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Appendix A: Results Capacity for Growth Study 2008

Table 19 Metropolitan Auckland: Total Dwelling Capacity for Residential Development (includes Residential Infill-General only) 2006 Policy

Territorial Authority	Vacant and Vacant Potential (dwelling units) 2006	Vacant Structure Planned areas within current MUL	Structure Plan area Capacity (dwelling units) 2006	Residential Infill General (dwelling units) 2006	Residential on Business Zoned Land (dwelling units) 2006	Total Household Capacity 2006	Projected years until all Capacity Exhausted (high to low projections)
RDC	2,396	Gulf Harbour Silverdale North Orewa West	1,965 2,137 2,797	349	1,140	10,784	23 to 50
NSCC	9,223	Long Bay	1,600	2,907	10,890	24,620	13 to 21
WCC	6,615	Birdwood Babich	928 1,050	4,260	6,160	19,013	12 to 17
ACC	4,458	Stonefields (Mt Wgt Quarry)	2,600	5,423	44,480	56,961	14 to 20
MCC	4,974	Flat Bush	12,920	6,250	6,140	30,284	10 to 15
PDC	1,132	Hingaia Stage 1 Takanini 1A, 1B, 3	1,966 2,310	1,123	560	7,091	31 to 50
Metropolitan Total	28,798		30,273	20,312	69,370	148,753	14 to 20

1. The Projected Years until all Capacity Exhausted column is a guide only. It will be affected by rate of household growth, the changing size of households, the rate at which dwellings are built, the form of these dwellings as well as changes to Regional and District Plans.
2. It is unlikely that all capacity will be available for development.

Table 20 Metropolitan Auckland: Total Dwelling Capacity for Residential Development (Residential Infill Redevelopment) 2006 Policy

Territorial Authority	Vacant and Vacant Potential (dwelling units) 2006	Vacant Structure Planned areas within current MUL	Structure Plan area Capacity (dwelling units) 2006	Residential Infill Redevelopment (dwelling units) 2006	Residential on Business Zoned Land (dwelling units) 2006	Total Household Capacity 2006	Projected years until all Capacity Exhausted (high to low projections)
RDC	2,396	Gulf Harbour Silverdale North Orewa West	1,965 2,137 2,797	1,241	1,140	11,676	26 to 50
NSCC	9,223	Long Bay	1,600	12151	10,890	33,864	19 to 40
WCC	6,615	Birdwood Babich	928 1,050	13,279	6,160	28,032	18 to 31
ACC	4,458	Stonefields (Mt Wgt Quarry)	2,600	18,376	44,480	69,914	18 to 26
MCC	4,974	Flat Bush	12,920	16,991	6,140	41,025	14 to 23
PDC	1,132	Hingaia Stage 1 Takanini 1A, 1B, 3	1,966 2,310	3,069	560	9,037	40+
Metropolitan Total	28,798		30,273	65,107	69,370	193,548	18 to 29

1. The Projected Years until all Capacity Exhausted column is a guide only. It will be affected by rate of household growth, the changing size of households, the rate at which dwellings are built, the form of these dwellings as well as changes to Regional and District Plans. It is unlikely that all capacity will be available for development.

Table 21 Metropolitan Auckland: Vacant Land for Business Development, 2006

Territorial Authority	Business zoned Vacant and Vacant Potential 2006 (ha)	Future Urban areas or Special zoned areas for business use	Area (hectares) 2006	Total Vacant Land (hectares) 2006	Years until Capacity Exhausted*
RDC	53	Silverdale North (Special 19)	84	137	50+
NSCC	159	Albany Sub Regional 11 Zone	Active zone	159	6
WCC	102	Cobans Estate Penfolds Harbourview Estate	0 0 Active zone	102	10
ACC	109	Stonefields (Mt Wellington Quarry) Three Kings Quarry	3 Brownfield	146	9
MCC	563	Favona Road FUDZ Flat Bush Town Centre Wiri Quarry Ak Int Airport**	29 25 Brownfield 294	911	16
PDC	61	Hingaia Town Centre Takanini Town Centre	15 24	100	12
Metropolitan Total	1,080		474	1,554	13

Table 22 Metropolitan Auckland: Vacant and Brownfield Land for Business Development, 2006

Territorial Authority	Business zoned Vacant and Vacant Potential 2006 (ha) (Brownfield removed)	Brownfield Land 2006	Future Urban areas or Special zoned areas for business use	Area (hectares) 2006	Total Vacant Land (hectares) 2006	Years until Capacity Exhausted*
RDC	50	9	Silverdale North (Special 19)	84	143	50+
NSCC	151	19	Albany Sub Regional 11 Zone	Active zone	170	6
WCC	99	29	Cobans Estate Penfolds Harbourview Estate	0 0 Active zone	128	13
ACC	109	294	Stonefields (Mt Wellington Quarry) Three Kings Quarry	3 Brownfield	405	25
MCC	542	217	Favona Road FUDZ Flat Bush Town Centre Wiri Quarry Ak Int Airport**	29 25 Brownfield 294	1,107	20
PDC	61	42	Hingaia Town Centre Takanini Town Centre	15 24	142	16
Metropolitan Total	1,012	611		474	2,096	17

Table 23 Redevelopment Capacity on Business Land – Metropolitan Area Total

Territorial Authority	Development as at 2006			Development Potential as at 2006			Capacity Remaining as % of Potential		
	Business Floor Space (m ²)	Employment (EC)	Dwelling Units	Business Floor Space Potential (m ²)	Employment Potential (EC)	Dwelling Units	Business Floor Space (m ²)	Employment Capacity (EC)	Dwelling Unit Capacity
RDC	256,883	5,295	52	1,255,890	27,470	1,194	80%	81%	95%
NSCC	3,335,308	57,570	1,060	5,366,270	112,590	11,801	38%	49%	90%
WCC	1,827,381	28,414	576	3,721,810	65,820	6,732	51%	57%	91%
ACC	12,130,220	238,193	15,643	24,928,310	481,470	58,879	51%	51%	64%
MCC	6,223,078	85,279	989	14,373,270	212,760	7,117	57%	60%	84%
PDC	862,046	12,374	180	2,039,570	31,350	694	58%	61%	65%
Metropolitan Total	24,634,917	427,125	18,500	51,685,120	931,460	86,417	52%	54%	79%

Table 24 Redevelopment Capacity on Business Land – Non-metropolitan Area [to be completed once Rural Town Data collected]

Territorial Authority	Development as at 2006			Development Potential as at 2006			Capacity Remaining as % of Potential		
	Business Floor Space (m ²)	Employment (EC)	Dwelling Units	Business Floor Space Potential (m ²)	Employment Potential (EC)	Dwelling Units	Business Floor Space (m ²)	Employment Capacity (EC)	Dwelling Unit Capacity
RDC									
NSCC									
WCC		[to be completed once Rural Town Data collected]							
ACC									
MCC									
PDC									
Metropolitan Total									

Table 25 Redevelopment Capacity on Business Land – Metropolitan Area – Centres

Territorial Authority	Development as at 2006			Development Potential as at 2006			Capacity Remaining as % of Potential		
	Business Floor Space (m ²)	Employment (EC)	Dwelling Units	Business Floor Space Potential (m ²)	Employment Potential (EC)	Dwelling Units	Business Floor Space (m ²)	Employment Capacity (EC)	Dwelling Unit Capacity
RDC	113,635	2,810	43	591,621	14,592	759	81%	81%	94%
NSCC	766,613	18,505	629	2,770,377	67,360	10,771	72%	73%	94%
WCC	977,583	16,857	486	2,496,620	49,304	6,098	61%	66%	91%
ACC	4,660,718	111,034	11,750	8,525,901	201,791	44,253	45%	45%	64%
MCC	752,217	17,055	523	3,133,817	72,605	4,663	76%	77%	87%
PDC	161,367	3,427	37	619,041	13,314	326	74%	74%	87%
Metropolitan Total	7,432,133	169,688	13,468	18,137,376	418,965	66,870	59%	59%	75%

Table 26 Redevelopment Capacity on Business Land – Metropolitan Area – Non-Centres

Territorial Authority	Development as at 2006			Development Potential as at 2006			Capacity Remaining as % of Potential		
	Business Floor Space (m ²)	Employment (EC)	Dwelling Units	Business Floor Space Potential (m ²)	Employment Potential (EC)	Dwelling Units	Business Floor Space (m ²)	Employment Capacity (EC)	Dwelling Unit Capacity
RDC	143,249	2,485	9	664,269	12,874	435	78%	81%	98%
NSCC	2,568,695	39,065	435	2,595,898	45,235	1,030	1%	14%	27%
WCC	849,797	11,557	90	1,225,190	16,518	634	31%	30%	83%
ACC	7,469,502	127,159	3893	16,402,410	279,682	14,626	54%	55%	64%
MCC	5,470,861	68,224	466	11,239,454	140,151	2,455	51%	51%	77%
PDC	700,679	8,947	143	1,420,525	18,037	368	51%	50%	36%
Metropolitan Total	17,202,784	257,437	5,036	33,547,746	512,497	19,546	49%	50%	65%

Table 27 Rural Capacity: Rural Townships and Coastal Settlements: Total Dwelling Capacity for Residential Development (Residential Infill-General) 2006 Policy
[completion of table awaiting Rural Township and Coastal Settlements data capture due mid to late 2008]

Table 28 Rural Capacity: Rural Townships and Coastal Settlements: Total Dwelling Capacity for Residential Development (Residential Infill-Redevelopment) 2006 Policy
[completion of table awaiting Rural Township and Coastal Settlements data capture due mid to late 2008]

Table 29 Rural Capacity: Rural General and Rural Countryside Living 2006 Policy

	Countryside Living			General Rural			Overall Rural Area		
	Vacant Sites with Potential	Occupied Sites with Potential	Total	Vacant Sites with Potential	Occupied Sites with Potential	Total	Vacant Sites with Potential	Occupied Sites with Potential	Total
RDC	4,259	9,807	14,066	0	0	0	4,259	9,807	14,066
NSCC	328	82	410	0	0	0	328	82	410
WCC	727	844	1,571	0	0	0	727	844	1,571
ACC	398	18	416	118	231	349	516	249	765
MCC	657	267	924	148	231	379	805	498	1,303
PDC	144	226	370	120	51	171	264	277	541
FDC	1,124	914	2,038	89	94	183	1,213	1,008	2,221
Total	7,637	12,158	19,795	475	607	1,082	8,112	12,765	20,877

Appendix B: Results 1996-2006

Table 30 Metropolitan Auckland: Dwelling Capacity on Vacant Residential Land, 1996, 2001 and 2006

Territorial Authority	Vacant and Vacant Potential Capacity (dwelling units) 1996	Vacant and Vacant Potential Capacity (dwelling units) 2001	Vacant and Vacant Potential Capacity (dwelling units) 2006	% Change 2001-2006	Structure Planned areas within current MUL	Capacity (dwelling units) 1996	Capacity (dwelling units) 2001	Capacity (dwelling units) 2006		Total Vacant Land Capacity (dwelling units) 1996	Total Vacant Land Capacity (dwelling units) 2001	Total Vacant Land Capacity (dwelling units) 2006	% Change 2001-2006
RDC	3,589	3,268	2,396	-27	Gulf Harbour Silverdale North Orewa West	2,913 1,209 221	2,587 3,380 1,744	1,965 2,137 2,797		7,932	10,979	9,295	-15
NSCC	6,988	5,434	9,223	70	Long Bay Albany Greenhithe	2,294 3,564 3,503	1,809 3,275 3,389	1,600 Activezone Activezone		16,349	13,907	10,823	-22
WCC	12,747	8,537	6,615	-23	Birdwood Corbans Estate Babich Harbourview	1,000 n/a n/a 500	55 120 n/a 500	928 0 1,050 Activezone		14,247	9,212	8,593	-7
ACC	5,101	6,218	4,458	-28	Stonefields (Mt Wgt Quarry)	n/a	n/a	2,600		5,101	6,218	7,058	14
MCC	15,473	9,059	4,974	-45	Flat Bush	9,525	7,785	12,920		24,998	16,844	17,894	6
PDC	2,059	1,643	1,132	-31	Hingaia Stage 1 Takanini 1A, 1B, 3	n/a	n/a	1,966 2,310		2,059	1,643	5,408	229
Metropolitan Total	45,957	34,159	28,798	-16		24,729	24,644	30,273		70,686	58,803	59,071	0.5

Table 31 Metropolitan Auckland: Infill-General and Infill-Redevelopment Dwelling Capacity on Residential Land, 1996, 2001 and 2006

Territorial Authority	Residential Infill General (dwelling units) 2001	Residential Infill General (dwelling units) 2006			Residential Infill Redevelopment (dwelling units) 2001	Residential Infill Redevelopment (dwelling units) 2006
RDC	364	349			650	1,241
NSCC	5,414	2,907			15,400	12151
WCC	7,766	4,260			16,000	13,279
ACC	11,678	5,423			23,000	18,376
MCC	7,439	6,250			18,000	16,991
PDC	1,524	1,123			3,750	3,069
Metropolitan Total	34,185	20,312			76,800	65,107

Table 32 Metropolitan Auckland: Vacant Land for Business Development, 1996, 2001 and 2006

Territorial Authority	Business zoned Vacant and Vacant Potential 1996 (ha)	Business zoned Vacant and Vacant Potential 2001 (ha)	Business zoned Vacant and Vacant Potential 2006 (ha)	Future Urban areas or Special zoned areas for business use	Area (hectares) 1996	Area (hectares) 2001	Area (hectares) 2006	Total Vacant Land (hectares) 1996	Total Vacant Land (hectares) 2001	Total Vacant Land (hectares) 2006
RDC	70	68	53	Silverdale North (Special 19)	6	14	84	76	82	137
NSCC	402	211	159	Albany Sub Regional 11 Zone	38	38	Active zone	440	249	159
WCC	201	117	102	Cobans Estate Penfolds Harbourview Estate	10 6 37	0 6 0	0 0 Active zone	254	123	102
ACC	308	201	109	Stonefields (Mt Wellington Quarry) Three Kings Quarry	96	96	3 Brownfield	404	297	146
MCC	1,125	902	563	Favona Road FUDZ Flat Bush Town Centre Wiri Quarry Ak Int Airport ⁴⁷	29 128	29 27 128	29 25 Brownfield 294	1,282	1,086	911
PDC	147	102	61	Hingaia Town Centre Takanini Town Centre			15 24	147	102	100
Metropolitan Total	2,253	1,601	1,080		222	210	474	2,603	1,939	1,554

⁴⁷ The 2008 study has included 294 hectares of vacant land within the Auckland International Airport designation. This land was not included in the earlier studies because it was outside the MUL. However, because the land is available for airport related commercial activities under the Airport designation (and is subject to an application to bring the area within the MUL) and because a range of commercial activities have set-up in the area, it has been included in the 2008 study

Appendix C: Background Information

Table 33 Metropolitan Auckland: Vacant Land Consumption Rates, 1996, 2001 and 2006

Territorial Authority	Business zoned Vacant and Vacant Potential 1996 (ha)	Business zoned Vacant and Vacant Potential 2001 (ha)	Business zoned Vacant and Vacant Potential 2006 (ha)	Adjustments to 2006 totals	Business zoned Vacant and Vacant Potential 2006 (ha) Adjusted	Consumption Rate Hectares per annum 1996-01 (5-yrs)	Consumption Rate Hectares per annum 2001-06 (5-yrs)	Consumption Rate Hectares per annum 1996-2006 (10-yrs)
RDC	70	68	53		53	>1	3	2
NSCC	402	211	159	Albany Special 28ha	131	38	16	27
WCC	201	117	102		102	17	3	10
ACC	308	201	143		143	21	12	17
MCC	1,125	902	563		563	45	68	56
PDC	147	102	61		61	9	8	9
Metropolitan Total	2,253	1,601	1,080		1,052	130	110	120

Table 34 Metropolitan Auckland: Brownfield and Vacant and Vacant Potential Land Results 2006

Territorial Authority	Business zoned Vacant and Vacant Potential 2006 (ha) (Pre-Brownfield)	Business zoned Vacant, and Vacant Potential 2006 (ha) (Post Brownfield)		Brownfield land (previously defined as Vacant or Vacant Potential 2006 (ha))	Brownfield land (not previously defined as Vacant or Vacant Potential) 2006 (ha)	Brownfield Land Total 2006 (ha)
RDC	53	50		3	7	9
NSCC	159	151		8	11	19
WCC	102	99		3	26	29
ACC	143	109		34	260	294
MCC	563	542		21	196	217
PDC	61	61		0	42	42
Metropolitan Total	1,080	1,012		69	542	611

Explanation: The Brownfield Land study has introduced a new measured of business land capacity to the Capacity for Growth 2008 study. The Brownfield Land study was commenced after the Vacant Business Land study was completed. This resulted in 69 hectares of land previously identified as vacant potential being identified as fitting the brownfield land criteria. The brownfield classification was maintained and the land removed from the vacant potential database (i.e. the summary tables and maps were updated to show the brownfield classification). However, in order to maintain the vacant land monitor (i.e. vacant land area changes over time 1996-2006) it has been necessary to record the situations where this overlap occurred. The table above summarises this situation.

Table 35 Location of New Dwellings Consented To, 2001-2006, Metropolitan Auckland

<i>Number of New Dwellings Consented to</i>	Vacant Land	Residential Infill	Business Land	Total
Rodney District	1,497	1,024	3	2524
North Shore City	3,395	2,573	401	6369
Waitakere City	3,142	2,381	287	5810
Auckland City	1,954	5,459	10,774	18187
Manukau City	6,454	3,342	905	10701
Papakura District	1,016	154	6	1176
Auckland Metropolitan Area	17,458	14,933	12,376	44767
<i>Percentage of Dwellings Consented to</i>	Vacant Land	Residential Infill	Business Land	Total
Rodney District	59%	41%	0%	100%
North Shore City	53%	40%	6%	100%
Waitakere City	54%	41%	5%	100%
Auckland City	11%	30%	59%	100%
Manukau City	60%	31%	8%	100%
Papakura District	86%	13%	1%	100%
Auckland Metropolitan Area	39%	33%	28%	100%

Chart 21 Location of New residential Dwellings Consented to, 2001-2006, by Territorial Authority

