all the main results of each of the 127 industrial precincts within greater Auckland. Appendix 2 shows the results sorted by Industrial Sector. Appendix 3 shows the results sorted by Local Board. Appendix 4 shows the results in a bar chart by Local Board. Appendix 5 shows the results sorted by Region. Appendix 6 shows the comparison between SD4's FGA and AC's CfGS'13. Appendix 7 shows an Auckland wide Map of the vacant land in hect and % by Industrial Precinct. Appendix 8 shows the Maps of the Results for the whole of Auckland, and then broken down into Regions. Appendix 9 shows the 127 detailed Maps of every industrial Precinct, with clear definition down to every property parcel.

The following sections highlight the Results, by Industrial Sector, followed by Local Board Areas.

4.1 Results by Industrial Sector

As discussed in Section 3 of this Report, once we had firmed up on a classification and scoring system, each of the 10,315 industrial land parcels could be given a score. The overall Auckland wide results showed the following (more description of each category is provided in section 3.1 and 3.2 above):

Score	Land Use Description	Hectares
1	Vacant Land, serviced and could be developed	277.47
2	Vacant Land, Lease only	33.84
10	Raw land, much of it upzoned by PAUP, not ready for building	263.99
3	Vacant Expansion land	24.70
4	Partially Vacant Expansion land; 50-90% vacant	50.12
5	Partially Vacant Expansion land; 20-50% vacant	134.72
6	Land Used as Yard	116.21
7	Under-utilised Land; 50-90% chance of re-development	361.97
8	Under-utilised Land; 20-50% chance of re-development	449.19
9	Utilised land	3,436.71
0	Not Available	20.70
	Total industrial land	5,169.62

So of the 5,170 hect of industrial land in the region, only 277 hect (or 5.4%) is serviced and is available for sale and able to be immediately developed. Appendix 2 and Appendix 7 shows that half of this 277 hect is concentrated in 3 main areas: Airport Oaks-Mangere, East Tamaki and Manukau – Wiri, with bits elsewhere.

Whilst the total vacant land (incl Score 1, 2, 3 and 10: raw land not ready for building) is 600 hect, 93 hect of this is in Waiuku, and another 50 hect are in distant satellite towns. This leaves only circa 450 hect either in or surrounding the main urban area. There is only 311 hectares of land available and ready for building (Category score 1 and 2), with 25 hectares of land held by businesses for expansion (score 3).

The 311 hectares of land available and ready for building is substantially below the required vacant and available 600 hectares. Of the 264 hectares of raw land not currently available to build on, approx 250 hectares of this has been upzoned in the PAUP. Of the land upzoned in the PAUP, 93 hectares is in

Waiuku, with approx 130 hectares in the outer expanding west, being Hobsonville, Kumeu and Massey North (see Appendix 8.3).

The Auckland Plan has anticipated at least 1,000 hectares of new industrial land to be provided within the Future Urban Zone (FUZ) areas, yet the PAUP has currently upzoned only approx 250 hectares.

The North Shore is very light on industrial expansion opportunity with Wairau-North Shore showing only 1.3% overall land vacancy, and North Harbour-Mairangi Bay having only a few sections left with 6.3% vacancy, or 16 hect. Silverdale has only 6 hect of vacant land. As the existing North Shore urban area has minimal expansion opportunity, most of the northern expansion should logically be near Silverdale.

The Auckland Central area is land locked and has only 4 hect of brownfield vacant land, however it is recognised that there is no practical way to provide extra opportunity here.

Penrose – Onehunga at 2.6% brownfield vacant land and Mt Wellington at 5.7% brownfield vacant are also land locked and cannot provide any new greenfield opportunities.

East Tamaki, incl Highbrook still has substantial vacant land holdings to develop, totalling approx 65 hect, probably some 8-12 years of land supply, before there will be minimal vacant land left.

The Southern Transport Corridor (Manaukau to Drury and through to Bombay) is where there is greatest scope to provide further industrial land. Suitably zoned industrial land within this corridor is likely to have strong long term market demand, and it is understood that Auckland Council is working to clarify the mix of land uses in the Future Urban Zone (FUZ) including the provision of industrial land in this area.

SD4 is aware of Structure Plan changes for more industrial land at Silverdale which will provide approx 140 hectares of Class 1 industrial land, and Drury South which will provide approx 360 hectares. SD4 is strongly supportive of the locations of these industrial land expansion areas, and encourage they be brought on stream very quickly.

With the inclusion of the Silverdale and Drury South Structure Plan land and the upzoned PAUP land, that equates to approx 750 hectares of land. There will still need to be a further 250 hectares of industrial land upzoning to reach the 1,000 hectare target.

We re-iterate that there needs to be at least 600 hectares of industrial land available to build on at any one time, and a strong pipeline of future industrial land for an efficient industrial Auckland property market. At present with only 311 hectares available to build on, we are a long way short. On top of this we need to put in place the future land pipeline.

4.2 Results by Local Board Area

The Results sorted by Local Board Areas are highlighted in Appendices 3 and 4.

The results highlight that there is very little industrial land vacant within most of the urban Local Boards.

The bar chart in Appendix 4 shows that some of the older industrial areas have quite high under-utilised sites, which will likely be re-developed during the next 10-30 years. Whilst this will create industrial building consents and industrial construction work, as it is essentially only upgrading existing stock, it does not provide extra industrial capacity. Within Auckland, there is no quality analysis or research that shows that the re-development of brownfield industrial sites to a better quality industrial building, leads to any greater levels of employment (if you exclude displacement of old industrial stock to retail, as stated above). That is newer, larger more efficient buildings often allow for higher employment productivity (capital and land is substituted for labour), but with no more employment numbers.

4.3 Comparisons of SD4's FGA and AC's CfGS, Sorted by Local Board Area

Appendix 6 shows a detailed chart of the comparison of the Results of SD4's FGA and AC's CfGS 2013 grouped into comparable categories (Vacant, Vacant potential and Other⁷⁷).

SD4's FGA assessment is a fine grained analysis that assesses every land parcel and sense checks all the results. AC's CfGS is a desktop computer modelling exercise, and whilst the modelling has extensive and robust assumptions, it relies on the data, and without sense checking each individual land parcel the process can produce incorrect individual parcel results. SD4's FGA is intended to compliment the CfGS by sense checking all of the land parcels.

The main substantial variance between SD4's FGA and AC's CfGS is AC's assessment of the Glenbrook Steel Mill in Glenbrook / Waiuku. The CfGS assessment shows there are large vacant land areas (due to the lack of building footprints or dwellings in this location), and thus assesses this land as vacant, (in excess of 300 hect). The market reality is that none of the Glenbrook Steel Mill land is available for sale, and even if it was, it is in such an isolated position it would not be attractive to many occupiers. These 300 hectares of Glenbrook land substantially skew the AC CfGS results.

Apart from the Glenbrook issue, the SD4 vacant land totals are similar to AC's CfGS, however there are substantial variances between SD4 and AC's CfGS on a specific precinct level. So the results end up similar, but SD4's FGA produces substantially different detail in how we get to the totals.

Similar to the vacant land assessments, SD4's precinct results for Yard and under-utilised land is vastly different to AC's CfGS, reflecting the different methodologies utilised. In the end results calculation, SD4's FGA shows 1,112 hect of under-utilised land, where-as AC's CfGS shows 1,512 hect, a substantial difference of circa 400 hect.

As stated above, SD4 is of the view that re-developing under-utilised industrial land, with newer industrial buildings, is not likely to lead to much, if any, employment gain.

⁷⁷ Refer Capacity for Growth Study for Vacant and Vacant Potential definitions. 'Other' land is the industrial zoned land that is not identified as Vacant or Vacant Potential.

5.0 Conclusions

SD4's Auckland Industrial Land FGA Report provides a very definitive fact based resource that states exactly where Auckland's industrial vacant land supply is, as at Sept-Oct 2014.

This FGA provides a parcel specific resource to review Auckland's current industrial land stock, reviewing in detail every one of Auckland's 10,315 industrial land parcels.

Substantial industry research is in agreement that for an efficient functioning industrial property market, Auckland needs at least 600 hectares of ready to develop industrial land at any one moment of time.

This FGA shows that currently there is only 311 hect of vacant ready to build on industrial land. Much more land is required to maintain the 600 hectare equilibrium state, after which a continuous future land pipeline is required to be brought on stream as land stock within the 600 hectares is utilised.

The Auckland Plan stated an intention of upzoning at least 1,000 hectares of new greenfield industrial land. So far the PAUP has only upzoned approx 250 hectares of industrial land, and this is either in Waiuku or the outlying western areas, with no upzoning in the market demanded North or South.

SD4 is aware of Structure Plans that could provide more industrial land in Silverdale (140 hectares) and Drury South (360 hectares). SD4 supports these Structure Plans and their locations which are required very quickly to move towards an equilibrium. A minimum of a further 250 hectares will then be required to achieve the 1,000 hectare target as stated in the Auckland Plan.

6.0 SD4 Background on carrying out FGA's

1. SD4 has provided substantial property consultancy assistance to Auckland Council in 2011-2012 in its formation of the Auckland Plan, primarily providing expert advice on the property implications of the pending Auckland Plan, and in particular focusing on the development capacity analysis of Auckland: where can / will the extra 400,000 households and industrial land be accommodated?
2. In December 2011, SD4 in conjunction with Jasmex Architecture completed a Report for Auckland Council entitled: *"Auckland Plan: Total Auckland development potential"*. This Report included a series of concluding comments (in relation to the Auckland Plan target of achieving 70% intensification, or 280,000 urban intensified dwellings).
3. SD4 has provided substantial property consultancy assistance to various arms of Auckland Council in 2013, assisting the Local Boards in its understanding of the property implications of the pending Unitary Plan. This consultancy assistance continued right up until the Sept '13 Unitary Plan was notified.
4. SD4 has provided property consultancy assistance to MBIE during 2013, via Dr Nick Smith's team, and wrote a detailed Report for MBIE in August 2013 titled *"Auckland Greenfield and Brownfield Housing Development Land: The Opportunities and Barriers to Unlocking its Potential"*
5. Much of SD4's work for Auckland Council and MBIE has been carried out at the request of, or peer reviewed by, the Property Council of NZ. Ie SD4 has in effect provided detailed property analysis and reviews for PCNZ, on behalf of the wider property industry.
6. Concurrently whilst completing this industrial land vacancy FGA, SD4 has been carrying out a City and City Fringe Residential FGA. This Report was completed on the 17th November 2014. As well as reviewing the city and fringe residential development capacity, an updated review of the wider Auckland residential intensification opportunities is contained within this Report.
7. All of the above Reports provided by SD4 can be viewed on Studio D4's website, www.studiod4.co.nz.

Appendices

Appendix 1: Results Sorted by Industrial Precincts (3 pages)

Appendix 2: Results Sorted by Industrial Sectors

Appendix 3: Results Sorted by Local Board

Appendix 4: Land Assessment Bar Chart by Local Board

Appendix 5: Map of Hectares Vacant and % Vacant by Local Board

Appendix 6: SD4 FGA and AC CfGS Comparison, Sorted by Local Board

Appendix 7: Vacant Industrial Land in Ha and %, on One Map, sorted by Industrial Precinct

Appendix 8: Maps of Assessed Land Categories (7 pages)

- 8.1 Auckland Industrial Areas, with regional boundaries shown
- 8.2 North Shore
- 8.3 Expanding West
- 8.4 West Auckland
- 8.5 Central and East Auckland
- 8.6 Manukau and Airport
- 8.7 Papakura and Drury

Appendix 9: 127 Maps: Vacancy Scores of every land parcel in 127 Precincts (127 pages)

Appendix 1: Results sorted by Industrial Precincts

Industrial Land Categories				1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
Map No.	Sorted by Industrial Precincts		Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50-90%	Partially Vacant Expan: 20-50%	Land used as Yard	Under-utilised redev: 50-90%	Under-utilised redev: 20-50%	Utilised, Not Available	Land not Available
1	Adams Drive_Light Industry	Paerata	25.17	5.2%	0.75			0.55			0.95	0.89	1.40	20.62	
2	Albany Village_Light Industry	Albany	6.31	10.2%	0.65									5.66	
3	Apollo Drive_Light Industry	Albany	31.06	25.3%	7.48	0.38								23.20	
4	Ascot Park_Light Industry	Mangere	312.42	14.9%	42.60				3.91		18.65	13.00	16.92	214.71	2.62
5	Asquith Avenue_Light Industry	Mt Albert	3.99										0.56	3.43	
6	Bairds Road_Light Industry	Otahuhu	37.33	1.9%	0.69						1.79	4.54	0.83	29.42	0.05
7	Banks Road_Light Industry	Ellerslie	4.10	3.6%				0.15				0.37	3.10	0.48	
8	Barrys Point_Light Industry	Takapuna	12.34	0.6%				0.07			0.14	2.24	0.26	9.63	
9	Belgium Street Business Area_Li	Waiuku	5.63	32.0%	1.80								0.96	2.86	
10	Boston Road_Light Industry	Mt Eden	3.90									0.14		3.69	0.07
11	Carbine Road_Heavy Industry	Mt Wgtn	17.85								0.10	0.47	0.70	16.38	0.19
12	Carbine Road_Light Industry	Mt Wgtn	98.31	1.8%	1.53			0.24			1.10	1.03	2.17	92.17	0.08
13	Carr Road_Light Industry	Mt Roskill	17.01	1.3%				0.23			0.08	0.25	1.43	15.02	
14	Cartwright_Light Industry	Glen Eden	4.58								0.25		1.42	2.91	
15	Cascades Road_Light Industry	Pakuranga	22.82										1.91	20.91	
16	Chelsea_Light Industry	Birkenhead	3.79									3.79			
17	Constellation Drive_Light Indust	Mairangi Bay	28.89								0.30	2.67	1.60	24.31	
18	Devonport_Light Industry	Devonport	0.36									0.16	0.13	0.06	
19	Drury_Light Industry	Drury	27.06	1.9%	0.51						1.76	5.38	6.71	12.66	0.05
20	East Tamaki North_Light Industr	East Tamaki	76.28	4.6%	3.03			0.46			1.95	3.14	7.64	60.07	
21	East Tamaki South_Light Industr	East Tamaki	99.04	5.7%	5.55			0.05			7.37	2.57	1.42	82.08	
22	East Tamaki_Heavy Industry	East Tamaki	200.85	5.4%	2.59			1.02	7.30	2.04	1.38	27.04	8.68	150.80	
23	Eden Terrace_Light Industry	Kingsland	1.29											1.29	
24	Ellerslie South_Light Industry	Ellerslie	61.35	13.5%	8.31						0.30	4.78	5.96	42.00	
25	Ellerslie_Light Industry	Ellerslie	3.27								0.03	1.13	0.10	2.02	
26	Favona_Light Industry	Mangere	27.35	22.2%	4.63			1.44				0.93	5.82	14.53	
27	Flat Bush_Light Industry	Flat Bush	37.34	18.1%	6.78						0.58		0.50	29.49	
28	Foodstuffs Mt Roskill_Light Indu	Mt Roskill	25.68	14.8%	3.80							2.21		19.67	
29	Glen Innes_Light Industry	Glen Innes	6.47									2.01	3.43	1.03	
30	Glenbrook_Heavy Industry	Glenbrook	330.01									1.76		328.21	0.04
31	Great South Road/Ellerslie West	Ellerslie	18.29	0.5%	0.10						0.01	0.74	1.70	15.70	0.03
32	Greenlane_Light Industry	Greenlane	6.31								2.24		1.34	2.73	
33	Helensville North_Light Industry	Helensville	10.06	5.1%	0.28				0.24		0.15	0.66	1.62	7.12	
34	Helensville West_Light Industry	Helensville	22.72	12.4%	2.82						3.19	4.85	7.07	4.23	0.56
35	Henderson South_Light Industry	Henderson	89.15	1.5%	0.96			0.40			2.66	9.53	4.43	71.15	0.01
36	Highbrook_Light Industry	East Tamaki	179.49	26.7%		24.49		0.20	23.20	72.31	1.20	0.88	4.00	53.21	
37	Highbury_Light Industry	Birkenhead	1.98											1.98	
38	Hingaia_Light Industry	Karaka	18.19											18.19	
39	Hobsonville Corridor_Light Indus	Hobsonville	62.44	98.2%			61.32						0.76	0.36	
40	Huapai_Light Industry	Huapai	11.87	14.9%	1.77						4.12	1.66	0.39	3.94	
41	Hudson Road_Light Industry	Warkworth	7.51									2.35	2.00	3.16	
42	Hunua Road_Heavy Industry	Papakura	105.45	10.2%	9.31			1.39		3.06	5.56	8.79	13.94	63.26	0.13
43	Hunua Road_Light Industry	Papakura	21.97	12.5%	2.75						4.96		7.88	6.30	0.07

Appendix 1: Results sorted by Industrial Precincts

Map No.	Industrial Land Categories			1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
	Sorted by Industrial Precincts		Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50-90%	Partially Vacant Expan: 20-50%	Land used as Yard	Under-utilised redev: 50-90%	Under-utilised redev: 20-50%	Utilised, Not Available	Land not Available
44	Interplex_Light Industry	Albany	30.51	7.7%	2.35								1.10	27.06	
45	Kahika_Light Industry	Birkdale	8.94	4.5%	0.40					1.67	0.84		0.20	5.81	0.01
46	Kawana_Light Industry	Northcote	6.85	2.5%	0.17						0.63			6.04	
47	Kitchener Road_Light Industry	Waiuku	4.52											4.52	
48	Kumeu_Light Industry	Kumeu	41.67	69.9%	3.42		25.51	0.21			2.23	0.24	1.35	8.70	
49	Lincoln Radio_Light Industry	Henderson	8.29									7.94	0.10	0.25	
50	Lincoln Road_Light Industry	Henderson	77.56	20.9%	14.22			1.99		0.77		4.14	2.69	53.41	0.35
51	Lunn Ave/Marua Road_Light Ind	Mt Wgtn	46.90	11.1%	5.11			0.11			0.20		5.07	36.29	0.13
52	Macleod Road_Light Industry	Te Atatu	11.87	9.7%	1.10			0.05		2.04			1.24	7.45	
53	Mahunga Drive_Light Industry	Mangere	32.28	5.6%	0.80			1.01				2.43		28.04	
54	Mangere East_Light Industry	Mangere	34.20	48.3%	0.22			9.19	7.11		0.90	0.58	0.61	15.60	
55	Manukau North_Light Industry	Manukau	26.81	0.9%	0.23						0.69	4.38	2.13	19.39	
56	Manukau Road (Pukekohe)_Ligh	Pukekohe	41.49	7.7%	3.18					1.39	1.31	5.46	6.50	23.66	
57	Manukau West_Light Industry	Manukau	26.67	0.5%				0.13		0.42		0.08	3.59	22.44	
58	Manurewa_Light Industry	Manurewa	7.00								0.27	0.12	1.66	4.81	0.14
59	Massey North_Light Industry	Kumeu	54.34	81.2%			44.13					6.49	1.33	0.29	2.10
60	Milford_Light Industry	Milford	0.66										0.08	0.57	
61	Moore Street_Light Industry	Howick	6.88										0.22	6.65	
62	Morin Road_Light Industry	Mt Wgtn	30.04	10.8%	3.24						0.14	0.59	0.64	25.42	
63	Morningside_Light Industry	Morningside	11.05										1.36	9.69	
64	Mt Wellington North_Light Indu	Mt Wgtn	2.91										2.91	0.00	
65	New Lynn_Light Industry	New Lynn	35.75		0.73						0.32	3.57	2.92	27.39	0.82
66	North Harbour Industrial Estate	Albany	138.41	3.8%	5.21							6.50	3.31	123.33	0.05
67	Onehunga East_Light Industry	Onehunga	12.94									1.91	3.02	8.01	
68	Onehunga South_Heavy Industr	Onehunga	38.31	2.7%	1.03						1.57	4.41	19.27	12.04	
69	Onehunga South_Light Industry	Onehunga	3.00								0.35	0.85	0.45	1.35	
70	Onehunga West_Light Industry	Onehunga	2.71											2.71	
71	Onewa Road_Light Industry	Birkenhead	1.62										0.05	1.57	
72	Ormiston Road_Light Industry	Ormiston	113.82	19.0%	21.58					14.05	0.80	2.45	28.35	46.58	
73	Oruarangi Road_Light Industry	Mangere	37.12	78.0%			28.96					7.84	0.32		
74	Otahuhu East_Light Industry	Otahuhu	60.47									2.20		58.26	
75	Otahuhu Industrial_Light Indust	Otahuhu	51.20	0.2%	0.08						2.01	3.26	8.18	37.66	
76	Otahuhu West_Heavy Industry	Otahuhu	97.26	0.7%	0.50			0.15		21.38	4.51	2.90	4.08	60.95	2.79
77	Otahuhu West_Light Industry	Otahuhu	21.55								4.08	6.38	0.36	10.74	
78	Otara_Light Industry	Otara	13.19								0.27	0.61	0.18	12.13	
79	Paerata_Light Industry	Pukekohe	15.03											15.03	
80	Pah Road_Light Industry	Royal Oak	7.60										5.37	2.24	
81	Papakura East Light Industry	Papakura	1.93									0.09		1.83	
82	Papakura West Light Industry	Papakura	1.95	5.2%	0.10								0.28	1.56	
83	Parnell North_Light Industry	Parnell	4.81										0.67	4.14	
84	Penrose_Light Industry	Penrose	96.18	0.5%	0.52						0.23	4.17	8.23	82.97	0.06
85	Pilkington Road_Light Industry	Mt Wgtn	18.15	2.0%	0.36						0.72	0.27	0.76	15.77	0.27
86	Plunket Avenue_Heavy Industry	Manukau	64.15	27.0%	17.23			0.07				0.20	5.75	40.90	

Appendix 1: Results sorted by Industrial Precincts

Map No.	Industrial Land Categories			1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
	Sorted by Industrial Precincts		Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50-90%	Partially Vacant Expan: 20-50%	Land used as Yard	Under-utilised redev: 50-90%	Under-utilised redev: 20-50%	Utilised, Not Available	Land not Available
87	Plunket Avenue_Light Industry	Manukau	9.01	9.0%	0.81						0.27	1.18	2.38	4.02	0.35
88	Portage Road_Light Industry	Otahuhu	4.88										1.03	3.85	
89	Puhinui_Heavy Industry	Manukau	74.76	13.0%	9.69							33.79	9.47	17.65	4.16
90	Puhinui_Light Industry	Manukau	56.09	21.7%	12.18						0.52	5.04	3.47	34.88	
91	Rosebank Road_Heavy Industry	Avondale	61.61								4.51		2.32	54.68	0.10
92	Rosebank Road_Light Industry	Avondale	89.94	9.7%	8.74							5.98	3.63	71.09	0.50
93	Rosedale Road/Tawa Road_Ligh	Albany	25.96	1.1%	0.29						1.31	2.49	1.99	19.88	
94	Sawmill Road Light Industry	Riverhead	14.32	60.5%	8.66						1.14	4.11		0.40	
95	Silverdale South_Heavy Industry	Silverdale	23.64	14.4%	3.41						0.47	5.37	0.34	14.04	
96	Silverdale South_Light Industry	Silverdale	65.98	4.4%	2.93						1.63	26.74	5.70	28.26	0.71
97	Snells Beach_Light Industry	Rodney	0.63										0.30	0.33	
98	Southdown_Heavy Industry	Penrose	3.37	100.0%			3.37								
99	Southdown_Light Industry	Penrose	104.58								3.38	7.52	15.62	78.06	
100	Span Farm_Heavy Industry	Te Atatu	30.49								2.42	0.52	2.55	25.00	
101	Stoddard Road_Light Industry	Mt Roskill	3.34									0.39	2.96		
102	Swanson-Airdrie_Light Industry	Swanson	31.31	8.6%	2.70						1.80	0.97	5.27	20.57	
103	Swanson-Brick Street_Light Indu	Swanson	26.08	5.2%	1.35							1.15	0.14	22.89	0.54
104	Takanini North_Light Industry	Takanini	70.69	7.6%	5.37					4.21	8.42	7.77	7.40	37.40	0.12
105	Takanini_Light Industry	Takanini	41.91	1.8%	0.77							2.83	9.51	28.81	
106	Te Mahia_Light Industry	Manurewa	23.22									2.86	4.53	14.95	0.88
107	Te Papapa/Penrose South_Heav	Penrose	151.35	4.7%	1.10	6.02					0.61	17.79	20.93	103.09	1.79
108	Te Papapa/Penrose South_Light	Penrose	49.70	0.2%	0.08						2.06	1.62	5.85	40.09	
109	The Concourse_Heavy Industry	Henderson	15.30	0.7%	0.10						0.69	3.81	1.33	9.34	0.02
110	Verrans Corner_Light Industry	Birkdale	0.97							0.12				0.85	
111	Waikaukau Road_Light Industry	Glen Eden	16.55	14.9%	0.87		1.59					5.20	5.06	3.67	0.16
112	Waikumete_Light Industry	Glen Eden	1.78								0.22	0.43		1.12	
113	Wairau Valley_Light Industry	Glenfield	145.54	1.2%	1.75							7.70	19.74	116.34	0.01
114	Waiuku East_Light Industry	Waiuku	103.47	89.7%			92.81				0.32	3.86	3.37	3.02	0.09
115	Warkworth Industrial_Light Indu	Warkworth	27.00	45.3%	10.82				1.41		0.31		0.57	13.85	0.04
116	Wellsford East_Light Industry	Wellsford	6.50	63.4%	4.12							0.68	0.30	1.40	
117	Wellsford South_Light Industry	Wellsford	18.34	70.0%	0.96		6.31		5.57		0.39		0.17	4.51	0.43
118	Wellsford West_Light Industry	Wellsford	3.91	5.1%	0.20						0.04	0.10		3.57	
119	Westech Place_Light Industry	Glen Eden	5.69										0.45	5.23	
120	Westfield/Mt Wellington Highw	Mt Wgtn	107.96	3.0%		2.95		0.29			0.13	3.46	25.65	75.31	0.16
121	Westgate_General Business	West Gate	6.28	4.3%	0.27							1.36	0.28	4.37	
122	Wharf Road_Light Industry	Te Atatu	8.57									1.67	0.44	6.46	
123	Whenuapai Pinepac_Light Indus	Whenuapai	7.98	66.3%				5.29						2.69	
124	Wiri East_Light Industry	Manukau	63.11	2.2%					1.39		0.26	1.40	3.43	56.63	
125	Wiri West_Light Industry	Manukau	76.57	6.9%	5.29							4.40	15.82	51.07	
126	Wiri_Heavy Industry	Manukau	141.30	3.2%	4.54					11.27	2.43	9.75	24.01	89.31	
127	Wolverton Street_Light Industry	Avondale	14.14											14.14	
	Grand Total		5,169.62	12.6%	277.47	33.84	263.99	24.70	50.12	134.72	116.21	361.97	449.19	3,436.71	20.70

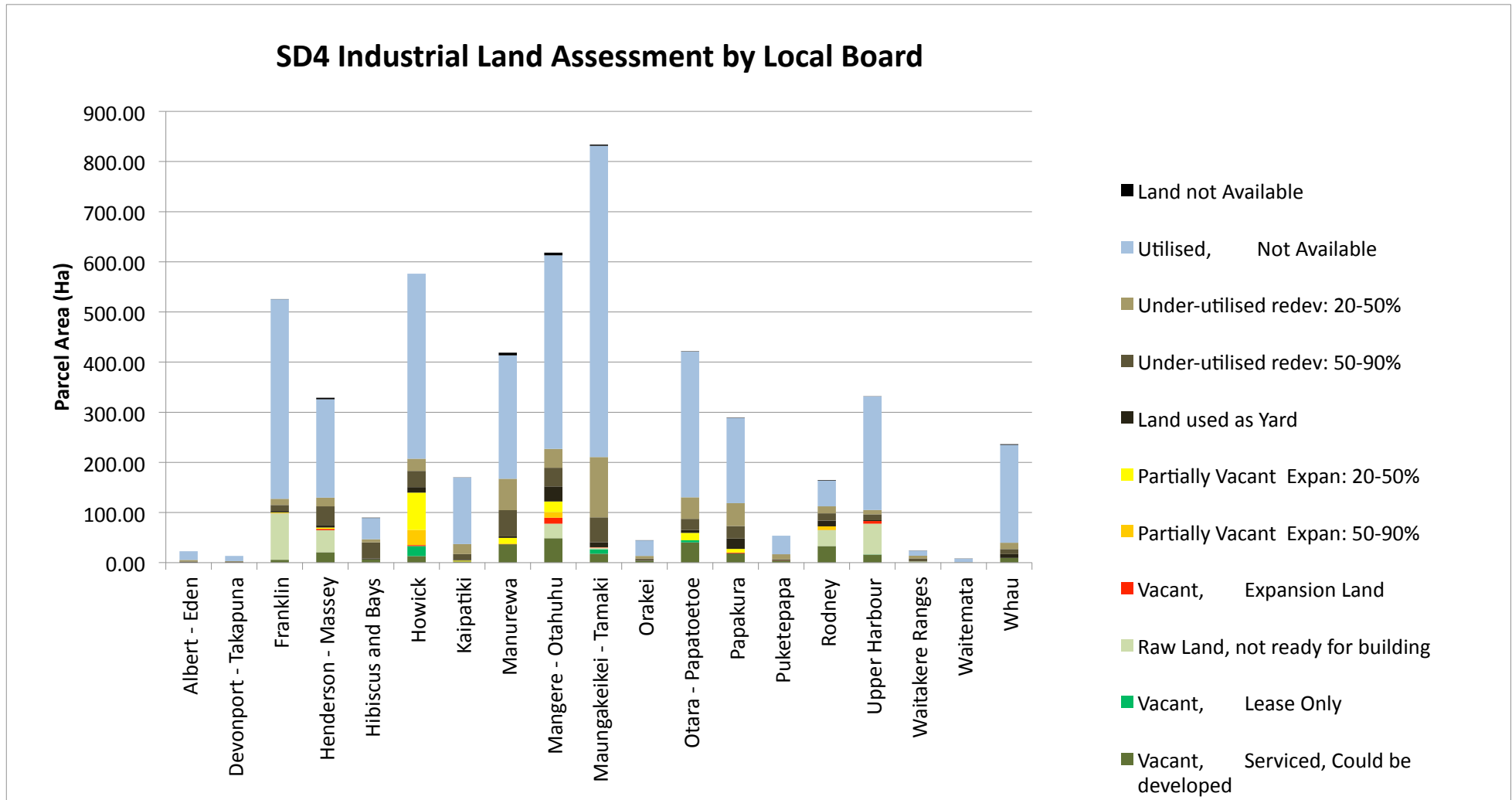
Appendix 2: Results sorted by Industrial Sector

	Industrial Land	Category	1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
	Sorted by Industrial Sectors	Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50- 90%	Partially Vacant Expan: 20- 50%	Land used as Yard	Under- utilised redev: 50- 90%	Under- utilised redev: 20- 50%	Utilised, Not Available	Land not Available
1	Airport Oaks - Mangere	443.37	22.5%	48.26	0.00	28.96	11.64	11.02	0.00	19.55	24.78	23.67	272.89	2.62
2	Auckland Central	106.66	4.0%	3.90	0.00	0.00	0.37	0.00	0.00	2.36	5.23	18.03	76.66	0.10
3	East & East Tamaki	749.71	12.8%	39.53	24.49	0.00	1.73	30.49	88.40	13.55	36.69	52.90	461.93	0.00
4	Franklin	520.80	19.0%	5.73	0.00	92.81	0.55	0.00	1.39	2.59	11.97	12.23	393.40	0.13
5	Helensville-Riverhead	32.78	10.2%	3.10	0.00	0.00	0.00	0.24	0.00	3.33	5.51	8.69	11.35	0.56
6	Hobsonville	74.26	89.7%	0.00	0.00	61.32	5.29	0.00	0.00	0.00	3.84	0.76	3.05	0.00
7	Kumeu-Huapai	104.04	72.1%	5.19	0.00	69.63	0.21	0.00	0.00	6.35	4.55	3.07	12.93	2.10
8	Manukau-Wiri	545.47	9.5%	49.97	0.00	0.00	0.20	1.39	11.69	4.43	60.35	71.70	341.09	4.65
9	Mt Wellington	389.93	5.7%	18.55	2.95	0.00	0.64	0.00	0.00	2.69	12.60	47.30	304.37	0.84
10	Nth Harbour-Mairangi	261.13	6.3%	15.97	0.38	0.00	0.00	0.00	0.00	1.61	11.66	8.00	223.44	0.05
11	Otahuhu	272.68	0.5%	1.27	0.00	0.00	0.15	0.00	21.38	12.39	19.28	14.49	200.88	2.84
12	Papakura - Drury	308.48	6.5%	18.71	0.00	0.00	1.39	0.00	7.27	20.70	27.63	49.96	181.57	1.25
13	Penrose-Onehunga	462.14	2.6%	2.73	6.02	3.37	0.00	0.00	0.00	8.20	38.27	73.39	328.30	1.86
14	Rodney	63.89	46.0%	16.10	0.00	6.31	0.00	6.98	0.00	0.74	3.13	3.35	26.82	0.47
15	Rosebank-Avondale	205.42	4.6%	9.47	0.00	0.00	0.00	0.00	0.00	4.83	9.56	9.42	170.72	1.42
16	Silverdale	89.62	7.1%	6.34	0.00	0.00	0.00	0.00	0.00	2.10	32.12	6.04	42.31	0.71
17	Wairau-Nth Shore	187.55	1.3%	2.32	0.00	0.00	0.07	0.00	1.79	1.61	13.88	20.47	147.38	0.03
18	West Auckland	333.49	7.7%	21.56	0.00	1.59	2.44	0.00	2.81	8.04	36.73	25.41	233.83	1.08
	Other	18.19	48.2%	8.76	0.00	0.00	0.00	0.00	0.00	1.14	4.20	0.28	3.80	0.00
	Grand Total	5,169.62	12.6%	277.47	33.84	263.99	24.70	50.12	134.72	116.21	361.97	449.19	3,436.71	20.70

Appendix 3: Results sorted by Local Board

Industrial Land	Category	1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
Sorted by Local Board	Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50-90%	Partially Vacant Expan: 20-50%	Land used as Yard	Under-utilised redev: 50-90%	Under-utilised redev: 20-50%	Utilised, Not Available	Land not Available
Albert - Eden	22.73	0.0%	0.00	0.00	0.00	0.00	0.00	0.00	2.24	0.00	3.26	17.23	0.00
Devonport - Takapuna	13.35	0.5%	0.00	0.00	0.00	0.07	0.00	0.00	0.14	2.40	0.47	10.27	0.00
Franklin	525.29	18.9%	5.73	0.00	92.81	0.55	0.00	1.39	2.59	11.97	12.34	397.91	0.13
Henderson - Massey	325.83	20.6%	20.69	0.00	44.13	2.44	0.00	2.81	5.15	37.08	17.26	196.28	3.02
Hibiscus and Bays	88.91	7.1%	6.34	0.00	0.00	0.00	0.00	0.00	2.10	32.12	6.04	42.31	0.71
Howick	576.18	11.4%	13.17	20.10	0.00	1.68	30.49	74.36	10.92	32.22	24.36	368.88	0.00
Kaipatiki	169.66	1.4%	2.32	0.00	0.00	0.00	0.00	1.79	1.47	11.49	20.00	132.60	0.03
Manurewa	413.56	9.2%	36.74	0.00	0.00	0.07	1.39	11.27	2.96	52.33	62.44	246.36	5.09
Mangere - Otahuhu	612.86	16.4%	48.84	0.00	28.96	11.79	11.02	21.38	30.14	37.31	37.33	386.08	5.40
Maungakeikei - Tamaki	831.39	3.7%	17.72	8.97	3.37	0.78	0.00	0.00	9.75	49.71	120.43	620.66	2.45
Orakei	44.53	8.2%	3.66	0.00	0.00	0.00	0.00	0.00	1.19	3.40	5.16	31.13	0.27
Otara - Papatoetoe	420.88	10.7%	40.28	4.39	0.00	0.18	0.00	14.47	5.89	22.10	43.16	290.42	0.40
Papakura	288.65	7.0%	18.81	0.00	0.00	1.39	0.00	7.27	20.70	24.86	45.62	170.01	0.46
Puketepapa	53.63	7.5%	3.80	0.00	0.00	0.23	0.00	0.00	0.08	2.84	9.76	36.92	0.00
Rodney	163.49	44.2%	33.05	0.00	31.81	0.21	7.21	0.00	11.57	14.64	13.78	51.21	1.03
Upper Harbour	331.50	25.0%	15.97	0.38	61.32	5.29	0.00	0.00	1.61	11.66	8.76	226.49	0.05
Waitakere Ranges	23.85	10.3%	0.87	0.00	1.59	0.00	0.00	0.00	0.22	5.63	5.52	10.02	0.16
Waitemata	7.63	0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.67	6.81	0.07
Whau	234.98	4.0%	9.47	0.00	0.00	0.00	0.00	0.00	7.50	10.08	12.83	195.11	1.42
Grand Total	5,169.62	12.6%	277.47	33.84	263.99	24.70	50.12	134.72	116.21	361.97	449.19	3,436.71	20.70

Appendix 4: Land Assessment Bar Chart by Local Board



Appendix 5: Results sorted by Region

	Industrial Land	Category	1, 2, 3, 4 & 10	1	2	10	3	4	5	6	7	8	9	0
	Sorted by Region	Total (all in Hectares)	Vacant as a % of Total	Vacant, Serviced, Could be developed	Vacant, Lease Only	Raw Land, not ready for building	Vacant, Expansion Land	Partially Vacant Expan: 50- 90%	Partially Vacant Expan: 20- 50%	Land used as Yard	Under- utilised redev: 50- 90%	Under- utilised redev: 20- 50%	Utilised, Not Available	Land not Available
1	Silverdale & North	153.51	23.3%	22.44	0.00	6.31	0.00	6.98	0.00	2.84	35.24	9.39	69.13	1.18
2	North Shore	448.68	4.2%	18.29	0.38	0.00	0.07	0.00	1.79	3.23	25.54	28.47	370.82	0.08
3	West: Hel,Kum,Huap,Hobs	211.09	68.7%	8.29	0.00	130.95	5.51	0.24	0.00	9.69	13.90	12.53	27.33	2.66
4	West Auckland	333.49	7.7%	21.56	0.00	1.59	2.44	0.00	2.81	8.04	36.73	25.41	233.83	1.08
5	Auckland Isthmus	1,164.14	4.1%	34.65	8.97	3.37	1.01	0.00	0.00	18.08	65.65	148.14	880.05	4.21
6	East and East Tamaki	749.71	12.8%	39.53	24.49	0.00	1.73	30.49	88.40	13.55	36.69	52.90	461.93	0.00
7	South Auckland	1,261.53	12.1%	99.50	0.00	28.96	12.00	12.41	33.07	36.37	104.41	109.86	814.86	10.10
8	Papakura, Drury, Franklin	829.28	14.4%	24.44	0.00	92.81	1.94	0.00	8.66	23.29	39.60	62.19	574.96	1.38
	Other	18.19	48.2%	8.76	0.00	0.00	0.00	0.00	0.00	1.14	4.20	0.28	3.80	0.00
	Grand Total	5,169.62	12.6%	277.47	33.84	263.99	24.70	50.12	134.72	116.21	361.97	449.19	3,436.71	20.70

Appendix 6: SD4 and AC CfGS'13 Comparison, sorted by Local Board

Sorted by Local Board	CfGS 2013 Vacant	SD4 Vacant (SD4 Scores, 1-3 and 10)		CfGS 2013 Vacant Potential	SD4 Partially Vacant, Yard and Under-Utilised; Scores 4-8		CfGS utilised	SD4 Utilised Score 9		Grand Total
Albert - Eden	0.64	0.00	0%	0.52	5.50	1060%	21.58	17.23	80%	22.73
Devonport - Takapuna	1.40	0.07	5%	1.59	3.02	190%	10.36	10.27	99%	13.35
Franklin	360.91	99.09	27%	123.05	28.28	23%	41.46	397.91	960%	525.42
Henderson - Massey	42.16	67.26	160%	137.28	62.29	45%	149.41	196.28	131%	328.85
Hibiscus and Bays	12.49	6.34	51%	45.52	40.26	88%	31.61	42.31	134%	89.62
Howick	61.39	65.43	107%	139.90	141.87	101%	374.90	368.88	98%	576.18
Kaipatiki	10.22	2.32	23%	14.15	34.74	246%	145.31	132.60	91%	169.69
Manurewa	45.20	38.21	85%	206.34	128.99	63%	167.12	246.36	147%	418.65
Mangere - Otahuhu	64.19	100.62	157%	210.72	126.16	60%	343.36	386.08	112%	618.26
Maungakeikei - Tamaki	45.03	30.85	69%	119.18	179.89	151%	666.26	620.66	93%	830.47
Orakei	5.71	3.66	64%	1.09	9.75	893%	38.00	31.13	82%	44.80
Otara - Papatoetoe	40.31	44.85	111%	186.18	85.61	46%	194.79	290.42	149%	421.28
Papakura	42.37	20.20	48%	116.63	98.44	84%	130.11	170.01	131%	289.12
Puketepapa	5.27	4.03	76%	4.59	12.68	276%	43.77	36.92	84%	53.63
Rodney	56.00	72.29	129%	70.39	39.99	57%	38.14	51.21	134%	164.53
Upper Harbour	28.48	82.97	291%	98.58	22.04	22%	204.49	226.49	111%	331.55
Waitakere Ranges	3.70	2.46	67%	7.50	11.37	152%	12.82	10.02	78%	24.01
Waitemata	0.22	0.00	0%	0.31	0.81	266%	7.17	6.81	95%	7.70
Whau	21.60	9.47	44%	29.01	30.40	105%	185.79	195.11	105%	236.40
Grand Total	847.29	650.12	77%	1,512.52	1,062.09	70%	2,806.44	3,436.71	122%	5,169.62

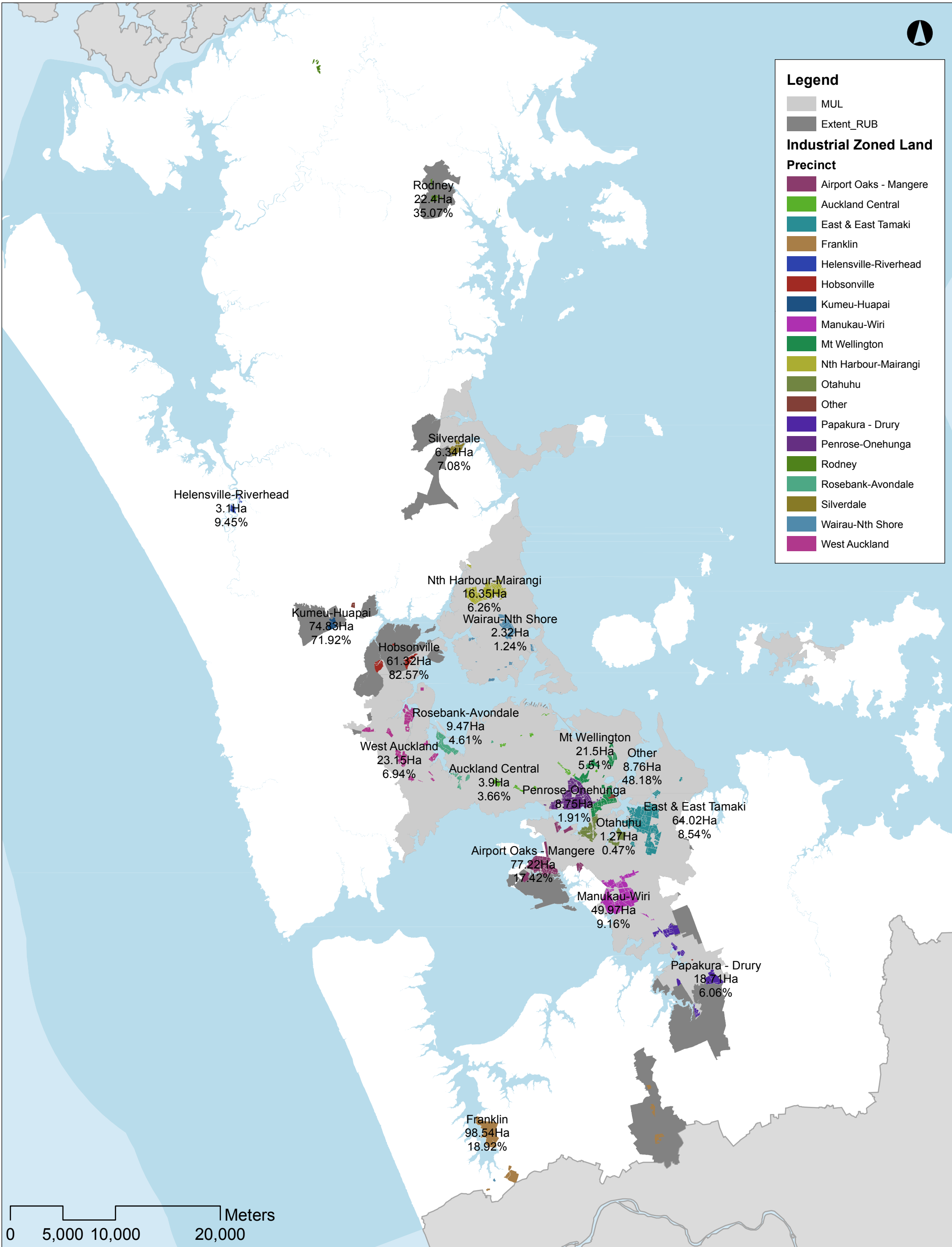


Legend

- MUL
- Extent_RUB

Industrial Zoned Land Precinct

- Airport Oaks - Mangere
- Auckland Central
- East & East Tamaki
- Franklin
- Helensville-Riverhead
- Hobsonville
- Kumeu-Huapai
- Manukau-Wiri
- Mt Wellington
- Nth Harbour-Mairangi
- Otahuhu
- Other
- Papakura - Drury
- Penrose-Onehunga
- Rodney
- Rosebank-Avondale
- Silverdale
- Wairau-Nth Shore
- West Auckland



Industrial Land FGA

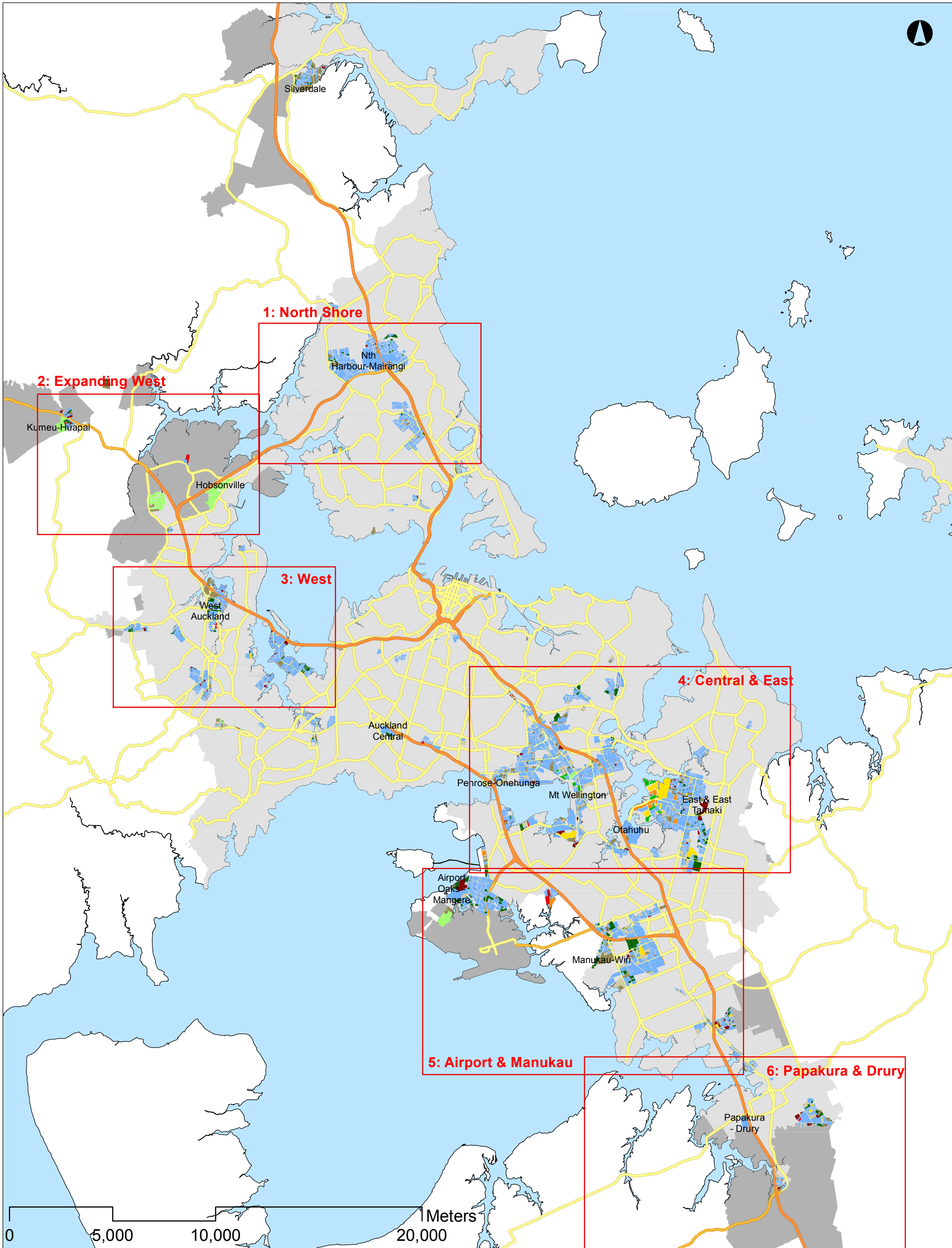
Appendix 7: Vacant Industrial Land (Sum of 1, 2, 10 and 3) by total Ha and % of Industrial Land in Precinct

Map Series 5: Conclusions by Precinct

Map Produced by Research, Investigations & Monitoring Unit
Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:36:23 a.m. Path: U:\CPO\ASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\MXD\Map Series 5 Vacant Land by Sector.mxd



Industrial Land FGA

Appendix 8.1: Auckland Industrial Areas Results - Map Key

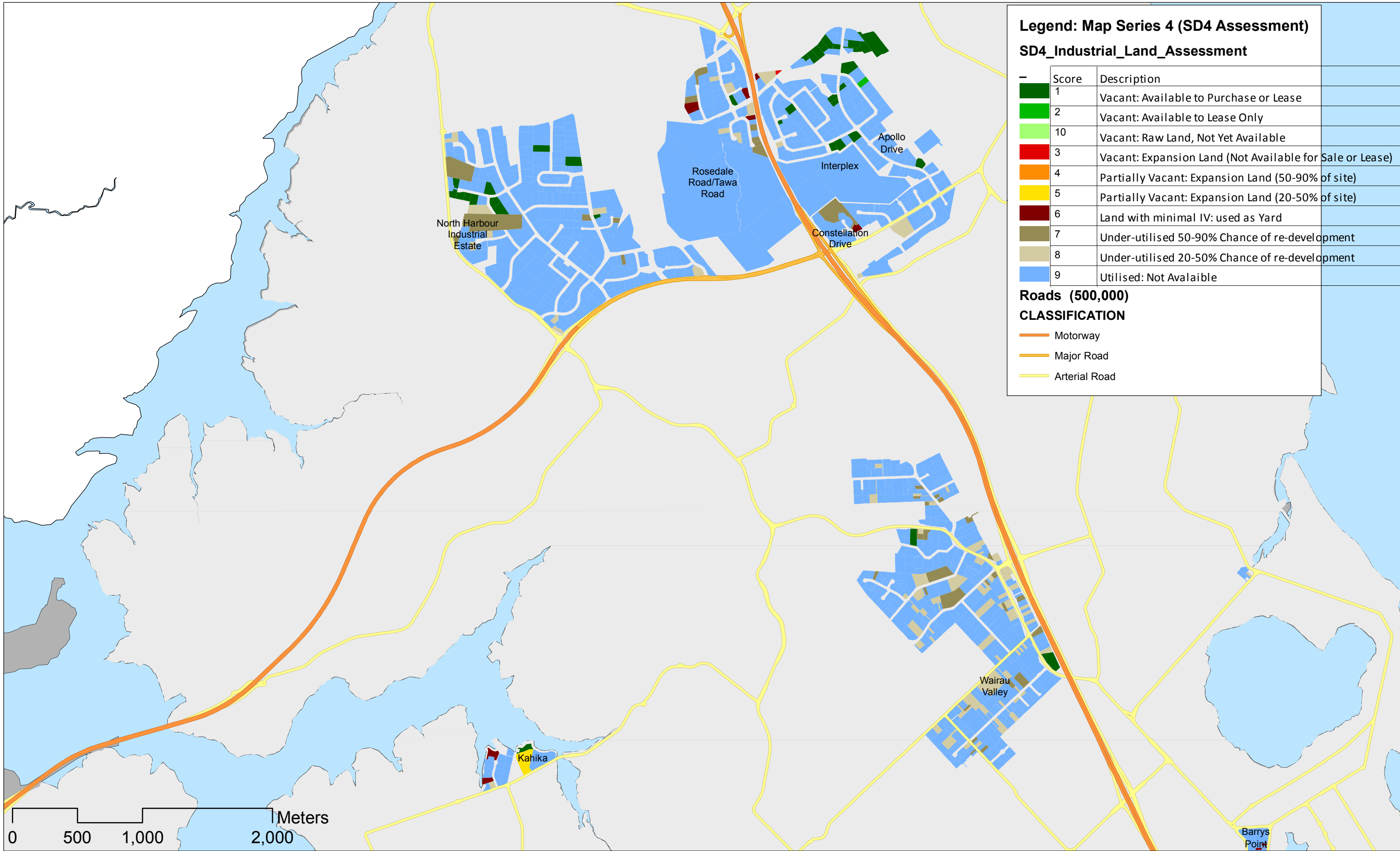
Map Series 5: Assessed Land Category - Key Industrial Regions

Map Produced by
 Research, Investigations & Monitoring Unit
 Based on data & analysis provided by:



User: balderk Date Saved: 18/11/2014 8:49:02 a.m. Path: U:\CPO\ASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\MXD\Map Series 5 - Results by region 9.1 Regional w Map Key.mxd
 User: balderk Date Saved: 18/11/2014 8:49:02 a.m.

User: balderk Date Saved: 20/11/2014 8:21:06 a.m. Path: U:\CPO\MAR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.2 NorthShore.mxd



Legend: Map Series 4 (SD4 Assessment)
SD4_Industrial_Land_Assessment

Score	Description
1	Vacant: Available to Purchase or Lease
2	Vacant: Available to Lease Only
10	Vacant: Raw Land, Not Yet Available
3	Vacant: Expansion Land (Not Available for Sale or Lease)
4	Partially Vacant: Expansion Land (50-90% of site)
5	Partially Vacant: Expansion Land (20-50% of site)
6	Land with minimal IV: used as Yard
7	Under-utilised 50-90% Chance of re-development
8	Under-utilised 20-50% Chance of re-development
9	Utilised: Not Available

Roads (500,000)
CLASSIFICATION

- Motorway
- Major Road
- Arterial Road

Industrial Land FGA

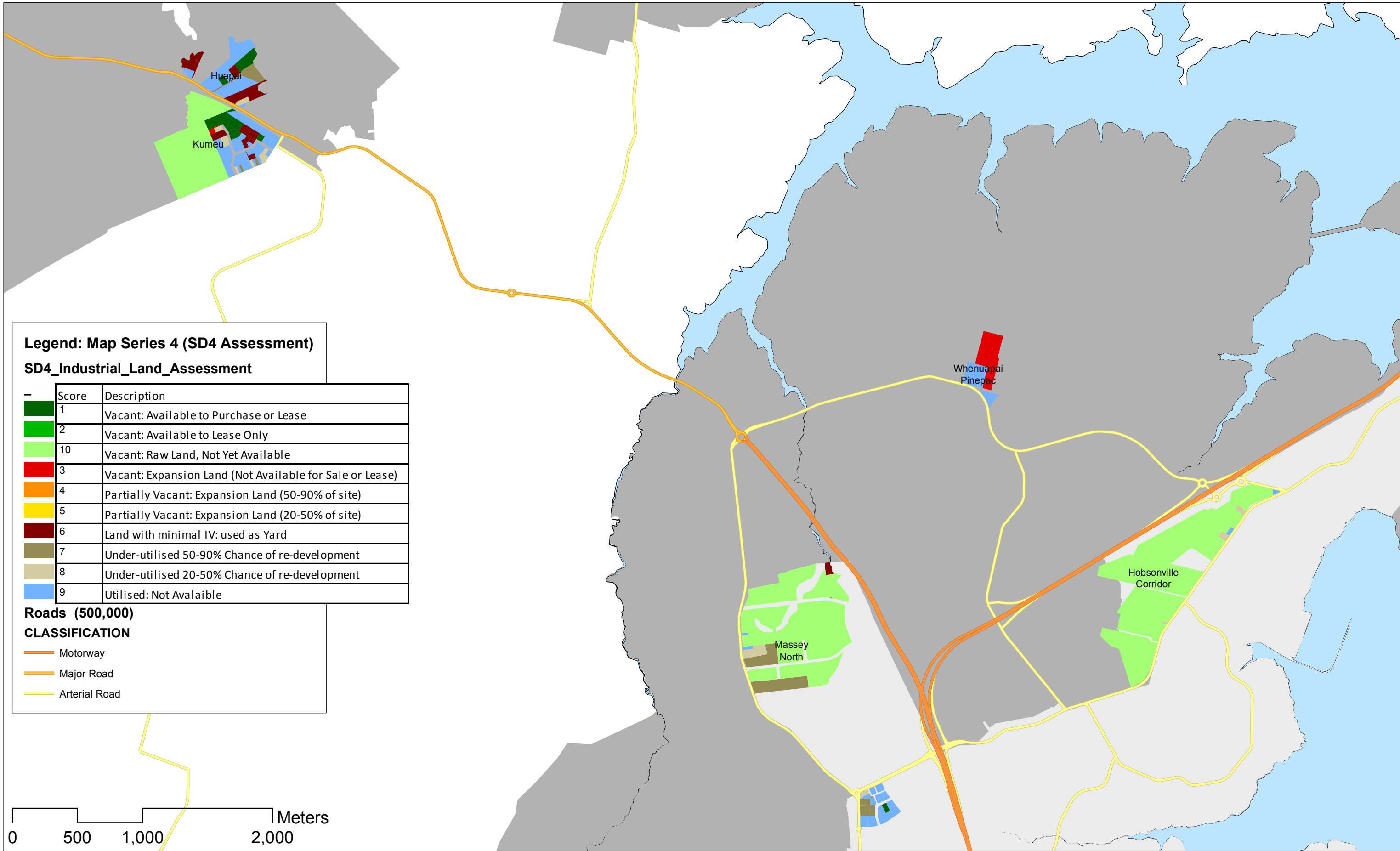
Appendix 8.2: North Shore

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
 Research, Investigations & Monitoring Unit
 Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:22:01 a.m. Path: U:\CPO\ASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.3 Expanding West.mxd



Legend: Map Series 4 (SD4 Assessment)

SD4_Industrial_Land_Assessment

Score	Description
1	Vacant: Available to Purchase or Lease
2	Vacant: Available to Lease Only
10	Vacant: Raw Land, Not Yet Available
3	Vacant: Expansion Land (Not Available for Sale or Lease)
4	Partially Vacant: Expansion Land (50-90% of site)
5	Partially Vacant: Expansion Land (20-50% of site)
6	Land with minimal IV: used as Yard
7	Under-utilised 50-90% Chance of re-development
8	Under-utilised 20-50% Chance of re-development
9	Utilised: Not Available

Roads (500,000)

- CLASSIFICATION**
- Motorway
 - Major Road
 - Arterial Road



Industrial Land FGA

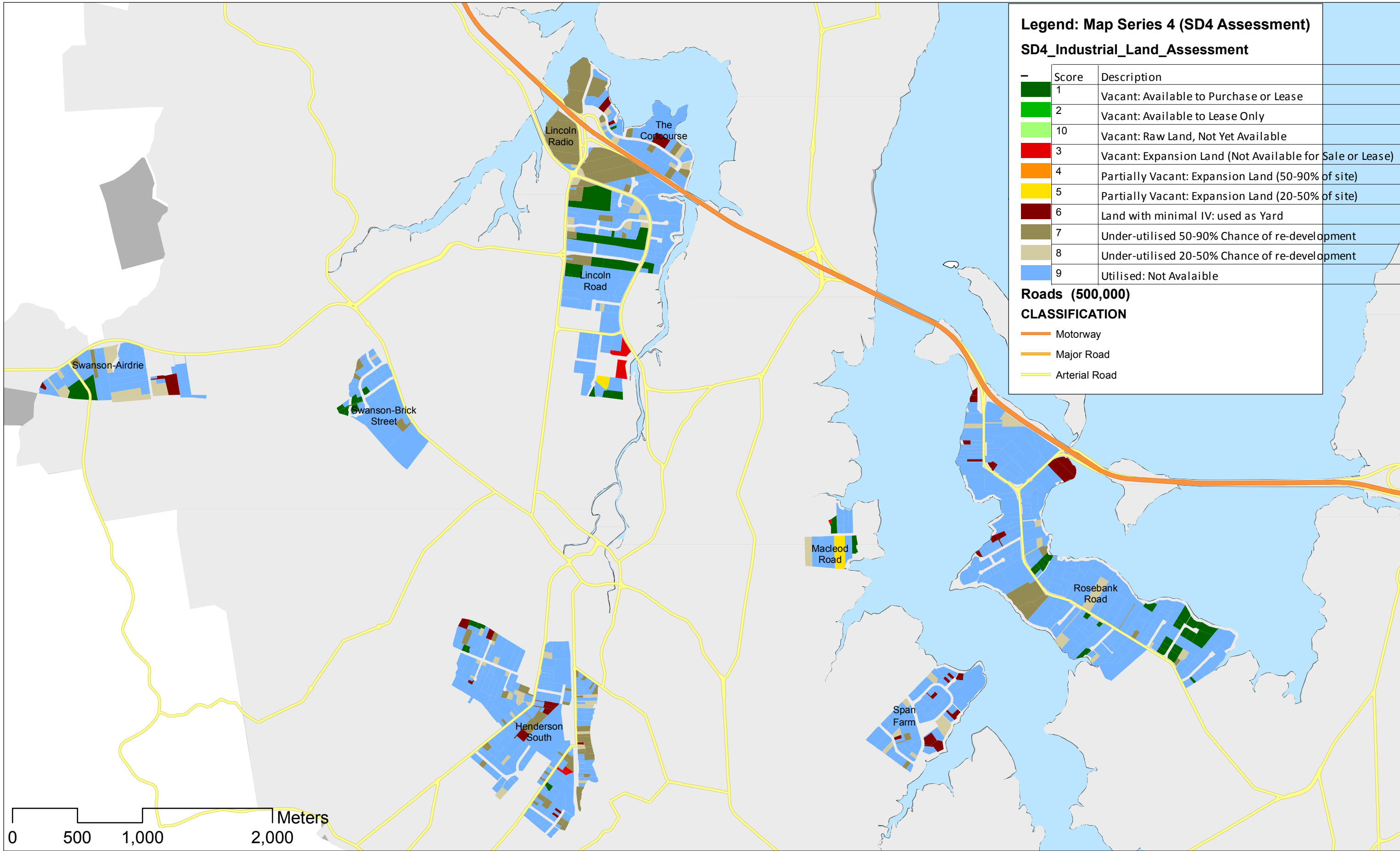
Appendix 8.3 Expanding West

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
Research, Investigations & Monitoring Unit
Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:24:20 a.m. Path: U:\CPO\MASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.4 West.mxd



Legend: Map Series 4 (SD4 Assessment)

SD4_Industrial_Land_Assessment

Score	Description
1	Vacant: Available to Purchase or Lease
2	Vacant: Available to Lease Only
10	Vacant: Raw Land, Not Yet Available
3	Vacant: Expansion Land (Not Available for Sale or Lease)
4	Partially Vacant: Expansion Land (50-90% of site)
5	Partially Vacant: Expansion Land (20-50% of site)
6	Land with minimal IV: used as Yard
7	Under-utilised 50-90% Chance of re-development
8	Under-utilised 20-50% Chance of re-development
9	Utilised: Not Available

Roads (500,000)

CLASSIFICATION

- Motorway
- Major Road
- Arterial Road

Industrial Land FGA

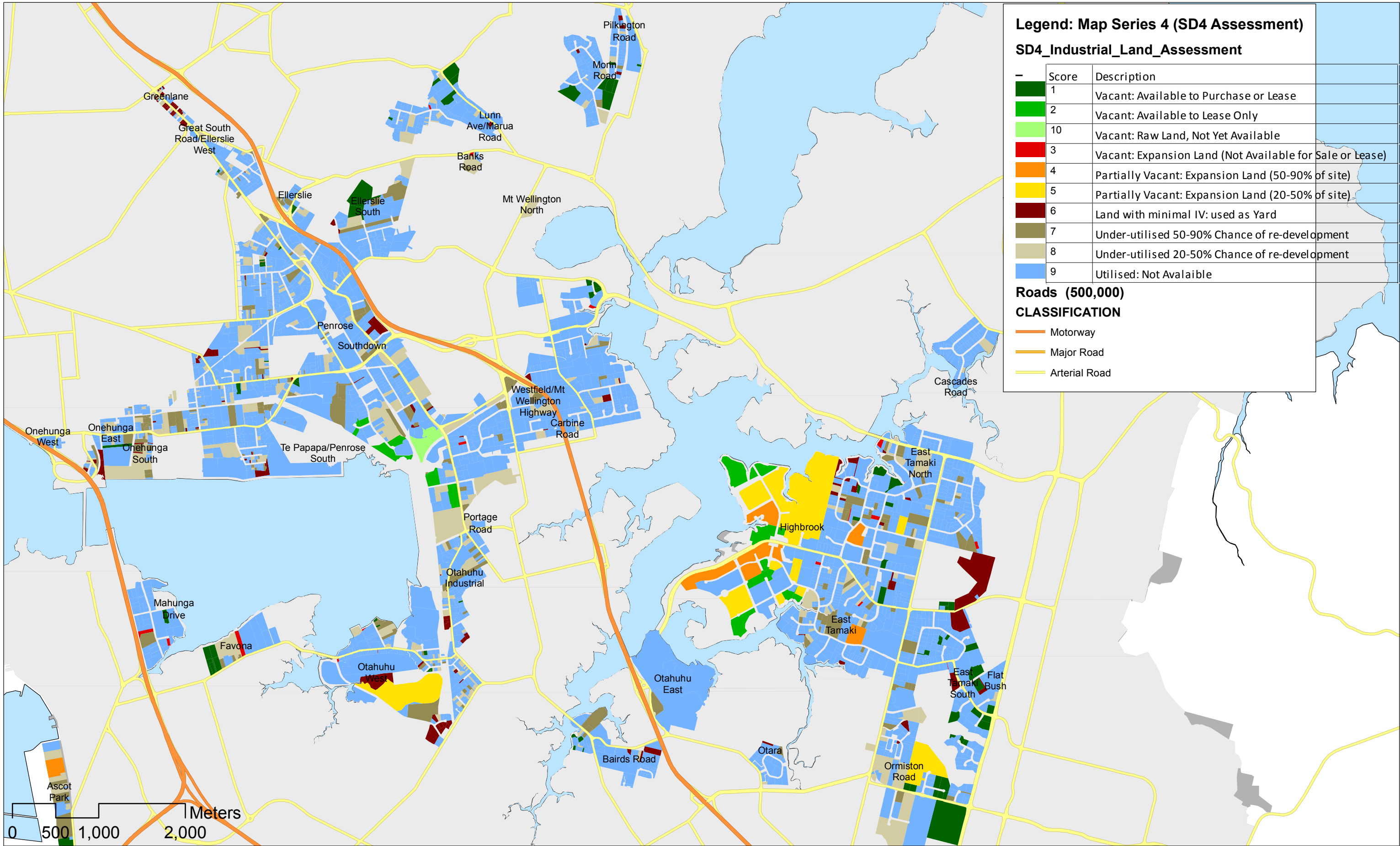
Appendix 8.4: West

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
Research, Investigations & Monitoring Unit
Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:27:24 a.m. Path: U:\CPO\MASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.5 Central & East.mxd



Industrial Land FGA

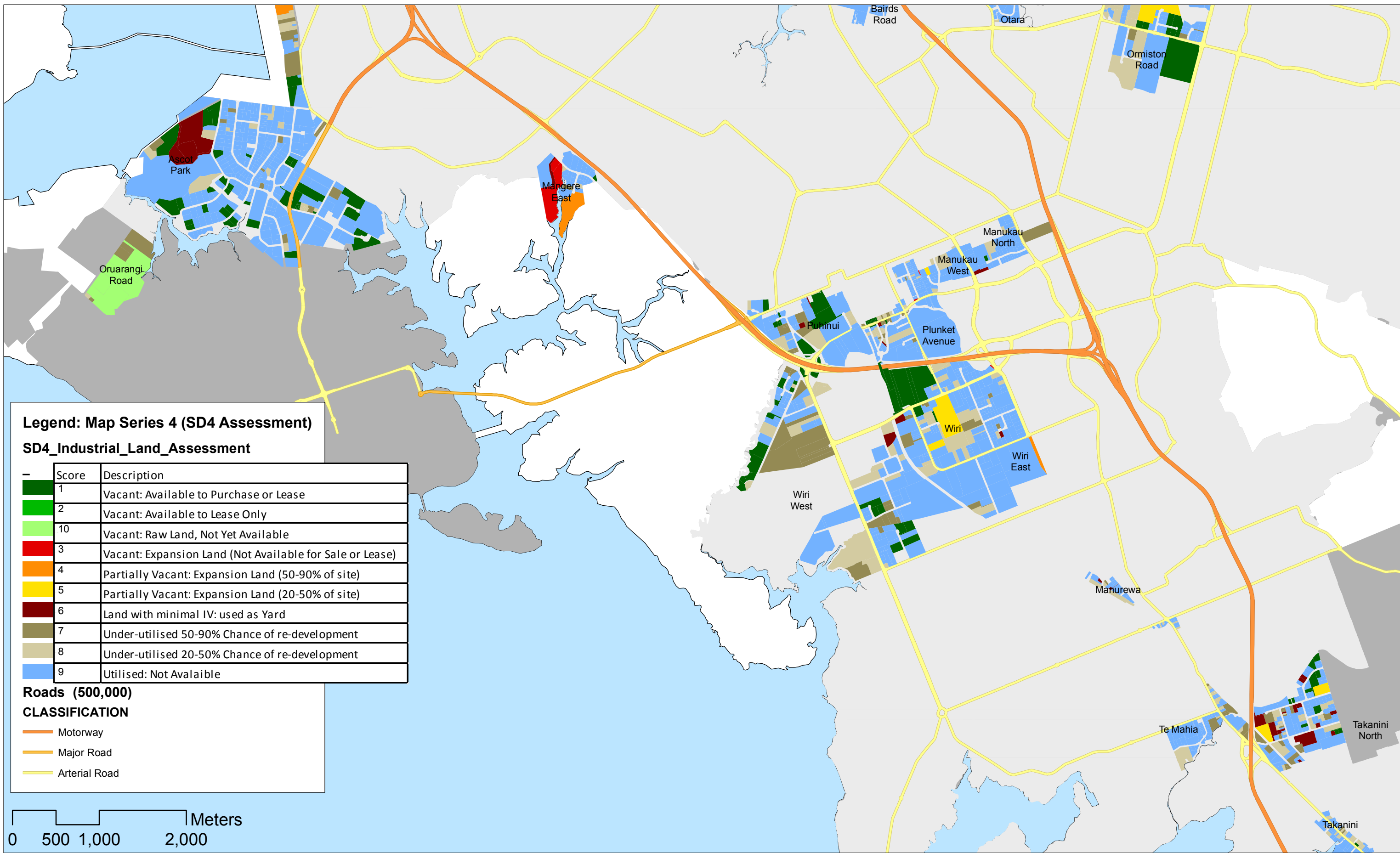
Appendix 8.5: Central & East

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
 Research, Investigations & Monitoring Unit
 Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:29:15 a.m. Path: U:\CPO\ASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.6 Airport & Manukau.mxd



Legend: Map Series 4 (SD4 Assessment)
SD4_Industrial_Land_Assessment

Score	Description
1	Vacant: Available to Purchase or Lease
2	Vacant: Available to Lease Only
10	Vacant: Raw Land, Not Yet Available
3	Vacant: Expansion Land (Not Available for Sale or Lease)
4	Partially Vacant: Expansion Land (50-90% of site)
5	Partially Vacant: Expansion Land (20-50% of site)
6	Land with minimal IV: used as Yard
7	Under-utilised 50-90% Chance of re-development
8	Under-utilised 20-50% Chance of re-development
9	Utilised: Not Available

Roads (500,000)
CLASSIFICATION

- Motorway
- Major Road
- Arterial Road

Industrial Land FGA

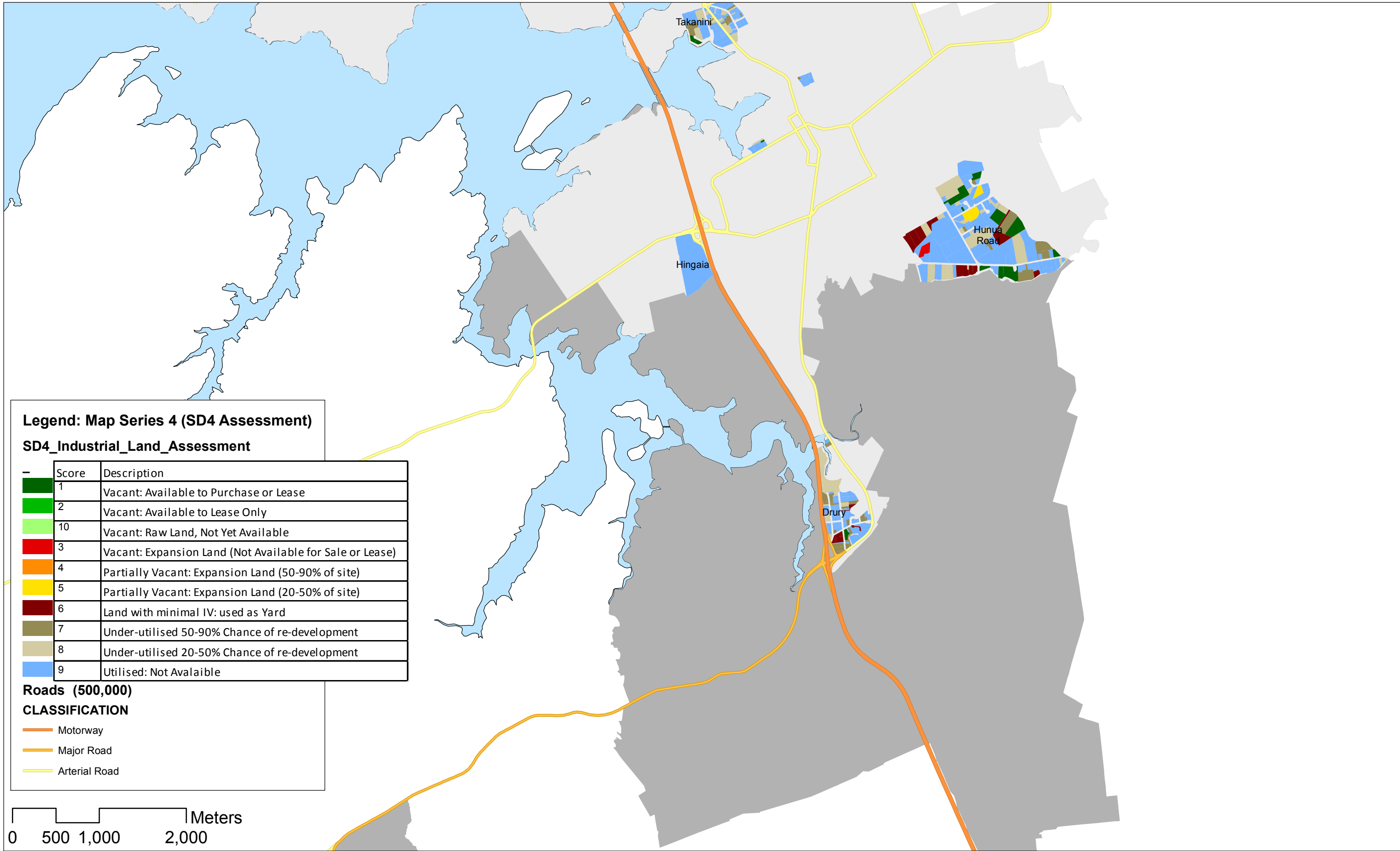
Appendix 8.6: Manukau & Airport

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
 Research, Investigations & Monitoring Unit
 Based on data & analysis provided by:



User: balderk Date Saved: 20/11/2014 8:30:38 a.m. Path: U:\CPO\ASR\Research Investigations and Monitoring\Land Use Research\Capacity for Growth NUP 2013\Side Projects\FGA_PFI\Industrial_Land\Map Series 5 - Results by region 9.7 Papakura & Drury.mxd



Industrial Land FGA

Appendix 8.7: Papakura & Drury

Map Series 4: Assessed Land Category by Major Industrial Region

Map Produced by
Research, Investigations & Monitoring Unit
Based on data & analysis provided by:

