Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Results

June 2014 Technical Report: 2014/010

Auckland Council
Technical Report 2014/010

ISSN 2230-4525 (Print)
ISSN 2230-4533 (Online)

ISBN 978-1-927302-01-9 (Print)
ISBN 978-1-927302-02-6 (PDF)

This report has been peer reviewed by the Peer Review Panel using the Panel's terms of reference

Submitted for review on 20 March 2014
Review completed on 10 June 2014
Reviewed by one reviewer

Approved for Auckland Council publication by:

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Date: 10 June 2014

Recommended citation:
Balderston, K and Fredrickson, C (2014). Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): results, Auckland Council technical report, TR2014/010

Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Results

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Acknowledgements

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We would also like to acknowledge the advice, feedback, encouragement and constructive comments from across Auckland Council and the wider planning and development community in the undertaking of this project.

Disclaimer

While every care has been taken to ensure that the outputs of the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan) study are accurate within the limitations of the assumptions and limitations outlined elsewhere in this document, Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document or for any error, deficiency, flaw or omission contained in it.

The authors welcome any comment, suggestion or correction.

The purpose of this study is to determine the capability of Auckland to accommodate additional growth, (including dwellings) based on a subset of selected rules from the provisions published in the Proposed Auckland Unitary Plan, as at 30 September 2013.

This study has been undertaken through a computer based geospatial desktop modelling exercise, carried out at parcel or title level. This process necessarily involves the simplification, modification, or omission of some planning provisions that may impact on the real world ability to consent and/or realise capacity identified. It should also be noted that all subdivision is subject to individual consent assessment on a case by case basis on its merits. Accordingly the outputs of this modelling exercise and subsequent reported results of this study in no way imply that subdivision, or the subsequent construction of a dwelling or structure may take place on a parcel or title without fulfilling all of the necessary requirements of the plan applying at the time of application.

The results of this study are designed to be reported at a large-scale level and while the results of the study are presented in parts of this report at the level they were modelled, the use of study outputs at an individual parcel or title scale is not recommended.

As assessments in this study are based on the rules contained within the Proposed Auckland Unitary Plan and cadastral boundaries that were in place at the time the plan was notified, it does not account for the many applications for non-compliant activities that council could receive, nor for future possible changes to planning provisions, which are highly likely to occur though public submissions and Hearings Panel process.

The study does not assess the potential for site amalgamations or multi-parcel applications, all of which would potentially and substantially increase yields indicated.

This study is a measure of 'plan enabled capacity' as facilitated by an interpretation of the rules of the Proposed Auckland Unitary Plan and **is not a prediction of future growth**.

For more information on study outputs, results, possible future updates and improvements, or further advice on how the results can be used or analysed, please contact the Research Investigations and Monitoring Unit at the Auckland Council.

Executive Summary

The Capacity for Growth Study monitors and reports on residential, business and rural land availability in Auckland. Residential and business zoned parcels and rural zoned titles have been assessed for their capacity to accommodate additional development (expressed either as additional dwellings or hectares of land) under the provisions of the Proposed Auckland Unitary Plan (PAUP) (as notified on 30 September 2013). This technical report reports the results from the study, and should be read in conjunction with *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report (TR2014/009), which documents the processes and methods employed in the research as well as the assumptions used in the study.

High-level, regional results from the study are outlined below for both residential (capacity for additional dwellings) and business (capacity in hectares).

Residential (dwelling) capacity

The Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan) finds that across the Auckland region there is capacity under the provisions in the PAUP for between 258,487 additional dwellings (utilising infill) and 417,079 additional dwellings (utilising redevelopment).

Auckland residential capacity summary (in dwellings)[1]

Existing dwellings	**485,103**
Urban area capacity	207,795 to 359,018
Rural towns capacity	34,258 to 41,627
Rural area capacity	16,398
Total residential capacity	**258,487 to 417,043**

The residential capacity totals is made up from of the following components:

- 6176 parcels that have a proposed residential zone and are vacant, have potential capacity for an additional 38,016 dwellings
- There is potential capacity for 58,201 additional dwellings from 24,154 parcels that have a proposed residential zone and can accommodate infill (incl. vacant potential) development
- If all residential parcels with a proposed residential zone across Auckland were redeveloped to their maximum capacity, this could yield an additional 180,192 dwellings
- There is potential capacity (without TRSS[2]) for an additional 14,691 dwellings from 11,139 titles located in Auckland's rural area
- There is potential capacity for an additional 119,461 dwellings in business areas and centres[3]
- Special areas provide potential for an additional 28,082 dwellings.

[1] Totals in this table include pipeline capacity.

[2] TRSS or Transferable Rural Site Subdivision is a provision in the subdivision rules of the Proposed Auckland Unitary Plan.

[3] Under a modified theoretical scenario of the business redevelopment capacity assessment, refer section 8.2; Residential activity (in business areas and centres).

Business

The Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan) finds that across the Auckland region in total, the PAUP has 7921 hectares of land modelled as being in a proposed business zone and from this there is capacity of 3372 hectares of business zoned land.

Auckland business land capacity (Proposed Auckland Unitary Plan) summary (in hectares)[4]

Current zoned business land	**7,884**
Urban area business land capacity	2,516
Rural towns business land capacity	857
Total business land capacity	**3,372**

The business capacity totals is made up from of the following components:

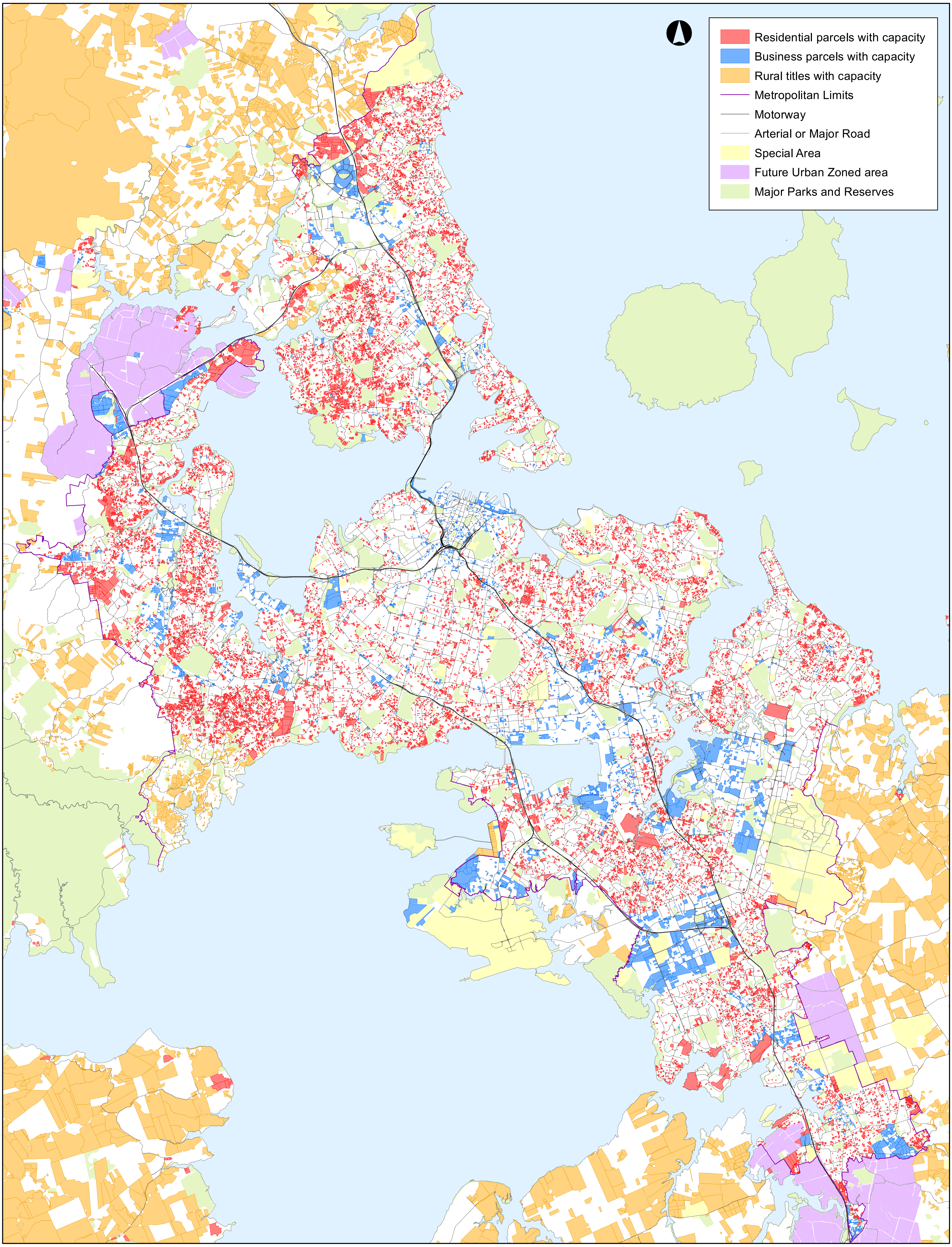
- There was 1312 hectares of land with a proposed business zone, located on 3391 parcels that were vacant in Auckland. Vacant business land constitutes 39 per cent of the region's business land capacity
- There was a further 1736 hectares of land with a proposed business zoned land that was considered to have vacant potential (51 per cent of business land capacity) – this is from 2206 parcels
- There is redevelopment potential on business land for an additional 22,519,499 square metres of floor space. This is made up of 12,827,285 square metres of business floor space and 10,864,360 square metres of residential floor space. Additional business floor space capacity could potentially house an extra 313,322 employees
- Special areas will provide potential for an additional 324 hectares of business land (10 per cent of business land capacity).

Future Urban zone capacity

This study supplies a 'snapshot in time' assessment of capacity based on the PAUP rules. The FUZ is a 'holding zone' designed to protect the long term development potential of this land for urban development. Accordingly, this assessment does not include future capacity that may be proposed or expected but has yet to be determined in detail. The Future Urban zone:

- Covers an area of 10,893 hectares. These areas extend between the existing urban zoned areas to the Rural Urban Boundary.
- Has plan enabled growth of effectively zero. Sites within these zones are donor candidates for vacant site rural transferable rural site subdivision.
- Is expected to contain in the longer term, up to 90,000 dwellings and 1400 hectares of future business land (Auckland Council, 2012a).
- As noted in Section 9.0, the general location of only 69,000 dwellings of this 90,000 total has been indicated at this stage via high level planning. Further FUZ areas are also to be identified around rural and coastal villages and towns. The exact timing location and form of this development is still to be determined.

[4] Totals in this table include pipeline capacity.



Executive Summary:
Parcels and titles identified as having capacity (Auckland's urban core)

Capacity for Growth Study 2013:
Proposed Auckland Unitary Plan

Produced by Research, Investigations & Monitoring

Contents

1.0 Introduction

The Capacity for Growth Study assesses the ability of residential and business land within Auckland to accommodate growth. The capacity assessment undertaken in this study is based on geospatial data sets and the provisions set out in the Proposed Auckland Unitary Plan (PAUP) (as at 30 September 2013) and determines the amount of plan enabled development on every parcel/title in Auckland.

This report presents the results of the study in several parts; residential capacity, business land capacity and business redevelopment capacity, rural capacity and special areas. Capacity is broken down by type (e.g. residential vacant, business vacant, residential redevelopment etc.), as well as geographic area. The purpose of this technical report is to provide a summary and overview of the possible capacity available, discussing the location and distribution of this capacity.

The results sections of this report are followed by reporting of some additional analysis that was undertaken utilising the results of the study. Not all capacity types by all geographic areas are addressed in this report. The appendices include tables of the capacity results broken down by local board area. The appendices include a number of maps illustrating the results of the modelling processes undertaken as part of the study.

The Capacity for Growth Study is a quantitative assessment of capacity at a point in time, based on the provisions of the PAUP. It measures whether each site has the potential for more development under a selected set of rules (specifically subdivision, and some bulk and location provisions) – essentially providing a ‘census’ or a ‘stock-take’ of the land and its potential development capacity, across all of Auckland. The primary objective of this study is to identify capacity for growth, and it is with this base that further assessment on the possibility of uptake of this capacity can be made; such analysis has been undertaken and the results are reported as part of this publication.

The outputs from the Capacity for Growth Study creates a base from which further work can, and will be undertaken to try and help answer many of the pressing questions facing Auckland relating to land supply. Further work using this study as a base is already underway, some of which is detailed at the end of this document in section 14.0, Recommendations for further work.

This report is to be read in conjunction with the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* (TR2014/009) technical report, which presents the processes and methods undertaken to calculate results as well as the assumptions used in the study.

2.0 Background

2.1 Why did we undertake the study?

This study measures the potential capacity enabled by provisions published in the PAUP. Some of the reasons why this is study is relevant, required and is useful include:

- To provide a comparison of capacity enabled under the PAUP when compared to Auckland region's legacy district plans. This enables us to compare areas of change in capacity provision (either increased or decreased)
- A test to see whether the PAUP provides the necessary development capacity for the 30-year period outlined in the High-Level Development Strategy of The Auckland Plan
- A base on which to make assessments and comparisons during the upcoming panel hearings for the PAUP; enabling the testing of scenarios and possible effects of changes to the levels of development capacity enabled by the proposed plan
- Continuation of longitudinal research exploring the development capacity of Auckland over time
- Informing and supporting ongoing modelling and monitoring (see section 2.2 below).

Currently Auckland region's legacy district plans are in effect – they control what can happen today, and will continue to impact on future development potential by facilitating development and cadastral patterns that will persist for many years after they are eventually replaced with the PAUP. The modelling processes undertaken as part of the 2012 study, as well as the results that were produced, has provided both an excellent baseline for comparing change, but also enabled us to build a PAUP based model and generate outputs in a shorter period of time than would have otherwise occurred.

The 2013 study will be the fifth iteration of the Capacity for Growth Study; with previous studies being undertaken in 1996, 2001, 2006 and 2012. Many aspects of the study have been undertaken to preserve characteristics of the series, allowing some longitudinal comparisons to be made[5], but due to continuous improvement in approaches between studies, some care is required in making direct comparisons.

2.2 What will study results be used for?

The study analyses the plan enabled capacity of every parcel and title across the Auckland region. The results of this analysis will be used for:

- Inputting into the Auckland Residential Futures Model (ARFM) (council's growth model) and the Auckland Strategic Planning Model (ASP). The results will act as the baseline land supply for model operations
- Inputting to other assessments including projections of growth, realisable development potential and market assessments, generally as a base set of potentially developable sites for further filtering
- Implementation monitoring of The Auckland Plan. The Auckland Plan requires that land and dwelling supply be monitored: "…ensure that there is at all times 20 years' forward supply of development capacity, and an average of seven years (with a minimum of five and maximum of 10 years) of unconstrained, 'ready to go' land supply". (Auckland Council, 2012a)

[5] Although we have cautioned against making some direct comparisons between different iterations of the Capacity for Growth Study due to both changes in modelling techniques used and the reporting of results, comparisons can be made be made between development capacity yields. For information and advice on this, please contact the authors of this report.

- Monitoring the provisions in the current Auckland Regional Policy Statement (RPS) and the provisions enabled through Change 6 (refer Policies 2.6.3 Methods - Urban Containment and 2.6.18 Methods - Rural Areas) (Auckland Regional Council, 2012). The RPS requires that Auckland Council undertakes surveys every five years to determine the provision and uptake of residential and business urban development opportunities, as well as the provision and uptake of countryside living opportunities available in rural areas.
- Monitoring the provisions in the proposed Regional Policy Statement section of the PAUP: Part 1 (Introduction and Strategic Direction), Chapter B (Regional Policy Statement), Section 2.3 (Development capacity and supply of land for urban development) outlines 1) objectives, 2) policies and 3) the requirement for monitoring, of "sufficient development capacity in the urban area and sufficient land for new housing and businesses over the next 30 years, to support population and business growth within the Rural Urban Boundary" (Auckland Council, 2013b).
- Research and analysis through the comparison of the development capacity currently enabled through Auckland's operative district plans compared to that potentially enabled through the Proposed Auckland Unitary Plan.

3.0 Assessing capacity

This section provides a concise overview of the processes that were undertaken to calculate the capacity results presented in this report.

As this study is a quantitative assessment of plan enabled capacity, understanding and interpreting the rules and provisions governing subdivision (and some bulk and location requirements) of the PAUP was the first step undertaken. In order to correctly interpret the rules, we engaged with planners that were principally involved with writing the rules and provisions of the PAUP. The approach taken to the interpretation of the plan was a literal one, with the rules utilised as they have been written, rather than an intention based interpretation. This provided a test run of the rules of the plan on every parcel in the region, which in and of itself highlighted a number of minor issues with the plan's text and supporting spatial data which have informed aspects of the council's submission, to align the plan more closely with its intended outcomes.

The study primarily used a software programme called FME[6] to undertake the modelling process required to calculate capacity. For the purposes of calculating capacity, the study was broken down into five components: residential, business, rural residential, business redevelopment and special areas.

Each of these five components utilised different methods (outlined in the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report). By constructing a series of geospatial queries and assessments (known collectively as a 'model') for each of the capacity types, using the rules outlined in the PAUP we were able to calculate the proposed potential capacity of Auckland to accommodate growth. The 'model' used to calculate capacity is not a truly integrated single model, but rather a set of sub-models which each undertakes calculations relating to each capacity type. All capacity calculations, (except the business redevelopment capacity assessment and the special areas assessment), were undertaken using FME. The business redevelopment capacity assessment uses results from a newly developed three-dimensional FME spatial assessment as inputs into a one-dimensional model, which was constructed in Microsoft Excel.

Special areas (including some structure plan areas) have not been assessed by our parcel based modelling process, and information provided in this report has for these areas has been primarily drawn from the PAUP, as well as other sources. This is because:

- Modelling is unnecessary as area specific information is often very clear on capacity expectations
- Parcel based modelling will not result in modelling outputs consistent with area specific information based on landscape, archaeological, infrastructure constraints or other matters.

For some special areas specified in the PAUP we have not been able to estimate/calculate or report on the capacity due to:

- A lack of suitable information
- The special area not having any capacity for dwellings or business land
- The capacity of these areas is dependent on the outcome of future planning processes
- Some special areas being undefined (for example, Future Urban zoned areas (FUZ) around many rural towns)

[6] FME is a an integrated collection of tools for spatial data transformation and data translation produced by Safe Software Inc. of Surrey, British Columbia, Canada. FME is considered to be a GIS (Geographic Information Systems) utility that enables conversion between data formats and processes and is able to manipulate and generate data geometry and attributes. ESRI ArcGIS remains the primary display and map generation tool for the study.

Locations within the Rural Urban Boundary (RUB) identified as falling within the Future Urban zone (FUZ) have a PAUP enabled capacity of effectively nil. The purpose of the FUZ is as a 'holding zone', to preclude urban development prior to more detailed structure planning. These provisions are what our PAUP sourced assessment indicates. However, information on the expected longer term outcomes in these major urban expansion areas is sourced from existing publicly available information. We expect information on these areas change as more detailed structure planning processes take place, public consultation occurs and eventually development advances over the next 30 years. Where possible, we have reflected some of this information in reported capacity as 'special area (pipeline)' capacity (i.e. capacity that is not currently plan enabled but expected to be at some future date).

While the outputs from many of the modelling processes are at the parcel or title level, some are not. For example the business redevelopment component and the special areas assessments are generated for an entire business area or special area. As such we have chosen to report the results of the study primarily at the regional and local board levels.

For analysis and reporting purposes, this study breaks the region into five distinct location types. These are outlined below in Table 1, which describes the location types, the method used to calculate capacity and the geographic unit of analysis; the geographic extents of these location types are shown in Figure 1.

Important assumptions and limitations relevant to understanding and interpreting both the calculation method and the results of this study are detailed in section 4.0 of this report. As stated, the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report presents in depth documentation of the processes and methods undertaken to calculate the capacity results reported in this document, as well as the assumptions used in the study and should be read in conjunction with this report.

Table 1: Geographic location types used in study and their corresponding capacity calculation method

Location type	Description	Assessment method	Smallest geographic unit analysed
Urban area	Large contiguous areas of properties that have a proposed 'urban type' zone (including residential and business zones from the Zone LUT[7]) and are within the 2010 Metropolitan Urban Limits (MUL) (Auckland Regional Council, 1999)[8,9].	Residential: application of district plan subdivision and bulk and location rules via FME spatial model	Parcel (land assessment and maximum theoretical floor space assessment)
		Business: assessment of vacancy or potential vacancy via FME spatial model	Business area (all other floor space assessments)
Rural towns	Clusters of properties that have a proposed 'urban type' zone (including residential and business zones from the Zone LUT) and are outside of the 2010 Metropolitan Urban Limits.	Residential and business, as per urban area	As per urban area

[7] A LUT is a 'look up table' which contains the simplified parameters of the zoning provisions of the PAUP which are used as an input into the modelling process.

[8] The Rural Urban Boundary (RUB), as defined in the Regional Policy Statement (RPS) section of the PAUP is not used as an urban/rural definition as the area inside the proposed RUB includes land that is zoned 'future urban' and has effectively unknown in its planning outcomes at this point in time.

[9] The 2010 MUL used in this study is based on the extents as at 1 November 2010. This MUL extent has been used as it is the basis on which monitoring of both The Auckland Plan and the PAUP will take place, and there is no other consistent and formalised definition of Auckland's urban area.

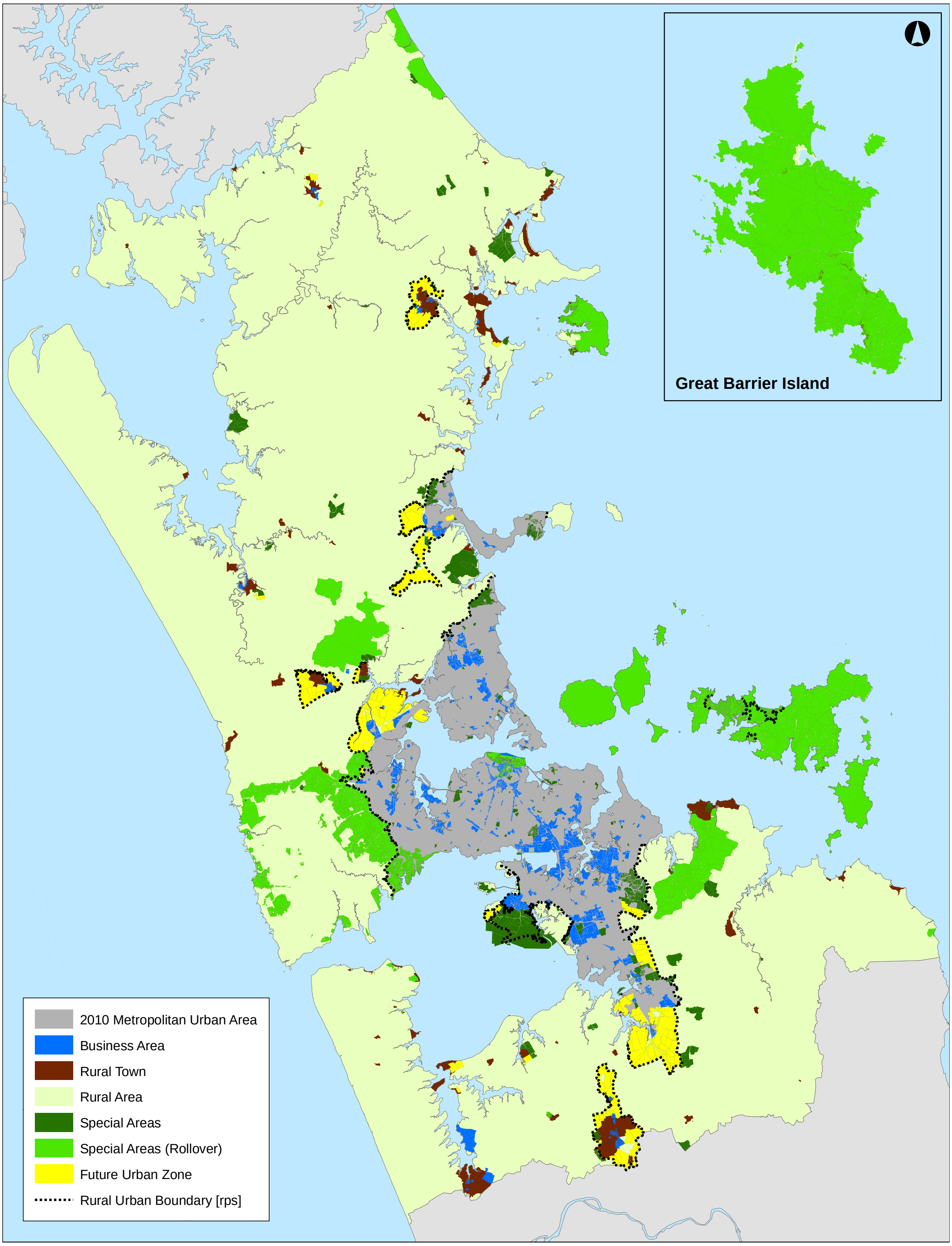
Location type	Description	Assessment method	Smallest geographic unit analysed
Business areas and centres	The geographic extents of these areas are largely defined by PAUP zoning[10]. The large contiguous areas of business zoning (from Zone LUTs) that have a similar typology and are considered to be significant areas of employment[11], including urban and rural centres. This layer largely forms a naming function for the location and also used to allocate other non-parcel data sources to the business area. These areas are a subset of the urban area and rural towns.	Business redevelopment component – a spreadsheet based model utilising some parcel analysis and assumptions, to identify vacant and potentially vacant land within a business area. Most business areas and centres fall within the urban area or rural towns.	Overall assessment at business area (i.e. multiple parcels analysed as one geography) Note: inputs used in this model can be collected and applied at a smaller level i.e. parcel or mesh block.
Rural area	Properties with a rural zoning (from Zone LUTs) that are outside of the 2010 Metropolitan Urban Area and those properties that are within the Metropolitan Urban Area that are zoned for rural use, excluding areas that have been identified as forming part of a rural town, or zoned Future Urban.	Rural residential component – titles analysed for subdivision potential to derive a net dwelling potential.	Title
Special areas	Areas spread across the locations above that are not suitable for analysis by the other methods. In many cases these are structure plans, where an overall yield figure is provided for the structure plan area based on published information, and no modelling is required or it is not possible. Special areas include locations of particular activities that are not modelled (e.g. hospitals, quarries, ports etc)	Spreadsheet to aggregate information gathered from published sources and subject-matter experts. Note: no additional analysis has been undertaken in these areas other than calculation of a net yield (i.e. maximum expected total from special areas, less current take up).	Special area extent. (i.e. figure shared by all parcels/titles making up location, e.g. 12 large rural parcels will deliver 1000 new dwellings once rezoned, serviced and developed in accordance with structure plan)

[10] PAUP business zoning is used to define the extent of 'centres' and other business areas in this study. It should be noted that these are not the same as centres or business areas defined for other purposes, e.g. The Auckland Plan, Economic Development Strategy etc.

[11] Note that these business areas do not include small areas of business zoning, like those that contain corner dairies, generally in predominantly residential areas.

Location type	Description	Assessment method	Smallest geographic unit analysed
Future urban zoned areas	This extent is based on the zoning layer from the PAUP and is a new zoning encompassing 'unzoned' locations between the MUL and the RUB. Note that the PAUP Future Urban zoning does not permit subdivision (it is prohibited) and otherwise the Rural Production rules apply, effectively to maintain the areas potential for comprehensive redevelopment, <u>accordingly PAUP enabled capacity in these locations is zero.</u> Future plan changes and structure planning is required to be undertaken before the PAUP Future Urban zoning is changed (by plan change/variation) to a yet to be determined zoning pattern that enables development to occur in accordance with any yet to be determined structure plan. Existing high level assumptions about what this future structure planning might enable have been used where known to indicate 'pipeline capacity' for these areas <u>as available at the time of writing.</u>	As per special areas Known assumptions from RUB work available at time of writing collated to specific locations or groups of locations depending on source data. We expect these assumptions to vary considerably as planning progresses in these locations from high level desktop assumptions, to detailed structure planning and design, to plan changes, to build out over the next 30 years and beyond, and figures used in this report should be considered indicative of information available at the time of writing only. Readers interested in the detail of the planning/expected outcomes for these areas should contact the relevant team(s) responsible for the planning and development of these locations for the latest information.	As per special areas

Figure 1: Extents of geographic location types uses in study



4.0 Assumptions and limitations

This report contains only a brief summary of the major assumptions and limitations of this iteration of the Capacity for Growth Study. The most important assumptions are listed below[12] and component specific assumptions can be found in their relevant section or sub-section of the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report.

- The provisions outlined in the Proposed Auckland Unitary Plan (PAUP), as notified on 30 September 2013, have formed the basis for this study.
- The capacity results are a measure of plan enabled capacity, or 'what does the proposed planning system allow'. Whether this capacity will be realised (or not) has not been a consideration, nor is it implied that because the plan enables a certain kind of development that it will necessarily occur, or because a development has not been identified that it will not. These issues are however better informed by the information contained in this study, as market feasibility is influenced to a greater or lesser degree by planning provisions.
- Capacity is reported in terms of net opportunities for additional dwellings, hectares of land or additional floor space (in square metres), by geographic area and type, depending on the capacity modelled.
- Capacity is calculated under a subset of the PAUP planning provisions, which were discussed, agreed upon and approved by the Auckland Council's Unitary Plan teams. The study utilised the highest activity threshold in cases where the plan provides clear parameters for modelling (i.e. the *highest consent category* for which modellable parameters are stated). For most bulk and location parameters this is the Permitted Activity standard, (buildings within are permitted, buildings beyond require consent) however subdivision and building development per se is rarely Permitted, and requires resource consent of some sort. No Prohibited or Non-Complying Activity parameters have been used.
- The PAUP study is a 'zero-based' assessment. Zero-based means this study is not limited to assessing those parcels identified in previous studies as having capacity. A zero based approach was taken as the PAUP rules are in many cases different to those that existed for the same locations under the legacy district plans. Subdivision of parcels, demolition and amalgamation can lead to new opportunities being created.
- The data used for the analysis of capacity is sourced from council's corporate geospatial database. These include, but are not limited to, building footprints, property boundaries and zoning information. A list of the residential zones and assumptions can be found in the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report.
- The 'strike date' for this study is 30 September 2013. PAUP planning rules that were notified at this time are a basis for this study and the data used to undertake the modelling was extracted from council sources. The exceptions to this general principle are:
    - Dwelling counts and 'best assessment' dwelling age information used in the study were provided by PropertyIQ Ltd., as at July 2013.
    - Title information was sourced from Land Information New Zealand's LandOnline service, as at July 2013.
- Each PAUP zone was classified as either being residential, business, rural, special or other. This classification is an objective assessment based on the modelling approaches used and does not infer any classification for land use planning purposes, though for the most part these categories are interchangeable (special areas can be residential, business, rural or other for example).

[12] Some processes and data manipulation undertaken to generate useable base datasets for modelling have not been included as part of this methodological documentation for brevity.

- Capacity for residential dwellings and business land in special areas was identified from information on planned outcomes in published material or from precinct plans identified within the PAUP.
- Where capacity has been assessed at the individual parcel/title level no account has been made for the potential of amalgamations of the parcels/titles assessed. Different cadastral arrangements (or 'sites' presented for consent) will produce different outcomes form those modelled. In certain zones (e.g. Mixed Housing zone and Terraced Housing and Apartment Building zone) amalgamation or parcels/titles will significantly increase redevelopment potential.
- Designations – parcels or titles identified as having a district plan designation[13] on them that would severely restrict or prevent development of the parcel or title have been excluded from assessment for potential capacity. A map showing the location of district plan designations that were used can be found in the *Capacity for Growth Study 2013: Methodology and Assumptions* technical report.
- Parcels or titles that fall within identified special area have been excluded from site-by-site assessment, with potential and capacity reported for the entire special area (refer to the Capacity for Growth Study 2013: Methodology and Assumptions technical report).
- Dwelling counts used in the study were provided by PropertyIQ Ltd. and are based on the data collected as part of the 2011 property valuations. The dwelling counts were provided per valuation assessment which was then translated to parcel/title level using an allocation method. A schematic of this method can be found in the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report.
- Building footprint capture from the 2010 aerial imagery was completed by Auckland Council's Geospatial Service Delivery teams in October 2012 this and some additional building foot print data has been used as the base data for the modelling process[14].
- Capacity for minor residential units (MRU)[15] was not assessed as part of this study. The residential zoning rules of the PAUP does not include provisions for MRU, but in some cases are allowed in precincts. This is not the same as the conversion of a dwelling into two dwellings provision allowed under the PAUP.
- The PAUP includes provisions for *"the conversion of a dwelling into two dwellings"* in certain residential zones (Auckland Council, 2013b). We have taken account of this provision in our modelling process and while this capacity has not been reported in the main results section of this report, results on this provisions can be found in section 11.0. Also, "*second and third dwellings"* (Auckland Council, 2013b) allowed for in certain rural zones are calculated as a separate yield.
- Capacity in the urban area and rural towns (residential and business) has been assessed at the *parcel* level. Rural residential capacity has been assessed at the *title* level. A significant amount of data that has been used as part of the modelling process is only available for 'rates assessment areas'. Other data is only available at larger geographies such as meshblock, local board or region. Accounting for these varying geographies means

[13] District plan designations are granted under section 166 of the Resource Management Act 1991. A designation is a provision in a district plan which provides notice to the community that a requiring authority intends to use land in the future for a particular work or project MINISTRY FOR THE ENVIRONMENT. 2008. *Designations and requiring authorities* [Online]. Wellington, New Zealand: Ministry for the Environment. Available: http://www.mfe.govt.nz/rma/central/designations/ [Accessed 8 April 2014]..

[14] Auckland Council's Geospatial team was requested by the Research Investigations and Monitoring Unit to digitise further building footprints for several rural towns that had been omitted in the original data capture process; this was completed 14/08/2013. After running the model for the first time we noted that several of the rural towns assessed as part of the study had produced anomalous results due to the lack of building footprints. This is due to the fact that the town fell outside the are of data capture undertaken by the Geospatial teams. In order to correct this the Research Investigations and Monitoring Unit manually captured the building footprints for these areas - this data while not accurate (due to the resolution of the aerial imagery used to capture the footprints) allows the model to produce more truthful results for these areas.

[15] A 'Minor Residential Unit' (MRU) is a residential unit on a site in addition to another larger residential unit on the same site. Typically a MRU cannot be disposed of separately to the main house (i.e. it cannot be given a separate title) and usually includes a maximum floor space limit. A minor residential unit is sometimes referred to as a "granny flat".

that care should be taken utilising ‘property’ level results, and results figures are for this reason generally provided at an aggregated level.

- All reported yields are rounded down to the nearest whole integer, for example if capacity for a parcel or title is calculated at 1.01 or 1.99 dwellings, then both would be reported as a potential yield of one (1). Residential zone decimal yields have been maintained in copies of our model output data for future analysis if required (e.g. assessment of potential future 'consentable' developments).

- There are expected to be a number of changes made to the provisions of the PAUP as it moves though the participatory hearings and appeals process, and a number of plan changes (to existing operative plans) and plan variations (to proposed or non-operative plans) would also be expected to occur as part of the continual evolution of the planning systems. As these plan changes were not operative at the time of the study, outcomes from these provisions have not been included.

Note: Comparisons between the reported results of this study and previous iterations of the study should be undertaken carefully as differing geographies, modelling techniques and assumptions employed in each individual study make comparisons problematic. Contact the Research, Investigations and Monitoring Unit for assistance and information on comparing results.

5.0 Components of capacity

This report calculates and reports capacity as being in either one of two categories; residential or business. Each of these categories is divided further in order to calculate and report capacity across the Auckland region. Residential capacity measures the number of additional dwelling units that could be built under the rules as published in the PAUP, with business land capacity measured by area of land (in hectares). Floor space and dwellings are also reported in other study components (see below for business redevelopment). A list of these capacity types and a description is found below in Table 2.

Table 2: Types of capacity

Capacity type	Definition of capacity type
Residential vacant	Capacity for dwelling units on residential zoned parcels that are currently wholly vacant (no dwellings or buildings), either via further subdivision or construction of a dwelling as of right.
Residential infill	Net capacity for additional dwelling units on residential zoned parcels that are partially vacant and have subdivision potential (based on the modelled consent category from PAUP rules) and are less than 2000 m^2
Residential vacant potential	Net capacity for additional dwelling units on residential zoned parcels that are partially vacant and have subdivision potential (based on the modelled consent category from PAUP rules) and are equal to or greater than 2000 m^2
Residential redevelopment	Net capacity for additional dwellings on residential zoned parcels presuming that all dwellings/structures are removed and the sites are redeveloped to yield the maximum number of dwellings permitted (based on the modelled consent category from district planning rules), less the existing number of dwellings, providing a net yield.
Rural residential	Net capacity for additional dwelling units on rural zoned titles, either through titles being currently vacant or through subdivision (based on the modelled consent category from district planning rules). Note that rural capacity now includes the potential for TRSS, significantly increasing the range of potential spatial outcomes possible in rural zones. Results included in this report and in the appendix are capacity without TRSS. Section 6.4.2 discusses the impact of TRSS on the rural capacity results.
Dwellings in business areas and centres (business redevelopment)	Capacity for additional dwellings provided by development and/or redevelopment of parcels in business areas and centres. Capacity in this category is calculated as part of the business redevelopment component (refer section 8.0).
Business vacant land	Capacity (in hectares) of business zoned parcels that are currently wholly vacant (no buildings/structures).
Business vacant potential land	Capacity (in hectares) of the potentially vacant portion of those business zoned parcels that are not wholly vacant.[16]
Business area redevelopment capacity	Net capacity generated from the redevelopment of business land. Sub-types of business redevelopment capacity calculated include: total floor space, business floor space, residential floor space, estimated employees and estimated dwellings.

[16] It should be noted that almost all business zoned sites have a portion of the site which is not covered by building/structure. Our modelling and methodological approach takes this into account and assesses vacant potential capacity based on a site's size and the proportion of site that is vacant (within a population of sites within the district plan area). Refer to the Business Redevelopment section for further details.

Capacity type		Definition of capacity type
Special Areas	Special areas (other)	This category of capacity relates to capacity sourced from non-modelled outputs. The two categories relate to the type of future expected - special areas relate to particular activities, such as hospitals or quarries, and are generally not modelled in any way, and are assumed to provide no additional capacity though are often important features in enabling capacity to be delivered sustainably. Structure plan areas relate to locations where modelling is unnecessary, inappropriate or impossible, and data has been sourced from elsewhere, usually the published structure planning information.
	Special areas (pipeline capacity)	Future capacity that has been identified the longer term strategic planning processes at the time of notification of the PAUP (September 2013) but not necessarily zoned in a way that facilitates that capacity to be realised. Examples include capacity in the Future Urban zones and locations identified in other strategic growth management documents. Counted for both residential and business categories. Pipeline capacity is a subset of special areas. All figures represent current publicly available information and are therefore subject to change without notice

Below Table 3 shows what outputs are generated by each type of capacity assessment.

Table 3: Types of capacity and primary outputs generated

Capacity type	**Land (by area)**	**Dwellings (by count)**	**Business floor space (by area)** for conversion to dwellings and or employment	**Employment (by count)**
Residential vacant	✓	✓		
Residential infill (incl. vacant potential)	✓	✓		
Residential redevelopment	✓	✓		
Rural residential	✓	✓		
Dwellings in Business Areas and Centres (as a subset of Business Redevelopment Capacity)		✓*		
Business vacant land	✓		See business redevelopment capacity	
Business vacant potential land	✓			
Total business land	✓			
Business redevelopment capacity	✓	✓*	✓	✓**
Special areas	✓		Dependent on information provided in available documentation	

* Dwelling count is a function of floor space allocated to residential in the business redevelopment capacity process.
** Employment is a function of floor space allocated to non-residential use in the business redevelopment capacity process.

The business redevelopment component of this study estimates the likely total floor space area of a business area or centre. Total floor space area is determined and subsequently apportioned to business and residential purposes, from which potential employees and dwellings are calculated. The business redevelopment component capacity types are described in Table 4.

Table 4: Types of business redevelopment capacity

Business redevelopment capacity type	Definition of capacity type
Total floor space	Total amount of floor space (in square metres (m^2)) possible in a business area or centre calculated using three-dimensional modelling techniques
Business (non-residential) floor space	Amount of business (non-residential) floor space (in square metres (m^2)) likely to be yielded from a business area or centre's total floor space.
Residential floor space	Amount of residential floor space (in square metres (m^2)) likely to be yielded from a business area or centre's total floor space.
Estimated employees	Estimated number of employees likely to be accommodated in a centre or business area, based on the amount of business (non-residential) floor space yielded and a floor area per employee ratio.
Estimated dwellings	Estimated number of dwellings likely to be accommodated in a centre or business area. Based on assumptions of the proportion of floor space likely to be used for residential use within an area and a floor area per dwelling ratio.

A complete methodological outline as well as a full list of assumptions used for calculating each of the capacity types is included in the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report.

6.0 Residential capacity results

This section of the report summarises the residential results from the 2013 study. The results sections have been broken down and reported by geographical area: the urban area, rural towns and the rural area, followed by a results section by PAUP residential base zone. A table breaking down the capacity results by local board can be found in Appendix A. The residential capacity results are also presented in several series of maps in Appendix B.

Residential capacity results are reported as two separate figures. The first total represents the capacity utilising infill opportunities and the second, capacity utilising redevelopment opportunities. These totals cannot be added together as each represents a different capacity yield from the same properties; parcels can have additional dwellings added to them (infill), or the existing dwelling can be removed and the site redeveloped to its maximum potential at the modelled consent category (redevelopment). Because the eventual uptake of these opportunities will be a varied mixture of both infill and redevelopment over time, and location, the results are reported as a range. Below Table 5 shows the constituent capacity types that make up each of these totals, noting that both of these totals include special area capacity.

This section reports the residential capacity results from the study, firstly for the entire Auckland region, then broken down by urban area, rural towns the lastly the rural area (rural residential capacity).

Table 5: Constituents of residential capacity totals (geographic area)

Capacity constituents	Auckland wide		Urban area and rural towns		Rural area	
	Utilising infill	Utilising redevelopment	Utilising infill	Utilising redevelopment	Utilising infill	Utilising redevelopment
Vacant capacity	✓	✓	✓	✓		
Vacant potential capacity	✓	✓	✓	✓		
Infill capacity	✓		✓			
Redevelopment capacity		✓		✓		
Residential on business zoned land (business redevelopment)	✓	✓	✓	✓		
Rural residential capacity[17]	✓	✓			✓	✓
Special areas	✓	✓	✓	✓	✓	✓

[17] Rural residential capacity potential is measured as being without 'transferable rural site subdivision' (TRSS).

6.1 Auckland region

Across the Auckland region (the Auckland Council administrative area), there is capacity under the provisions in the PAUP for between 258,487 additional dwellings (utilising infill) and 417,079 additional dwellings (utilising redevelopment).

Table 6: Auckland residential capacity summary (in dwellings)[18]

Existing dwellings	**485,103**
Urban area capacity	207,795 to 359,018
Rural towns capacity	34,258 to 41,627
Rural area capacity	16,398
Total residential capacity	**258,487 to 417,043**

In the Auckland region, potential capacity for additional dwellings comes from many sources, including:

- 6176 parcels that have a proposed residential zone and are vacant, have potential capacity for an additional 38,016 dwellings
- There is potential capacity for 58,201 additional dwellings from 24,154 parcels that have a proposed residential zone and can accommodate infill (incl. vacant potential) development
- If all residential parcels with a proposed residential zone across Auckland were redeveloped to their maximum capacity, this could yield an additional 180,192 dwellings
- There is potential capacity (without TRSS) for an additional 14,691 dwellings from 11,139 titles located in Auckland's rural area
- There is potential capacity for an additional 119,461 dwellings in business areas and centres[19]
- Special areas provide potential for an additional 28,082 dwellings. From this total capacity, 22,718 dwellings are from special areas (other), and a further 5364 dwellings are from special areas (pipeline)[20].

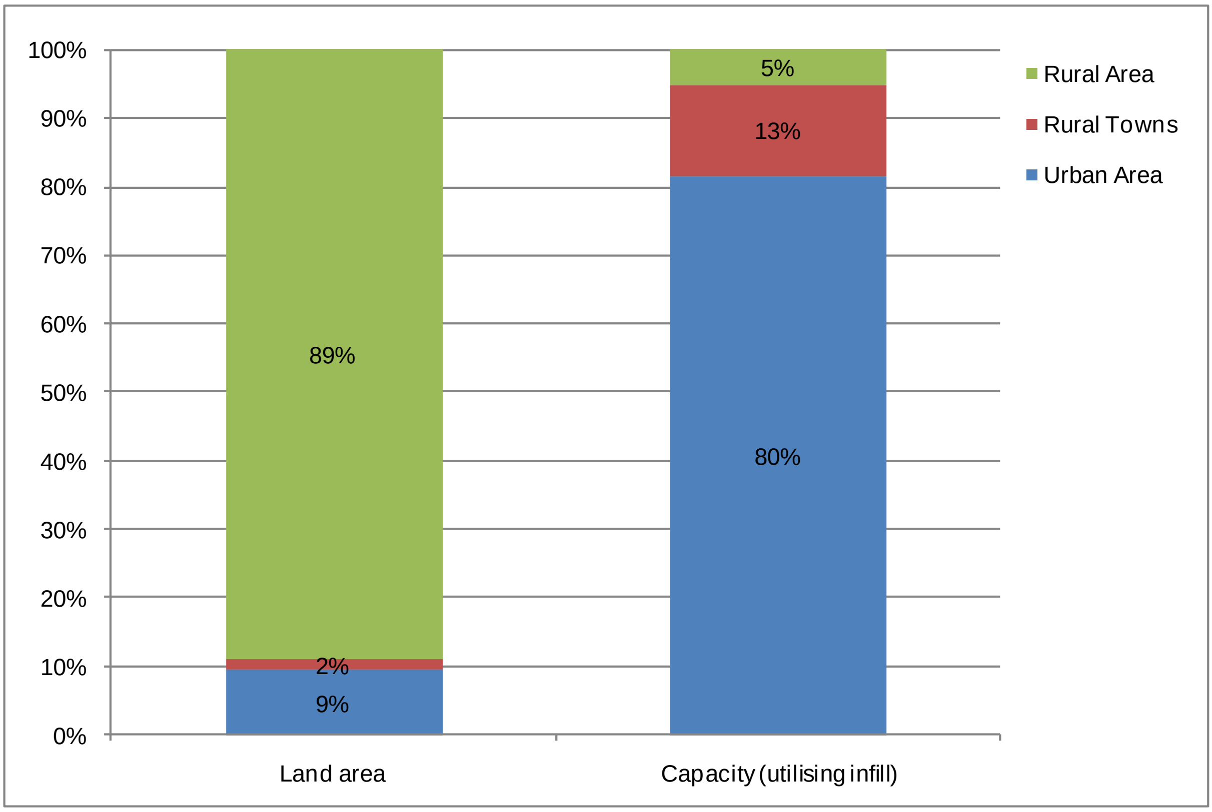
[18] Totals in this table include pipeline capacity.

[19] Under a modified theoretical scenario of the business redevelopment capacity assessment, refer Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report)

[20] Note that special areas (pipeline capacity) results only include some of the anticipated dwellings that may be located in some of the future 'Greenfield Areas for Investigation' as identified in The Auckland Plan. These areas of investigation have been explored and refined through a public consultation process and have been in included in the PAUP as Future Urban zoning. These areas (and some yet to be identified) are expected to provide opportunities for a total of 90,000 additional dwellings (refer figure D.6 of The Auckland Plan AUCKLAND COUNCIL 2012a. *The Auckland Plan,* Auckland, New Zealand, Auckland Council.), only some of which are captured in the special areas (pipeline capacity) total, where planning has advanced sufficiently to be reportable in this report by specific location.

Auckland has been growing as a city ever since it was first settled (Auckland Regional Council, 2008). Historical and current development has seen the urban area of the region spread across the Auckland Isthmus and beyond, joining up the formerly rural land between the many small settlements, and creating new residential suburbs, business areas and centres (Auckland Regional Council, 2010). Despite this the rural area of Auckland still makes up close to 90 per cent of its total land area (see Figure 2). Conversely, the vast majority, four-fifths (80 per cent), of the residential capacity (when utilising infill)[21] identified by the study is located in the urban area (see Figure 2).

Figure 2: Proportions of land area and residential capacity (utilising infill) by geographic location



Residential capacity identified in this study is not evenly spread. This is because measured capacity is a function of zoning, which is not uniformly distributed, but concentrated into locations that are considered (by the PAUP) as best able to support it. When looking at the study results by local board area (refer Figure 3) it is clear that some areas have more capacity than others. Over half (56 per cent) of the residential capacity total (when utilising infill) lays within just six of the 21 local board areas (Franklin, Hibiscus and Bays, Howick, Rodney, Upper Harbour and Waitemata).

The Waitemata Local Board, while encompassing some of the oldest parts of the city, also includes the central business district (CBD). The CBD has the potential to accommodate large numbers of new dwellings through the increase of high-density residential and mixed-use developments on business zoned land. It is for this reason that the Waitemata Local board area contains 15 per cent of Auckland's residential capacity (when utilising infill), this can be seen below illustrated in Figure 4.

[21] The proportion of residential capacity (utilising redevelopment) located in the urban area is 86%.

Figure 3: Residential capacity (utilising infill) by local board area (dwellings)

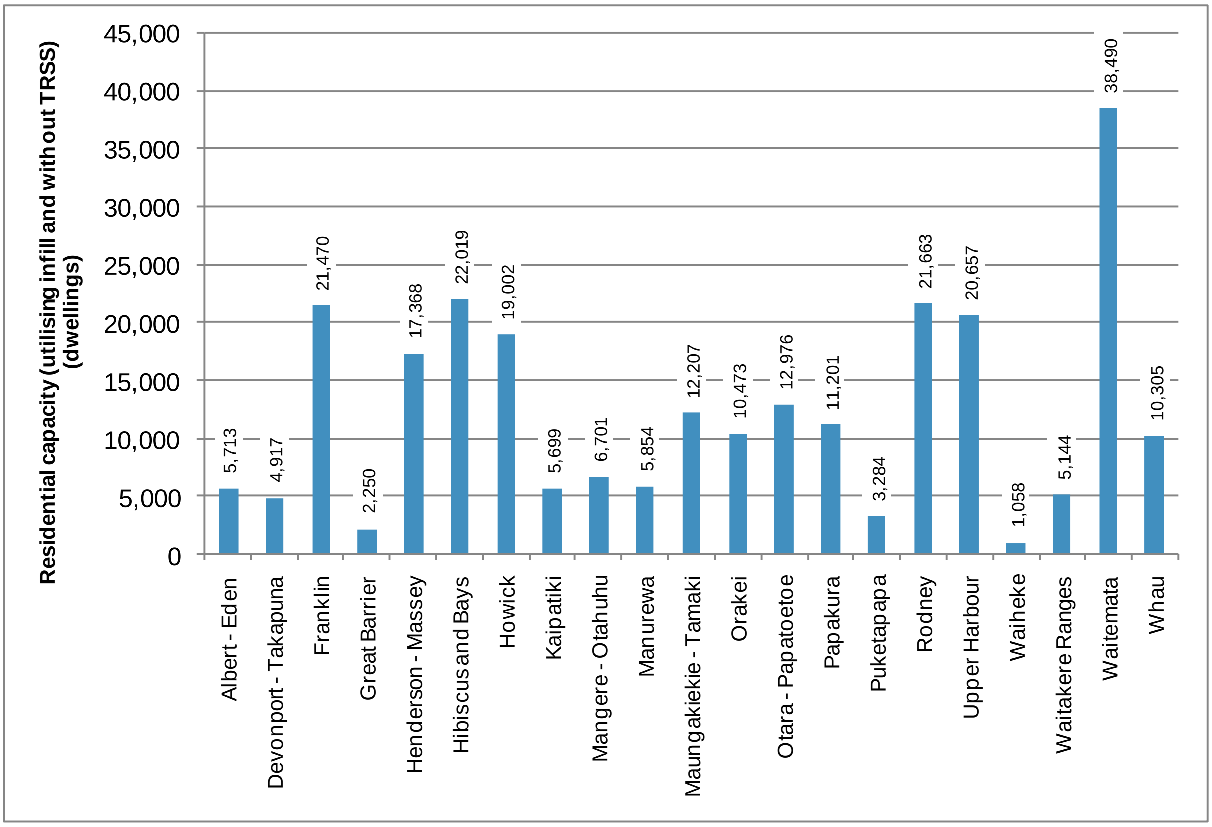
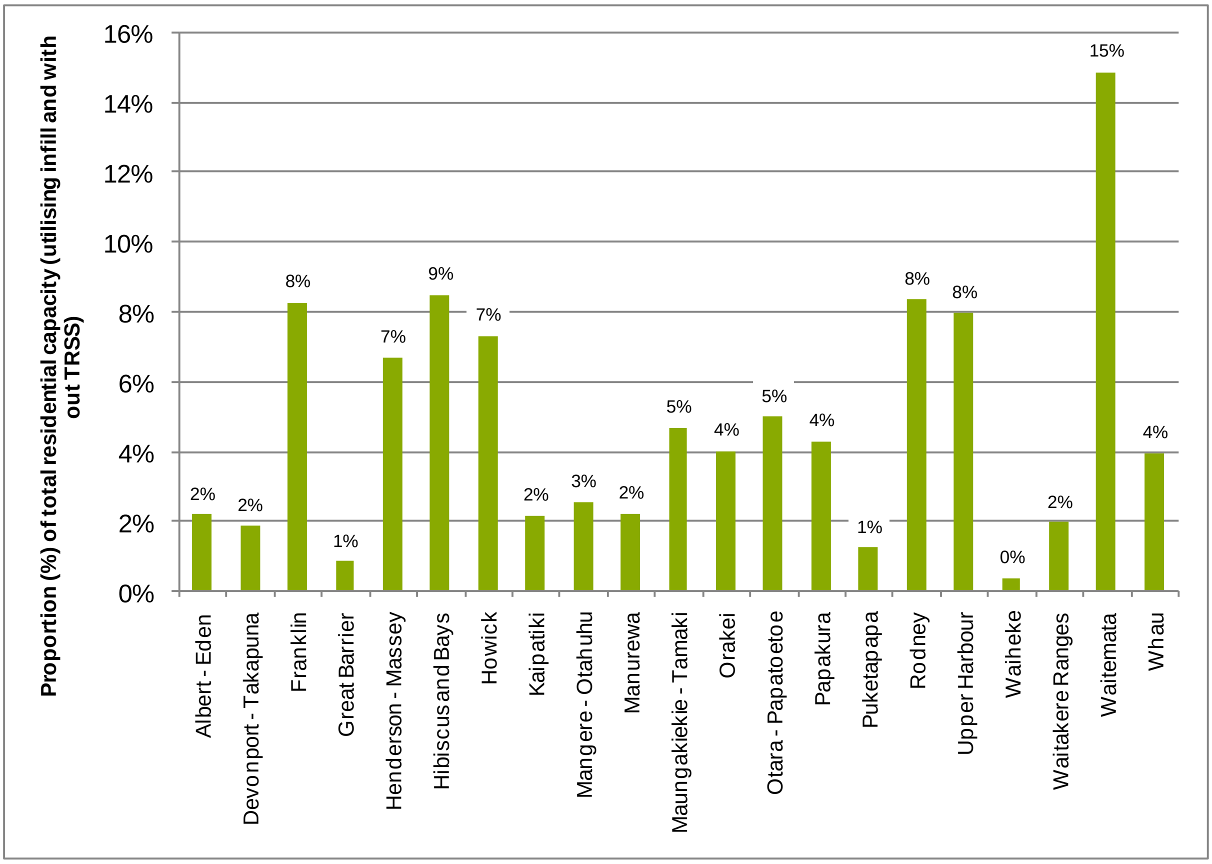


Figure 4: Distribution residential capacity (utilising infill) by local board



The proportions of the total capacity components that have been calculated for the PAUP are shown below in Figure 5 and Figure 6. When looking at the capacity results for the Auckland region (when utilising infill opportunities) we can see that the largest proportion (56 per cent) of residential capacity comes from business areas and centres. This is because these locations are where the most intensive development opportunities exist. It should be noted that this proportion is similar to that seen in the results from the 2012 study, where 42 per cent of residential capacity came from this type (Fredrickson and Balderston, 2013). When looking at the proportion of capacity types of the total when utilising redevelopment, the sites with redevelopment capacity component contributes 38 per cent of the total residential capacity; this is an increase on the proportion seen in the 2012 study (34 per cent). This is due to increased density provisions enabled by the PAUP, with an increase in opportunities that are potentially realisable from redevelopment (removing existing buildings) over infill (where existing buildings are retained).

Figure 5: Proportion of capacity type from total capacity when utilising infill

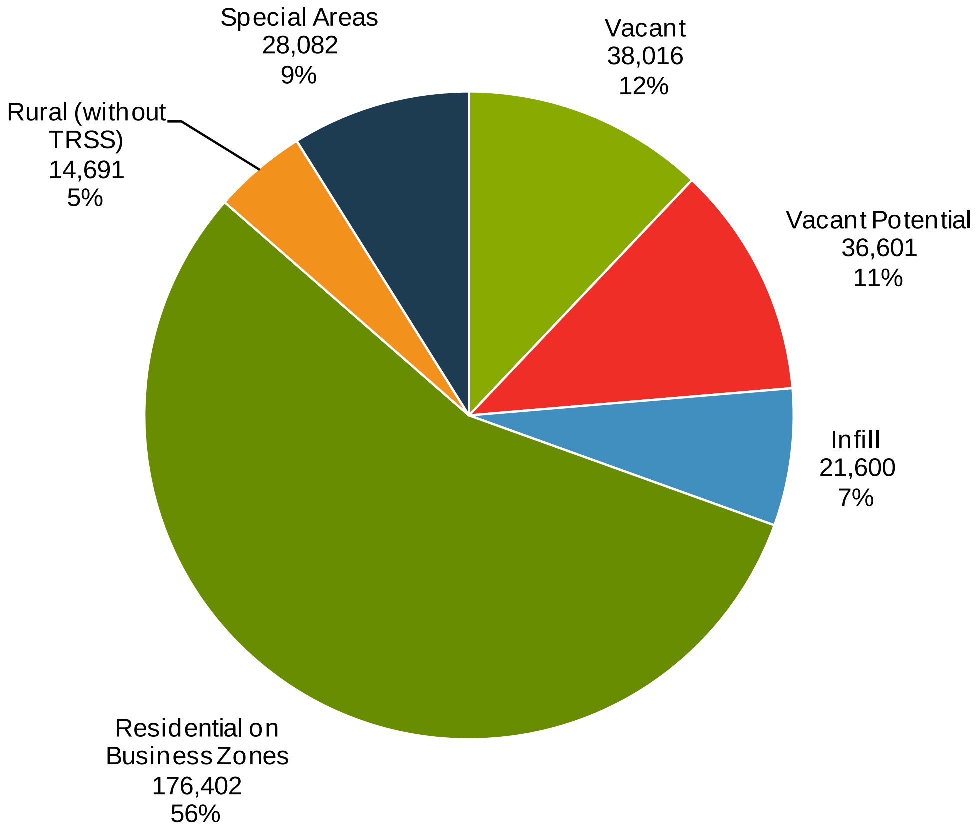
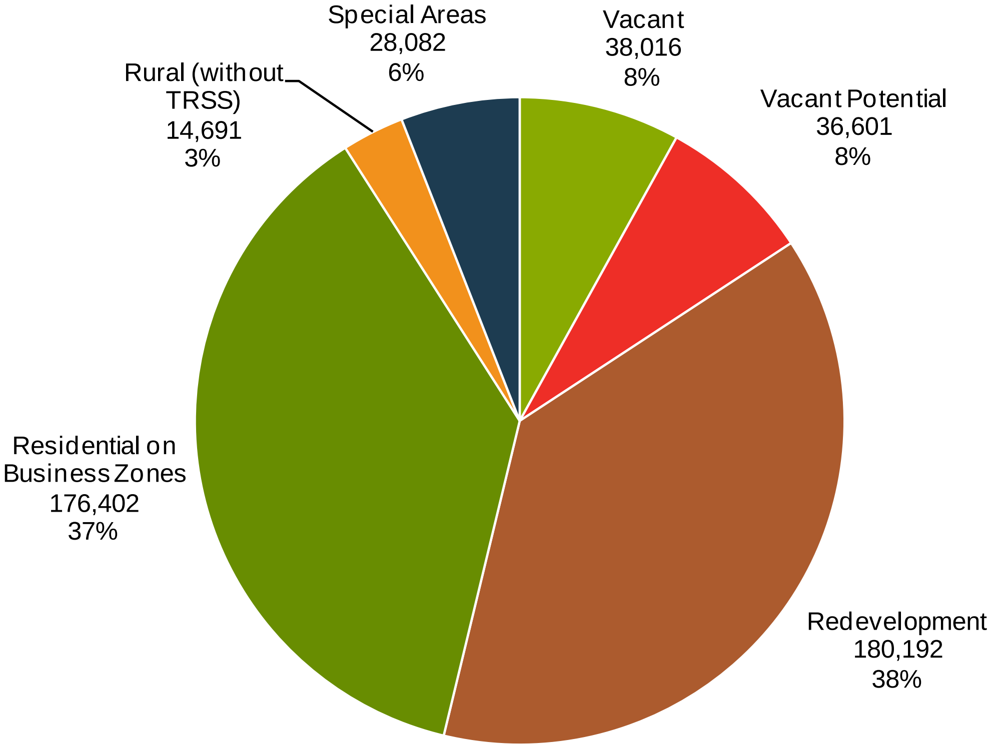


Figure 6: Proportion of capacity type from total capacity when utilising redevelopment



6.2 Urban area

Auckland's urban area has capacity under PAUP planning provisions as modelled for an additional 211,357 dwellings (utilising infill) to 362,580 dwellings (utilising redevelopment).

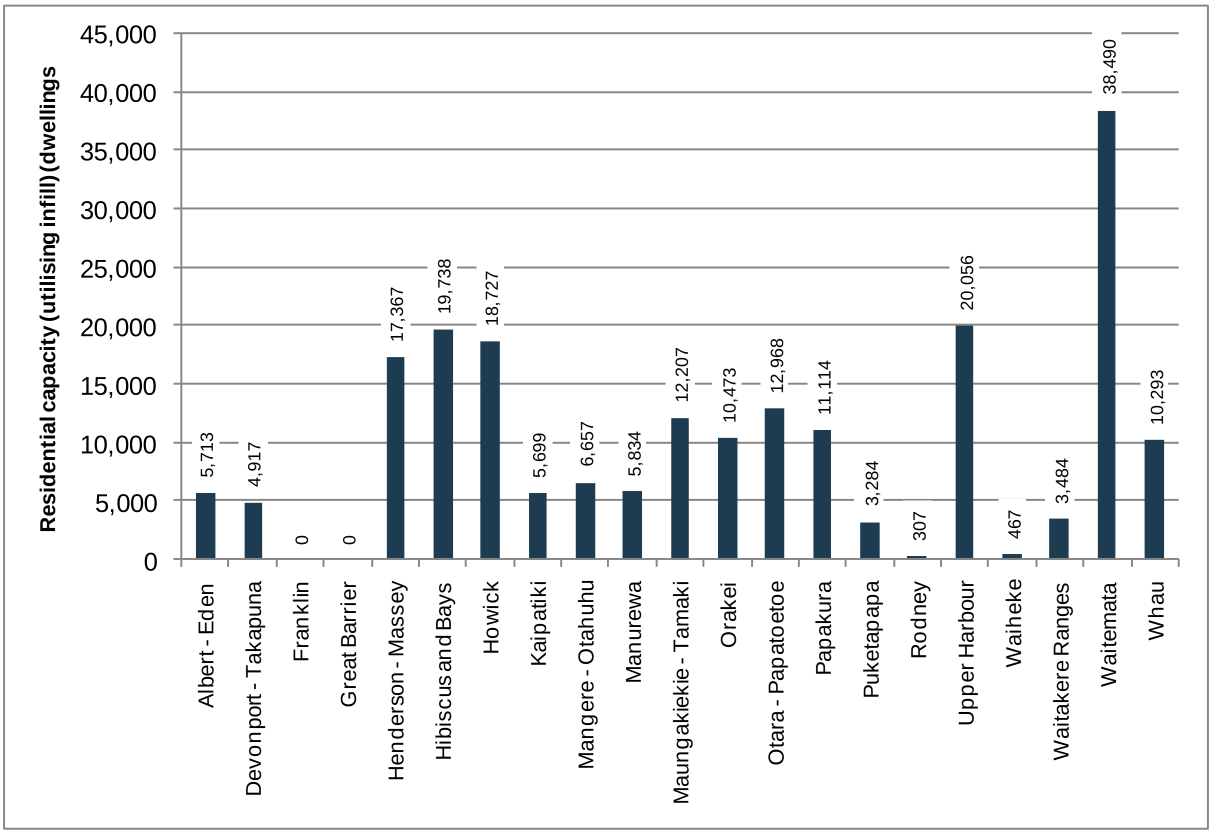
Within Auckland's urban area, potential capacity for additional dwellings comes from many sources, including:

- 4752 parcels that have a proposed residential zone and are vacant, have potential capacity for an additional 31,285 dwellings
- There is potential capacity for 41,050 additional dwellings from 21,869 parcels that have a proposed residential zone and can accommodate infill (incl. vacant potential) development
- If all residential parcels with a proposed residential zone were redeveloped to their maximum capacity, this could yield an additional 171,491 dwellings
- There is potential capacity for an additional 114,550 dwellings in business areas and centres[22]
- Special areas provide potential for an additional 20,910 dwellings. From this total capacity, 18,822 dwellings are from special areas (other), and a further 2088 dwellings are from special areas (pipeline).

[22] Under a modified theoretical scenario of the business redevelopment capacity assessment, refer Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report)

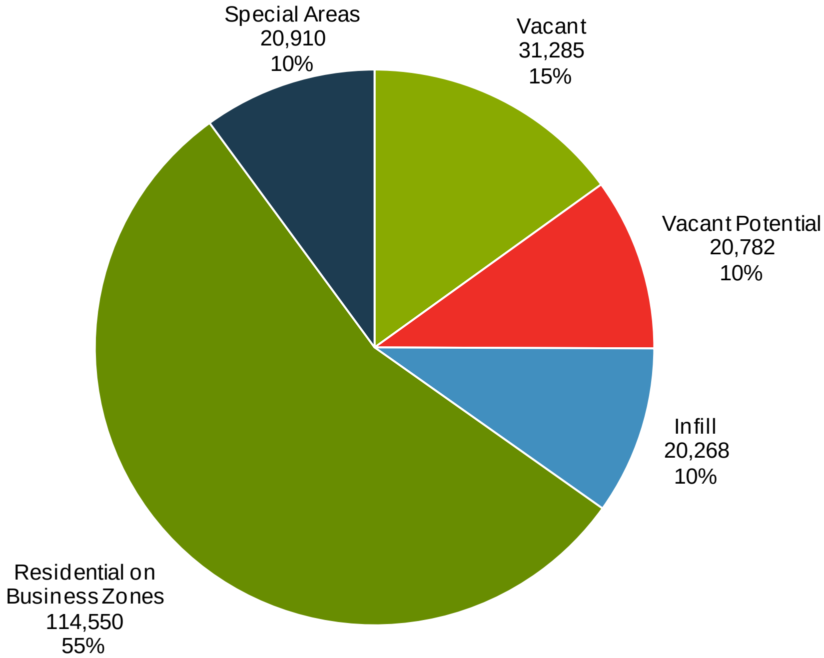
Residential capacity results by local board area for the urban area are very similar to those identified for the entire Auckland region, with Waitemata Local Board containing the most capacity – due to it containing the CBD. Figure 7 shows this distribution using the residential capacity (utilising infill). Note that the Franklin and Great Barrier local boards do not contain any land that is classified as urban in this study.

Figure 7: Residential capacity in the urban area (utilising infill) by local board area



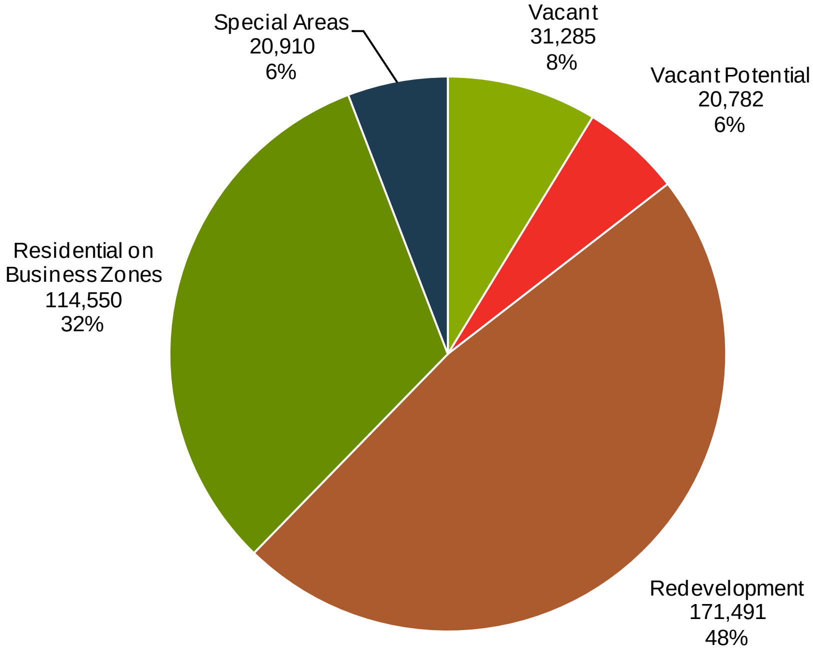
Within Auckland's urban area, the majority (55 per cent) of capacity for additional dwellings (when using infill) comes from residential development on business land, as can be seen in Figure 8. Capacity from vacant parcels provides 15 per cent of the urban area's total, with the vacant potential, infill and special areas all providing 10 per cent each.

Figure 8: Capacity type proportions in Auckland's urban area (when utilising infill)



When looking at residential capacity (when using redevelopment) in Auckland's urban area, the largest proportion (48 per cent) of capacity for additional dwellings comes from residential redevelopment as can be seen in Figure 8. Residential on business also provides a large proportion of capacity, contributing 32 per cent of the total. Capacity from vacant parcels provides 8 per cent of the urban area's total, with the vacant potential, infill and special areas all providing 8 per cent, or less, each.

Figure 9: Capacity type proportions in Auckland's urban area (when utilising redevelopment)



6.3 Rural towns

Across the 89 rural towns[23] that were assessed for capacity we found that there was potential capacity for an additional 34,258 dwellings (utilising infill) to 41,627 dwellings (utilising redevelopment).

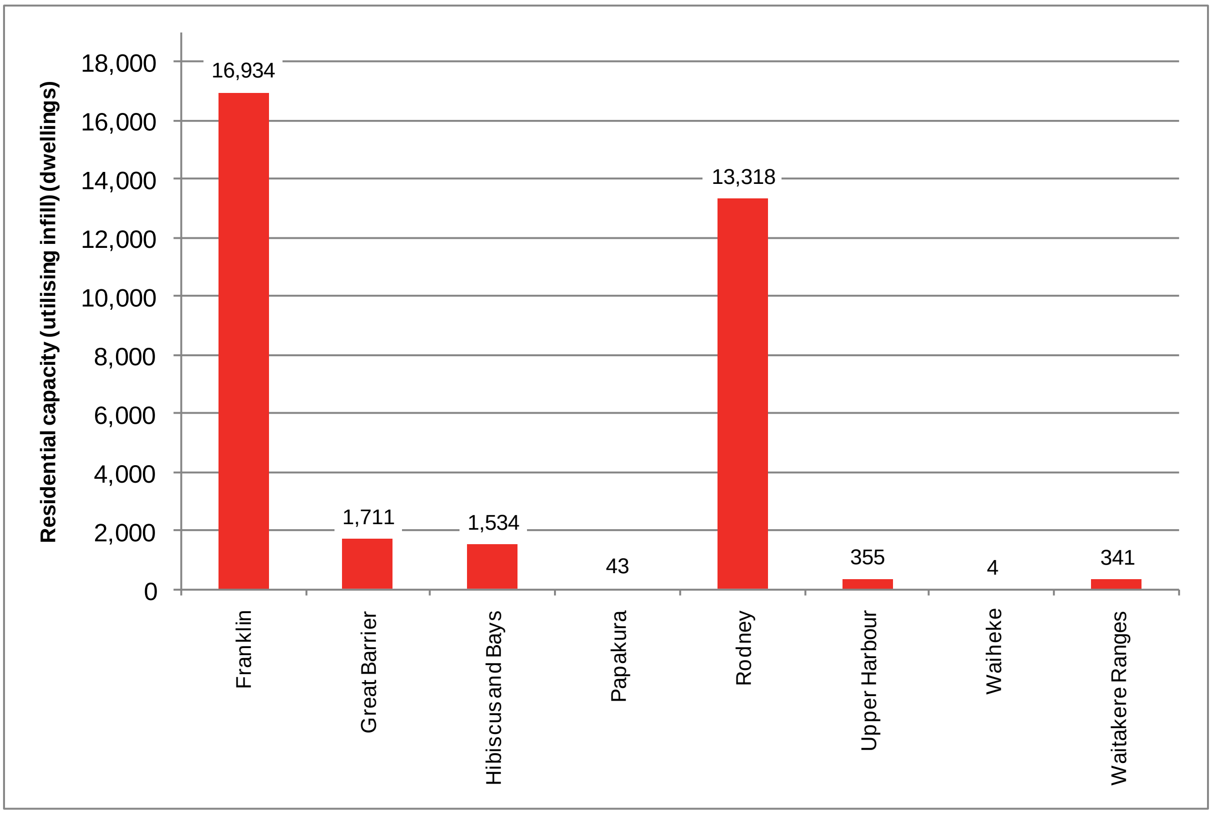
Within the rural towns, potential capacity for additional dwellings comes from many sources, including:

- In rural towns there are 1410 residential zoned parcels that are vacant and which have potential capacity for an additional 6731 dwellings
- In rural towns there is potential capacity for 17,151 additional dwellings on 2280 parcels that are suitable for infill (incl. vacant potential) development
- If all residential parcels with a proposed residential zone were redeveloped to their maximum capacity, this could yield an additional 8701 dwellings
- There is potential capacity for an additional 4911 dwellings in business areas and centres in rural towns
- Special areas provide potential for an additional 5465 dwellings. From this total capacity, 2189 dwellings are from special areas (other), and a further 3276 dwellings are from special areas (pipeline).

Eight of Auckland's 21 local boards contain rural towns that were identified for assessment as part of this study (based on the existence of urban type zoning). Below, Figure 7 shows the distribution of residential capacity (utilising infill) in rural towns, by local board. Most of this capacity falls within the largest of the rural based local boards (by area), Franklin and Rodney, with these two local boards together accounting for 89 per cent of capacity identified in rural towns. The other local boards shown have large rural areas, but few rural towns, as such show only small amounts of capacity. It should be noted that most of the 'urbanised' area on Waiheke Island (within the Waiheke Local Board) falls within the 2010 Metropolitan Urban Limits, and has therefore been reported under the urban area section (section 6.2 above).

[23] A definition of rural towns used in this study is found in Table 1 and the geographic extents of the modelled rural towns shown in Figure 1. It should be noted that the spatial definition of rural towns used in this study may differ to definitions used for other purposes. A full list of rural towns can be found as an appendix in the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report.

Figure 10: Residential capacity (utilising infill) in rural towns by local board area



Within Auckland's rural towns, the largest proportion of capacity for additional dwellings (when using infill) (46 per cent) comes from vacant potential, as can be seen in Figure 11. Capacity from vacant parcels provides 20 per cent of the rural town total, with the remaining three types contributing somewhat smaller proportions. When using redevelopment rather than infill capacity, we can see (refer Figure 12) that while vacant potential capacity still makes up a large proportion (38 per cent), capacity from redevelopment is also a large contributor of capacity.

Figure 11: Capacity type proportions in Auckland's rural towns (utilising infill)

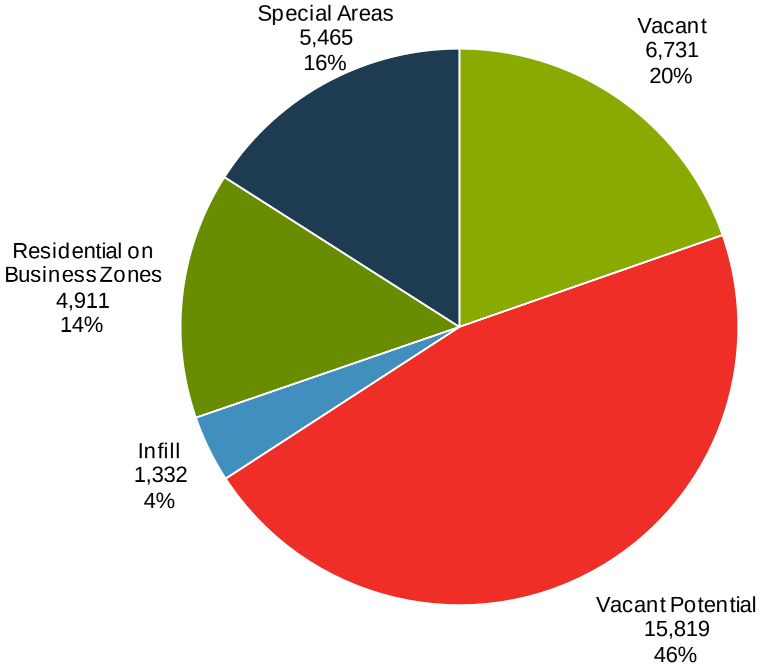
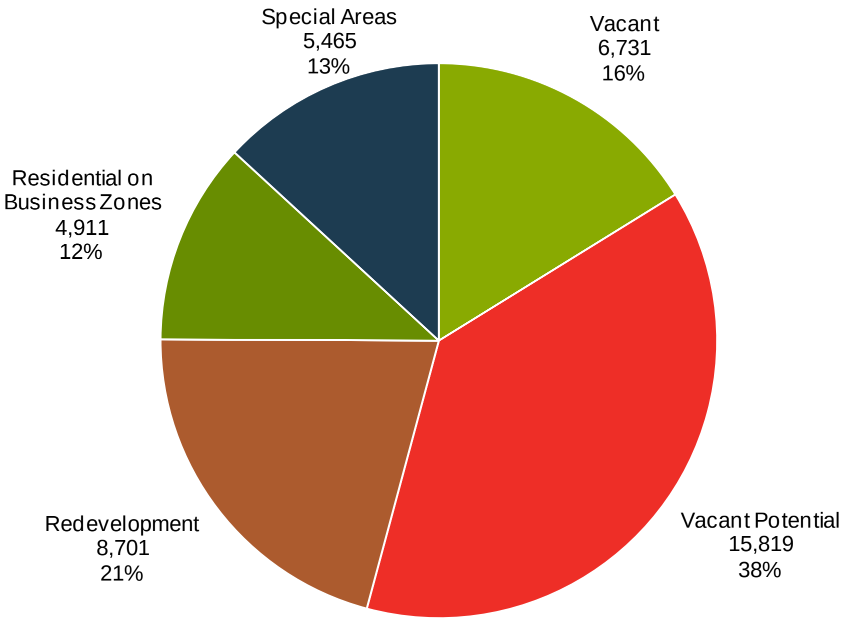


Figure 12: Capacity type proportions in Auckland's rural towns (utilising redevelopment)



6.4 Rural residential

The rural area of Auckland is expansive, making up approximately 90% of Auckland’s land area; stretching from Pakiri and Wellsford in the north to Waiuku and Pukekohe in the south, and including the many and varied Hauraki Gulf Islands.

Capacity in the rural area is calculated at the title level, and as a regional total can either be without or with the 'transferable rural site subdivision' (TRSS) provisions of the PAUP. A transferable rural site subdivision is the transfer of the residential development potential of rural sites from one location to another through the subdivision process (Auckland Council, 2013b). Due to the almost impossible task of determining a match between the location of possible donor and recipient sites used for TRSS, the capacity results have been reported without TRSS. A regional total for subdivision potential including TRSS can be found in section 6.4.2 further on in this report.

Rural residential capacity results reported can be found in Appendix A and maps illustrating the results for rural residential capacity are presented in Appendix B.

6.4.1 Rural residential capacity (without TRSS)

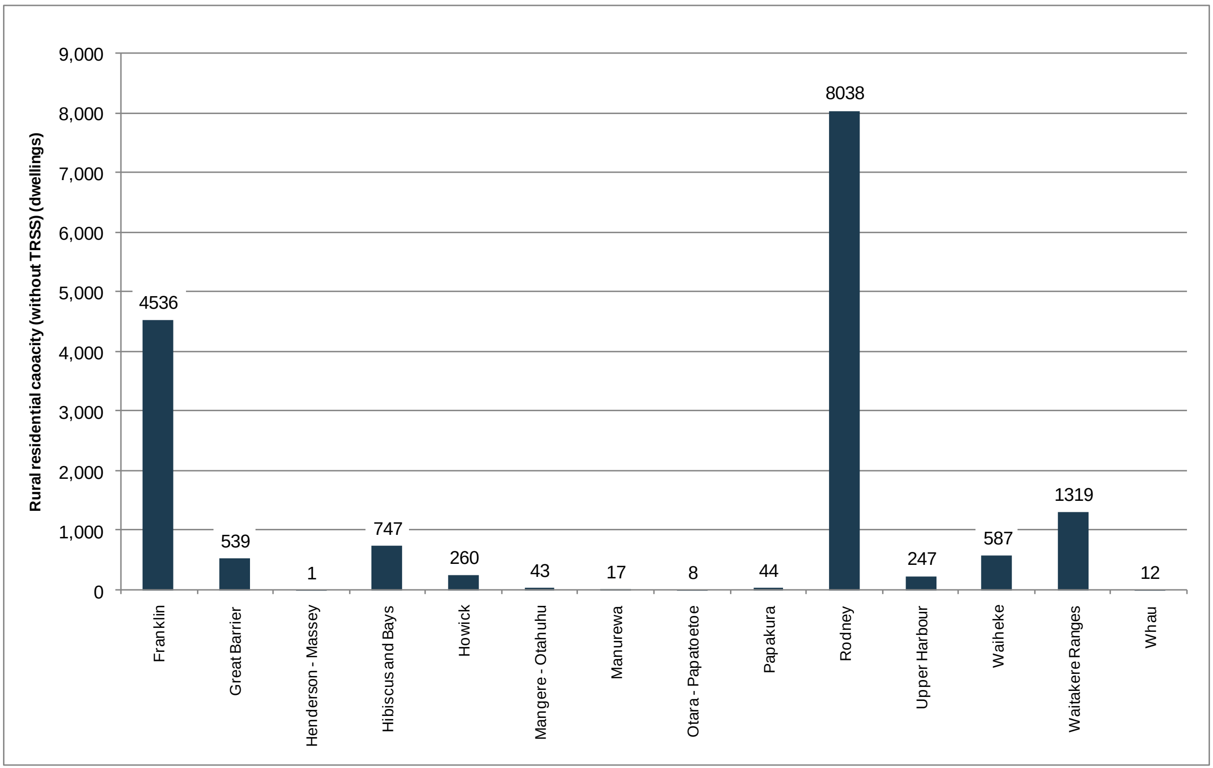
In the rural area, capacity comes from 11,139 titles, providing potential capacity for 14,691 additional dwellings. We have also identified the possibility for 1707 additional dwellings in special areas, making a total potential rural residential capacity (without TRSS) of 16,398 dwellings.

Table 7: Rural residential capacity (without TRSS) summary (dwellings)

Existing dwellings (2011)	**28,015**
Capacity (without TRSS) (dwellings)	14,691
Special areas (dwellings)	1,707
Rural residential capacity (dwellings)	**16,398**

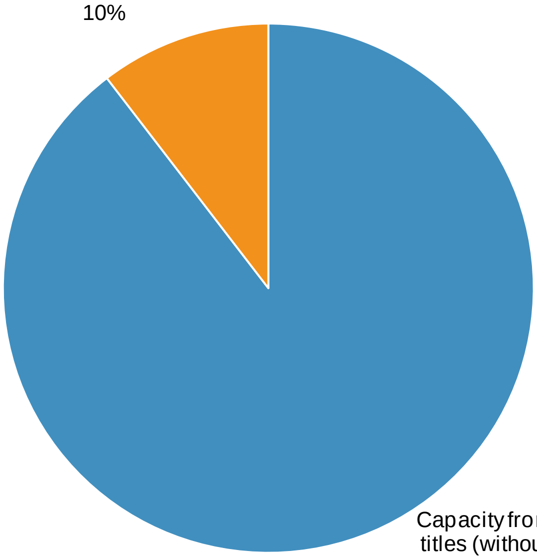
The vast majority of Auckland's rural area is contained within two local boards, the Rodney Local Board in the north and the Franklin Local Board in the south. The largest proportion of capacity (without TRSS) comes from the Rodney Local Board area, providing 49 per cent of the total, or capacity (without TRSS) for an additional 8038 dwellings; the second largest proportion of capacity is supplied by Franklin (28 per cent of the regional total), with capacity (without TRSS) for 4536 additional dwellings (see Figure 13).

Figure 13: Distribution of rural residential capacity (without TRSS) (dwellings) by local board area



The overwhelming majority (90 per cent) of capacity (without TRSS) in Auckland's rural area under the PAUP comes from existing titles that are currently vacant, or could be subdivided or otherwise developed, with only 10 per cent coming from capacity that was from special areas, this can been seen below in Figure 14.

Figure 14: Rural residential capacity type proportions in Auckland's rural area



6.4.2 Rural residential capacity (with TRSS)

Transferable Rural Site Subdivision (TRSS) is a provision in the subdivision rules of the PAUP. Due to its nature, rural residential capacity (with TRSS) can only be calculated at a region-wide level. This is because when calculating rural capacity results we can determine the location of sites with potential for donation and receiving of the TRSS provisions of the plan, but cannot calculate the actual transfer of donors to receivers on a parcel basis, or any level below the regional total.

Under the PAUP, the Significant Environmental Area (SEA) protection bonus lots provisions provide the only increase the net number of rural titles (and therefore dwellings) within the region under the plan. This provision allows for new rural titles to be created over and above those created through traditional subdivision. Vacant Site Amalgamation TRSS, which transfers latent potential from one title to another does not increase the total amount of capacity, but only moves it around. Through modelling we have determined that the total number of SEA Protection TRSS bonus lots that could potentially be created is 1060. These bonus lots can only be transferred to specified Countryside Living zone locations (also a receiver location for vacant titles). Assuming SEA Protection TRSS bonus lots are all utilised and transferred to Countryside Living zone receiver areas, and this potential is added to the rural residential capacity without TRSS regional total, then the total rural residential capacity (with TRSS) for Auckland is 17,458 dwellings (refer Table 8 below).

Table 8: Rural residential capacity with SEA protection bonus (TRSS) summary (dwellings)

Existing dwellings (2011)	**28,015**
Capacity (without TRSS) (dwellings)	14,691
Special areas (dwellings)	1,707
Capacity from SEA protection bonus (TRSS)	**1,060**
Rural residential capacity (dwellings)	**17,458**

6.5 Residential capacity results by Proposed Auckland Unitary Plan residential base zone

6.5.3 Background

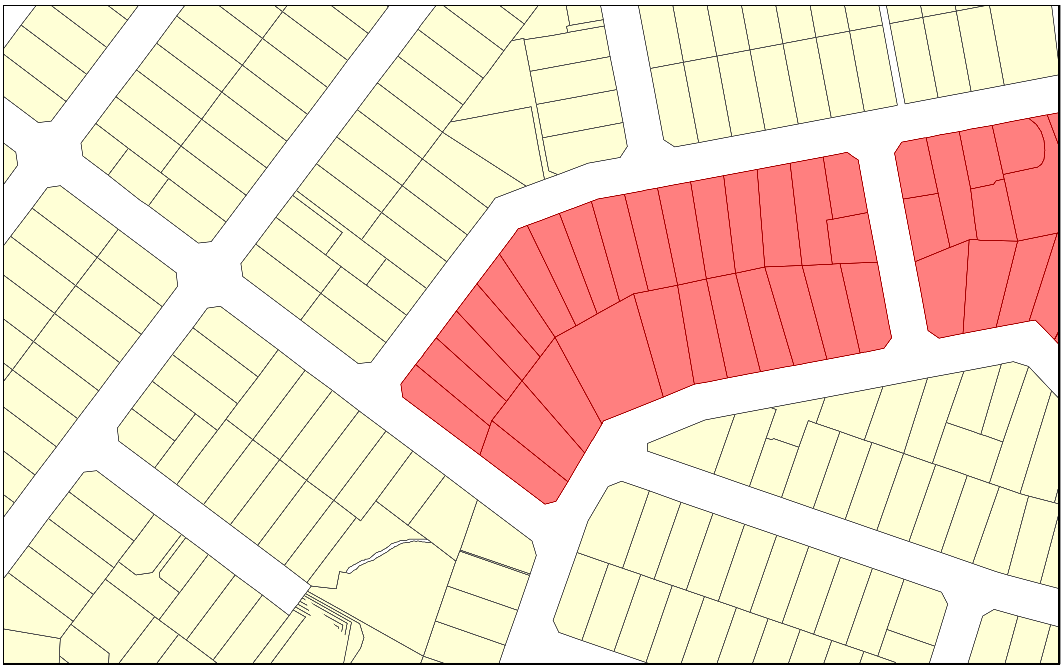
This subsection of the residential capacity results reports capacity for additional dwellings enabled by the PAUP, by base zone.

Capacity results reported in this section are only for those parcels that have provisions modelled that are equal to the base zone they fall in[24]. Many residential parcels within the region, while falling within a base zone, have another set of rules that apply to it; this occurs where rules relating to precincts and overlays take precedence over the base zone rules.

As part of this study we have modelled the provisions that apply to a parcel. As such a PAUP base zone can describe two things 1) the geographic expanse covered by the base zone or, 2) the geographic area to which the zones provisions apply. For the purposes of this report we have chosen to report the results from the second point, the reason being that the capacity from this area is more reflective of the rules of the zone.

Perhaps the best example of the provisions of a PAUP base zone provisions not applying to parcels is in the Single House zone. The Single House base zone covers 12,772 hectares and 111,254 parcels, but the provisions of this zone only apply to 7,414 hectares and 76,875 parcels (58 per cent by area, 71 per cent of parcels). While the Single House zone is the most effected by overlays and precincts, all residential zones are effected in some way. Below in Figure 15 we can see an example of a residential area, all of which is zoned as 'Single House'. The red area of the map has a special character overlay that applies to it, meaning different provisions apply to these parcels. These red parcels are not included in our totals for this section.

Figure 15: Example of where PAUP base zone provisions does not apply to parcels (through a PAUP overlay)



Sinlge House base zone. Modelled as 'Single House'. Minimum site size = 600 m^2

Sinlge House base zone. Modelled as 'Special Charactar' overlay. Minimum site size = 1000 m^2

[24] As per the methodology and assumptions report, these are parcels where CFGS_Zone = BaseZone.

Due to only measuring portions of the region's residential capacity, the results below will not total up to those reported earlier in this section. It should also be noted that not all zones were assessed for all types of residential capacity. All parcels that fall within the Terraced Housing and Apartment Building (THAB) base zone (and modelled as THAB) and some parcels from the Mixed Housing base zones (those parcels on which the 'unlimited density' provisions applies, and modelled as MHZ) are only assessed for vacant or redevelopment capacity types. This is because the provisions of these zones do not promote actively infill style of development.

6.5.4 Results

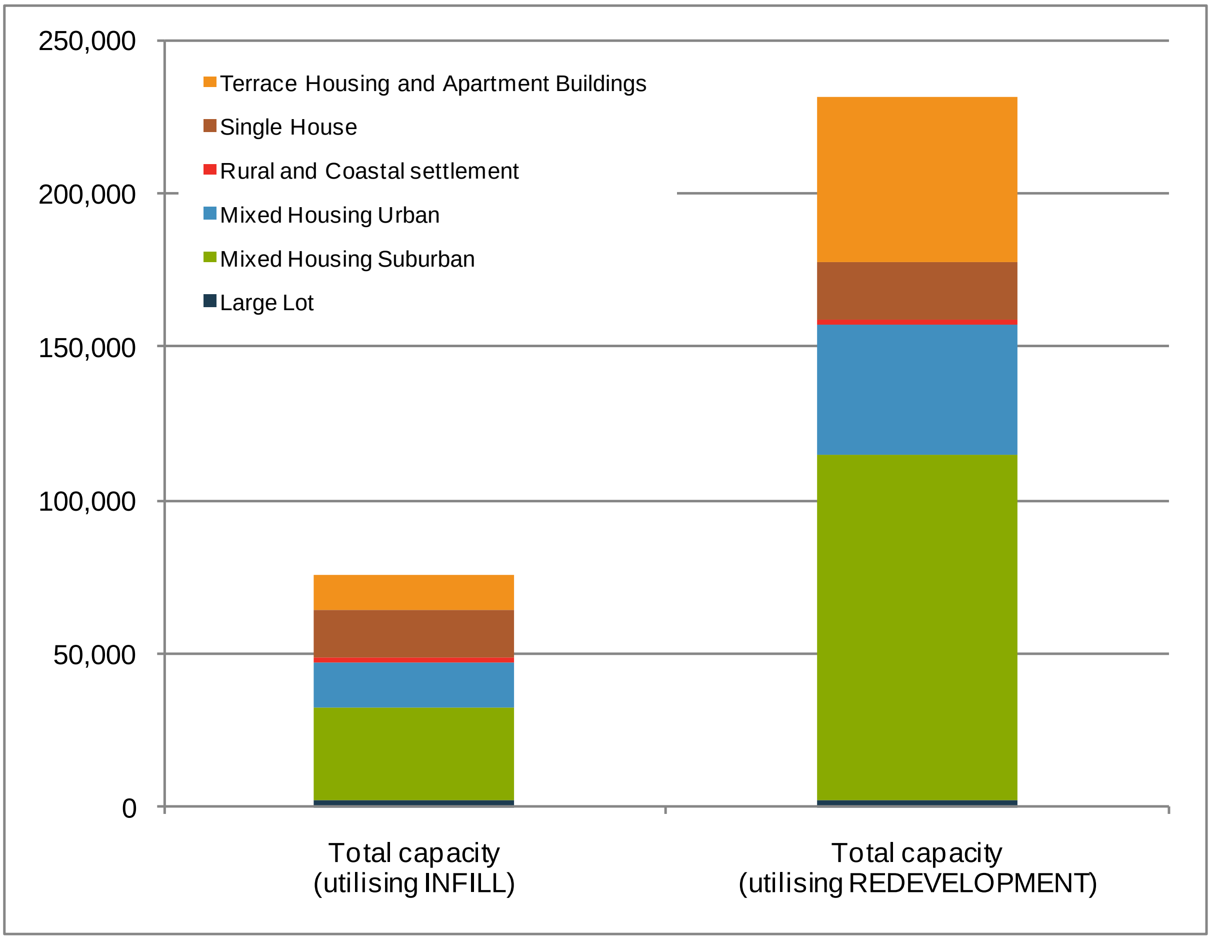
Capacity for additional dwellings, by base zone (from parcels where the base zone provisions apply) can be seen in Table 6. Capacity from these capacity types and residential zones total 75,950 dwellings when utilising infill and, 231,978 when utilising redevelopment.

Table 9: Dwelling capacity by Proposed Auckland Unitary Plan residential base zones where the base zone provisions apply

Capacity type	Large Lot	Mixed Housing Suburban	Mixed Housing Urban	Rural and Coastal Settlement	Single House	Terrace Housing and Apartment Building
Vacant capacity (dwellings)	110	10,221	4,735	45	5,657	11,769
Vacant potential Capacity (dwellings)	2,610	7,690	3,061	1,414	7,740	-
Infill capacity (dwellings)	-	11,832	6,985	-	2,081	-
Redevelopment capacity (dwellings)	6	94,739	34,632	6	5,149	42,394
Total capacity (utilising INFILL)	2,720	29,743	14,781	1,459	15,478	11,769
Total capacity (utilising REDEVELOPMENT)	2,726	112,650	42,428	1,465	18,546	54,163

The graph below (Figure 16) illustrates the sources of capacity for additional dwellings (by capacity type), for the two capacity totals (using either infill or redevelopment). As can be seen, the Mixed Housing Suburban zone provides the largest proportion of capacity in both totals (39 per cent when using infill, 49 per cent when using redevelopment).

Figure 16: Dwelling capacity by Proposed Auckland Unitary Plan residential base zones where the base zone provisions apply



7.0 Business land results

This section of the report summarises the business land results of the study. Business land capacity is the measure of land (in hectares) from parcels within a proposed business zone; this includes industrial areas, commercial locations such as town centres and business parks. The results presented in this section have been broken down and reported by geographical area: Auckland wide, the urban area and rural towns/other, and then by PAUP business base zone. Results, including a breakdown by local board area can be found in Appendix A. Maps illustrating the results for business land capacity are presented in Appendix B.

Business land results are reported in hectares, with total capacity being made up of three capacity types:

- Parcels with a proposed business zoning, that are wholly vacant[25] (vacant)
- The statistically significant vacant portion of occupied parcels with a proposed business zoned (vacant potential) and
- From special areas

The following section of this report (section 8.0) on business redevelopment, details the additional capacity that could be made available from the further development and intensification of currently developed areas. The business redevelopment component uses volumetric calculations (rather than simply land area) to estimate the total area floor space of a business area or centre under a range of scenarios. This floor space area is subsequently apportioned to business and residential purposes, to provide estimates of dwellings and employees.

7.1 Auckland wide

In total, across the Auckland region, the PAUP has 7921 hectares of land modelled as being in a proposed business zone.

Table 10: Auckland business land capacity (Proposed Auckland Unitary Plan) summary (in hectares)[26]

Current zoned business land	**7,921**
Urban area business land capacity	2,516
Rural towns business land capacity	857
Total business land capacity	**3,372**

Across Auckland, the Capacity for Growth Study found that:

- There was 1312 hectares of business zoned land located on 3391 parcels that were identified as <u>vacant</u> in Auckland. Vacant business land constitutes 39 per cent of the region's business land capacity
- There was a further 1736 hectares of business zoned land that was considered to have <u>vacant potential</u> (51 per cent of business land capacity) – this is from 2206 parcels that were

[25] Results in this section are heavily dependent on building footprint data, which has recently been updated, but is still based on 2010-2011 Aerial Photography. Cross-checking with dwelling count data will reduce the over count this data lag introduces to the results. See *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report for further discussion.

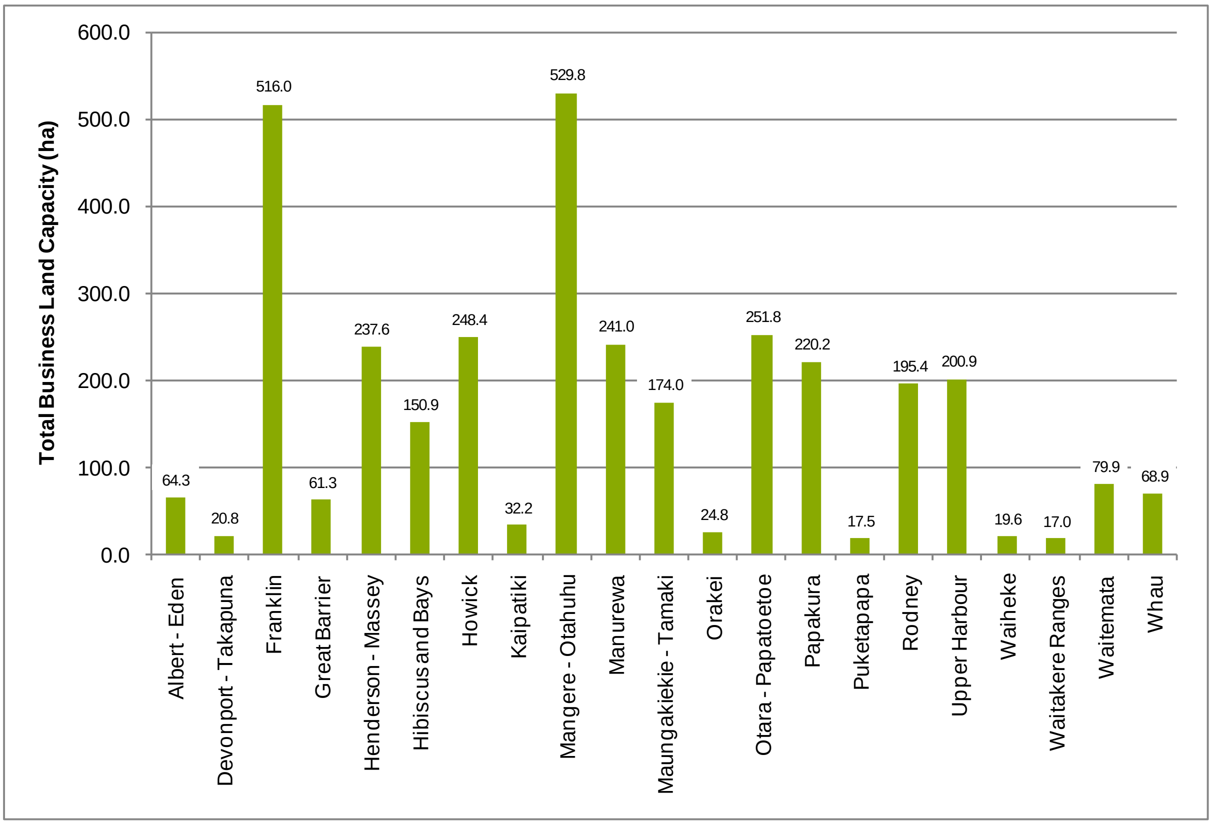
[26] Totals in this table include pipeline capacity.

occupied in some manner, but had a noteworthy portion[27] of the parcel that was vacant and had enough room for possible further development[28].

- Special areas provide potential for an additional 324 hectares of business land. From this total capacity, 289 hectares of business land are from special areas (other), and a further 35 hectares of business land are from special areas (pipeline).

Distribution by local board area shows an uneven dispersal of business land capacity; this can be seen in Figure 17. The Mangere-Otahuhu local board area has the largest proportion of business land capacity with 16 per cent of the region's total, followed by the Franklin local board area with 15 per cent. The Waitakere Ranges local board area has the least with only 17 hectares of business land capacity measured.

Figure 17: Distribution of business land capacity in Auckland, by local board area (area in hectares)

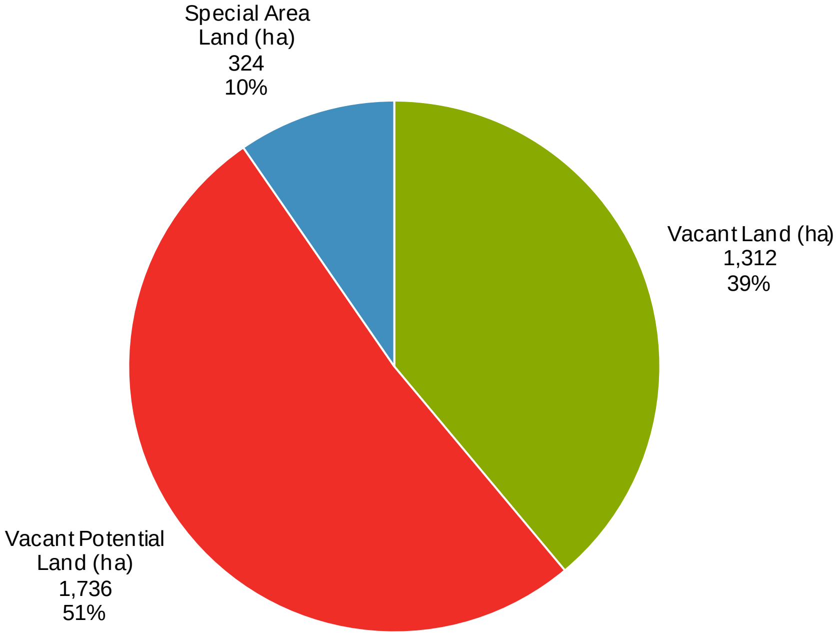


Franklin Local Board has the largest proportion of vacant land in proposed business zones, with 28 per cent of the regional total (371 hectares). Five local board areas together have 50 per cent of the region's vacant potential business land; Franklin with eight per cent, Henderson-Massey with nine per cent Mangere-Otahuhu with 12 per cent, Manurewa with 10 per cent, and Otara-Papatoetoe with 11 per cent. Mangere-Otahuhu Local Board has the greatest amount of special area capacity, with 209 hectares. The proportions of the region's business land capacity, but capacity type can be seen below in Figure 18.

[27] See Section 6.4 of the *Capacity for Growth Study 2012: Methodology and Assumptions* technical report for a discussion of how 'noteworthy' has been calculated and defined.

[28] This land may not necessarily be made available for separate sale as a vacant parcel, but is available for expansion by the existing owner should they choose. This 'scope for expansion' is just as important for ongoing business capacity as vacant sites for new builds.

Figure 18: Business land capacity type proportions in Auckland



7.2 Urban area

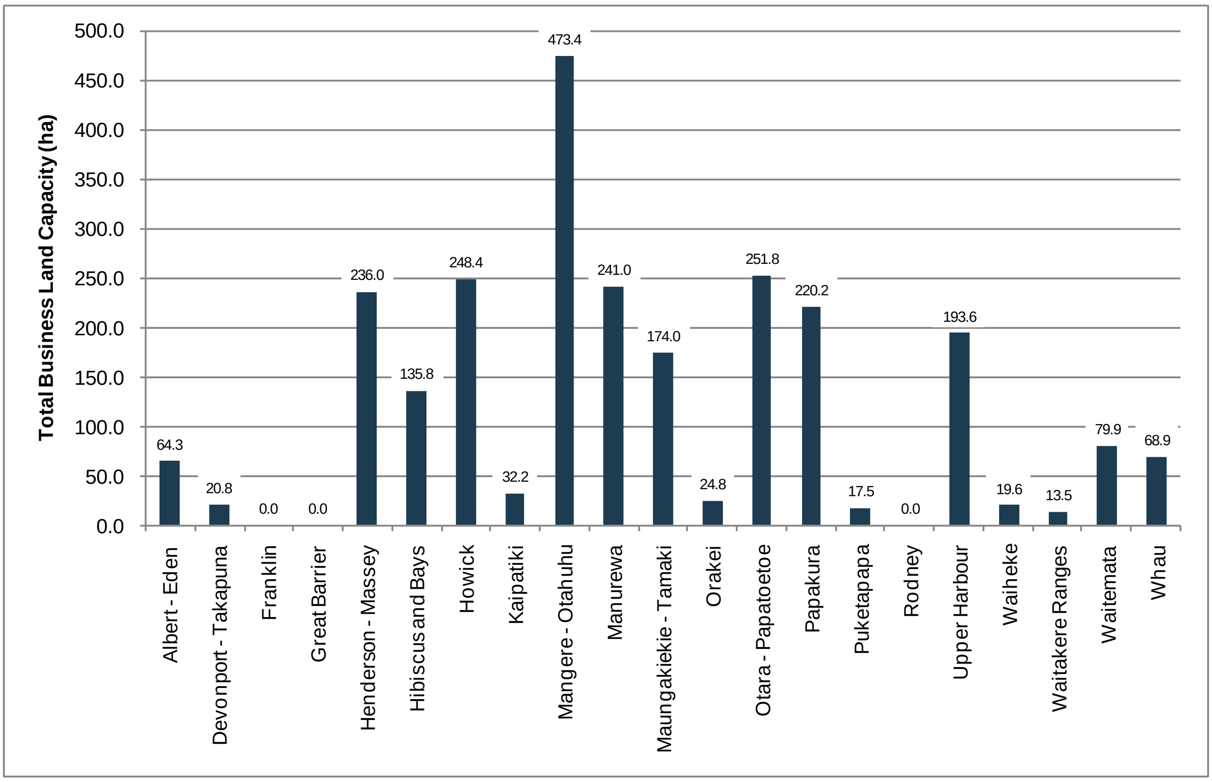
The urban area of Auckland contains the vast majority of the region's business zoned land (85 per cent) and a significant, but reduced proportion of the region's business land capacity (75 per cent).

In Auckland's urban area, the Capacity for Growth Study found that:

- There was 762 hectares of business zoned land located on 2934 parcels that were vacant.
- There was a further 1464 hectares of business zoned land that was considered to have vacant potential – this is from 1868 parcels that were occupied in some manner, but had a noteworthy portion of the parcel that was vacant and had enough room for possible further development.
- Special areas provide potential for an additional 289 hectares of business land. From this total capacity, all 289 hectares of business land are from special areas (other).

Consistent with the Auckland wide results, distribution at the local board level is disparate, with Mangere-Otahuhu Local Board having by far the most business land capacity with 19 per cent of the urban area's total (refer Figure 19).

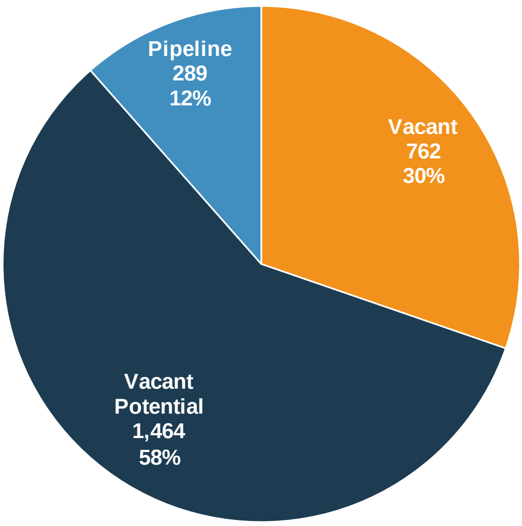
Figure 19: Distribution of business land capacity in Auckland's urban area, by local board area (area in hectares)



Vacant business zoned land totals 762 hectares in the urban area, with the largest proportion (11 per cent of the urban area's total) being located in Henderson-Massey Local board with Hibiscus and Bays Local Boards having 10 per cent.

The proportion of business land capacity that each of the components contribute, as illustrated below in Figure 20, show that 30 per cent of capacity comes from vacant land, 58 per cent from vacant potential land with the remaining 12 per cent being supplied from special areas.

Figure 20: Proportion of total business capacity in Auckland's urban area, by capacity type



7.3 Rural towns/other areas

Only a small proportion (15 per cent) of Auckland's total zoned business land lies outside of the urban area, totalling 1211 hectares. Despite this small proportion of total zoned land, business land capacity on that land outside the urban area represents a quarter (25 per cent) of the region's business land capacity. It should be noted that this category includes some land in proposed business zones that falls outside of both the urban area[29] and rural towns; this includes a large amount of land (195 hectares) located in the Mangere-Otahuhu Local Board area, to the north and north-west of Auckland International Airport.

In Auckland's rural towns/other areas the Capacity for Growth Study found that:

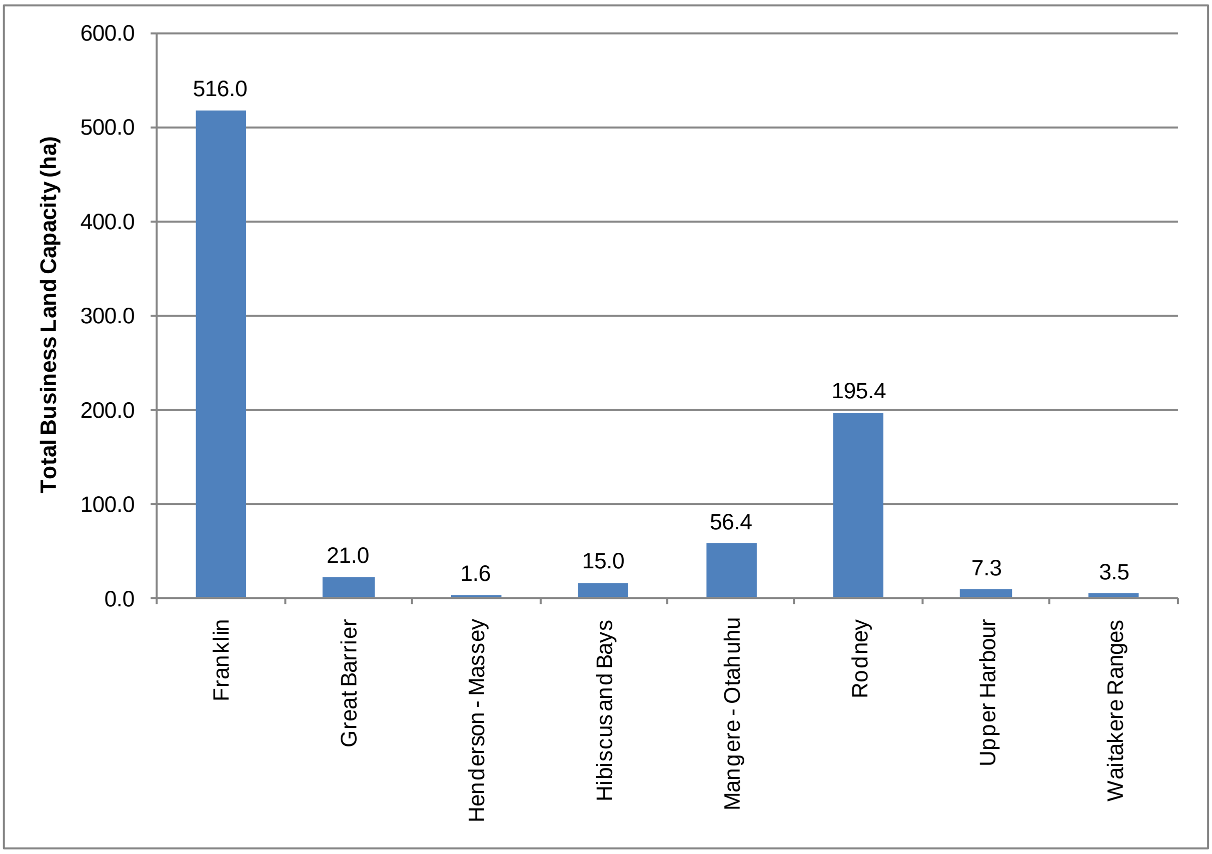
- There was 550 hectares of business zoned land located on 399 parcels that were vacant.
- There was a further 271 hectares of business zoned land that was considered to have vacant potential – this is from 3330 parcels that were occupied in some manner, but had a noteworthy portion of the parcel that was vacant and had enough room for possible further development.
- Special areas provide potential for an additional 35 hectares of business land. From this total capacity, all 35 hectares of business land are from special areas (pipeline).

Due to the location of rural towns within only a small number of the local boards, the business land capacity distribution is limited (only seven local boards have capacity in rural towns, with Mangere-Otahuhu having capacity that is classed as being outside of the urban area and rural towns[30], see Figure 21). Nearly half (43 per cent) of the business land capacity in rural towns/other areas is in the Franklin Local Board, with the Rodney Local Board having 16 per cent.

[29] As defined by the Metropolitan Urban Limits as at 2010

[30] This business zoned land falls outside of the 2010 MUL. Change 13: Extension to the Metropolitan Urban Limits - Mangere Gateway Heritage Area (RPS Change 13) became operative on 10 May 2013. It amends the RPS by extending the Metropolitan Urban Limits to encompass the Mangere Gateway Heritage Area AUCKLAND COUNCIL 2013a. Auckland Regional Policy Statement - Change 13: Extension to the Metropolitan Urban Limits - Mangere Gateway Heritage Area. *RPS Change 13.* Auckland, New Zealand: Auckland Council..

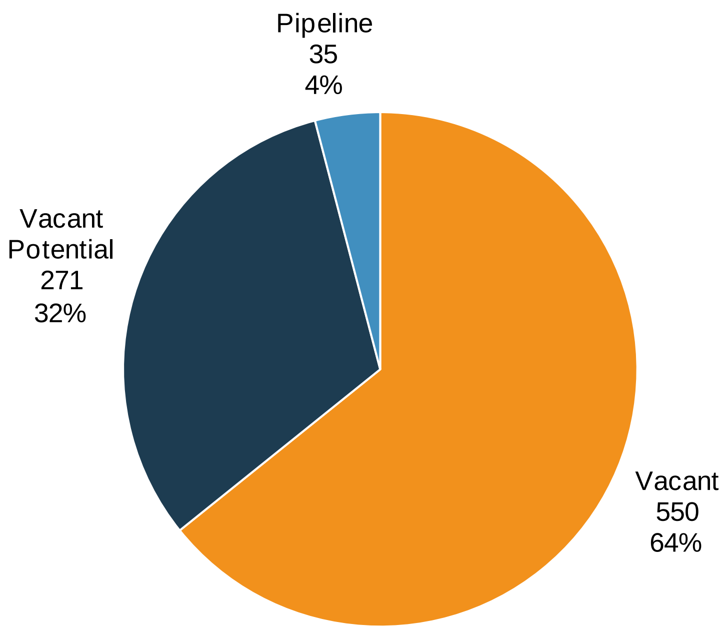
Figure 21: Distribution of business land capacity in rural towns and other areas, by local board (area in hectares)



Vacant business land provides the largest proportion of the three capacity types in the rural towns/other locations (as can be seen in Figure 20 below), accounting for 64 per cent of capacity, with vacant potential and special areas accounting for 32 per cent and four per cent respectively.

As noted at the start of this report, the Capacity for Growth Study 2013 has not assessed the 'Greenfield Areas for Investigation' which are indicated in The Auckland Plan. The Auckland Plan states that the 'Greenfield Areas for Investigation' will contain a minimum of 1400 additional hectares of business land (Auckland Council, 2012a), which in time will add significant capacity to these areas. The location and timing of when the 1400 hectares of additional business land will be enabled is currently unclear; land that falls within a proposed Future Urban zone requires detailed planning to determine the future land uses in these locations.

Figure 22: Proportion of total business capacity in Auckland's urban area, by capacity type



7.4 Business land capacity (vacant and vacant potential) results by business Proposed Auckland Unitary Plan base zone

7.4.5 Background

This subsection reports business land capacity by the PAUP base zone for the entire Auckland region.

As per the residential capacity by base zone (section 6.5), capacity results reported in this section are only for those parcels that have provisions that match the base zone they fall in. Many business parcels within the region, while falling within a zone, have another set of rules that apply to it; this occurs where rules relating to precincts and overlays take precedence over the zone rules. As part of this study we have modelled the provisions that apply to a parcel. As such a PAUP base zone can describe two things 1) the geographic expanse covered by the base zone or 2) the geographic area to which the zones provisions apply. For the purposes of this report we have chosen to report the results from the second point, the reason being that the capacity from this area is more reflective of the rules of the zone.

Due to only measuring portions of the region's business land capacity, the results below will not total up to those reported earlier in this section.

7.4.6 Results

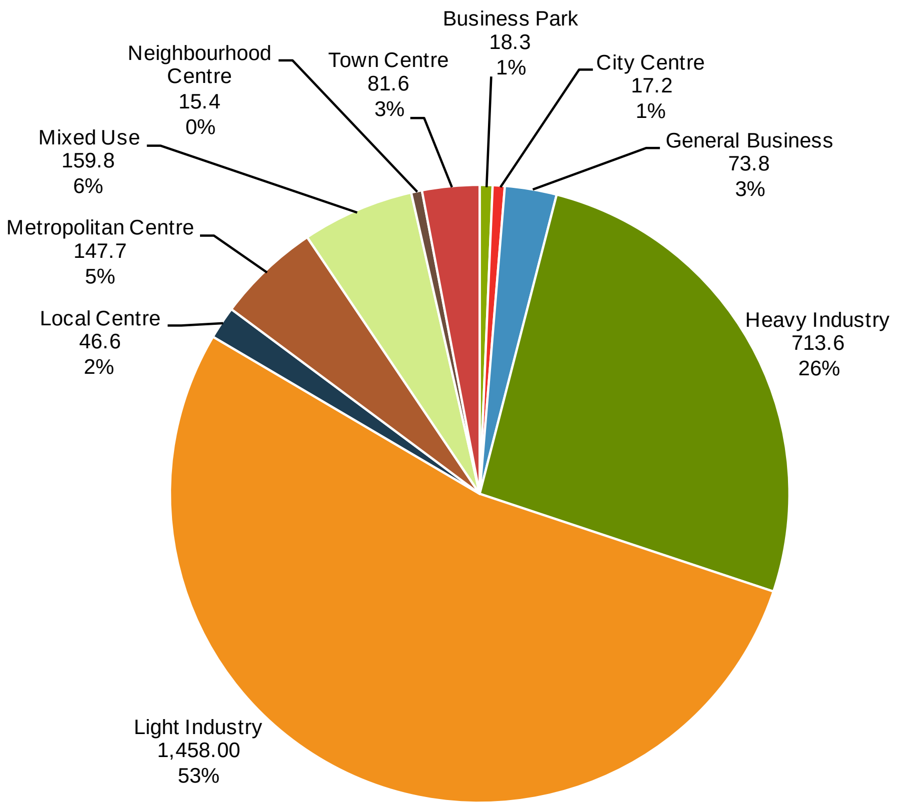
Capacity for additional dwellings, by base zone (from parcels where the base zone provisions apply) can be seen in Table 12. Capacity from these capacity types and residential zones total 75,950 dwellings when utilising infill and, 231,978 when utilising redevelopment.

Table 11: Business land capacity by Proposed Auckland Unitary Plan base zone

Business area type	Vacant capacity (hectares)	Vacant potential capacity (hectares)	Total capacity (hectares)
Business Park	16.2	2.1	18.3
City Centre	16.3	0.9	17.2
General Business	37.5	36.3	73.8
Heavy Industry	423.4	290.2	713.6
Light Industry	420.7	1,037.3	1,458.0
Local Centre	18.6	28	46.6
Metropolitan Centre	59.2	88.5	147.7
Mixed Use	76.3	83.5	159.8
Neighbourhood Centre	5.3	10.1	15.4
Town Centre	40.7	40.9	81.6

The graph below (Figure 23) illustrates the total business land capacity. As can be seen, the Light Industry zone provides the largest proportion of capacity (53 per cent), with Heavy Industry supplying the second largest proportion (26 per cent).

Figure 23: Business land capacity by Proposed Auckland Unitary Plan base zone



8.0 Business redevelopment capacity results

Redevelopment of business zoned land (this also includes areas with a proposed Mixed Use or Centre zoning) is a measure of the additional floor space capacity (and therefore business capacity) that could be made available from intensification of currently developed areas as well as vacant and vacant potential sites. While the primary output of the modelling is floor space, conversion of this floor space to a measure of employment and dwelling capacity has been made using a series of assumptions.

Business redevelopment is a 'volumetric' assessment of development potential reflecting the multilevel development opportunities available in business areas, compared to the primarily 'land area driven' assessments and development used in other sections of this study. It is for this reason that 'business areas' (centres in particular), contribute disproportionately (compared to land area) to dwelling capacity across the region. This is because these areas are amongst the few places where provisions of the in the PAUP allow widespread multilevel development.

The business redevelopment capacity results reported in this publication are for a 'modified theoretical' scenario. This scenario is considered a 'reasonable', yet aspirational scenario, which in most cases is scaled back significantly from the 'maximum theoretical' or 100 per cent development allowed under the proposed rules. For descriptions and information on the business development capacity scenarios refer to the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumption*s technical report.

We have used a number of assumptions derived from 'non-plan based' sources in this portion of the study (primarily to derive more 'realistic and feasible' outputs than the large amounts of capacity delivered by applying the maximum theoretical rule based limits). This means that results are more indicative of long term strategic intentions as indicated by *The Auckland Plan* than the other measures of capacity which are strictly current PAUP rule enabled[31]. Assumptions are also used to calculate the amount of residential floor space in a business area (as a proportion of the total floor space), the number of dwellings (using an average floor space per dwelling ratio) and number of potential employees (using an average floor space per employee ratio). Further information on this process, and the assumptions used can also be found in the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report.

At the time of the 2013 study there was 7921 hectares of proposed business zoned land in business areas and centres (as defined for this study) that were assessed.

Modified theoretical scenario based modelling showed that there is capacity for an additional 22,519,499 square meters of floor space in business areas – a 76 per cent increase from the current total of existing floor space.

Table 12: Existing and business redevelopment capacity (modified) for Auckland

	Existing	Capacity for additional (modified theoretical)
Total floor space (m^2)	29,493,997	22,519,499
Business (non-residential) floor space (m^2)	25,597,399	12,827,285
Estimated employees	463,910	313,322
Residential floor space (m^2)	3,896,598	10,864,360
Total dwellings	37,177	119,461

[31] The definitive measure of 'plan enabled capacity' is the 'maximum theoretical' measure, but as it is considered to generate unrealistic outcomes, the moderated scenarios are used for result reporting.

A breakdown of capacity by type (business and residential) is outlined in the following sections. A more detailed breakdown of the business redevelopment capacity results by local board area is available in Appendix A. Results by business area are also included, and can be found in Appendix D

8.1 Business activity

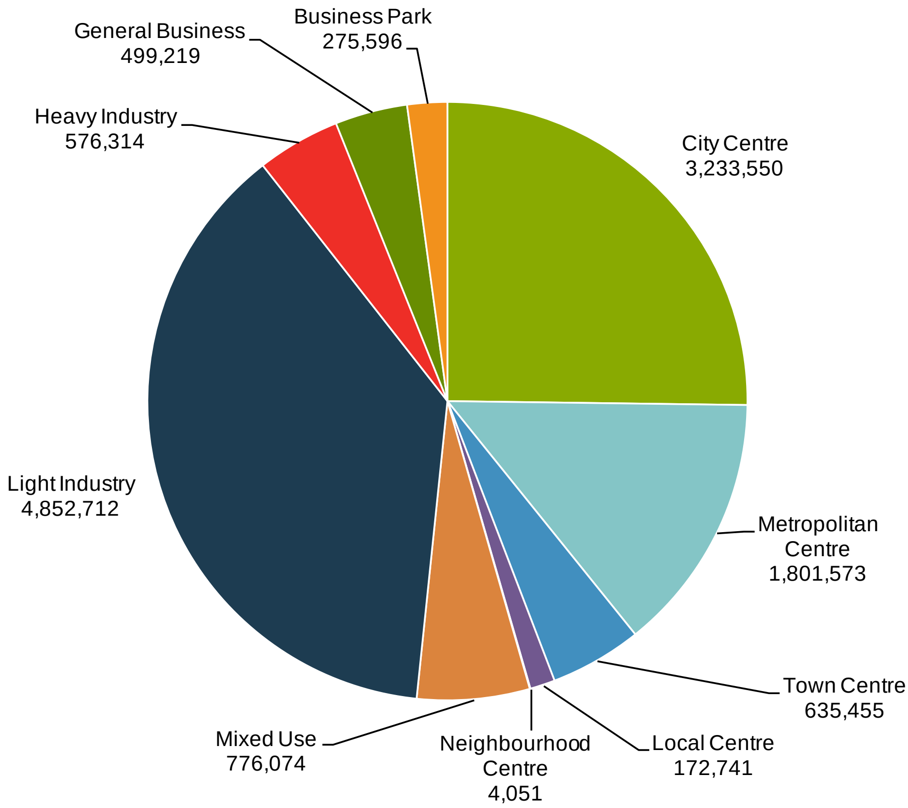
This section discusses the potential for non-residential (business) capacity in business areas. Results from the modified theoretical scenario for business redevelopment capacity show that:

- There is estimated capacity for an additional 112,827,285 square meters of business (non-residential) floor space.
- The additional business (non-residential) floor space is estimated to potentially accommodate up to an additional 313,322 employees - an increase of 68 per cent on current business area and centres employment.

For the purposes of this study, each business area or centre was assigned a typology. Centres were assigned their typology based on their "base zoning" as published in the PAUP, a list of which can be found as an appendix in the technical report *Capacity for Growth 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions*.

When looking at capacity for additional business floor space by business area type, just over 4.8 million square metres of business (non-residential) floor space capacity was identified in business areas classified as being 'Light Industry'. This represented 38% of the regional total of 12.8 million square metres of floor space (refer Figure 24). The second largest proportion of business floor space came from the City Centre, with potential for an additional 3.2 million square metres.

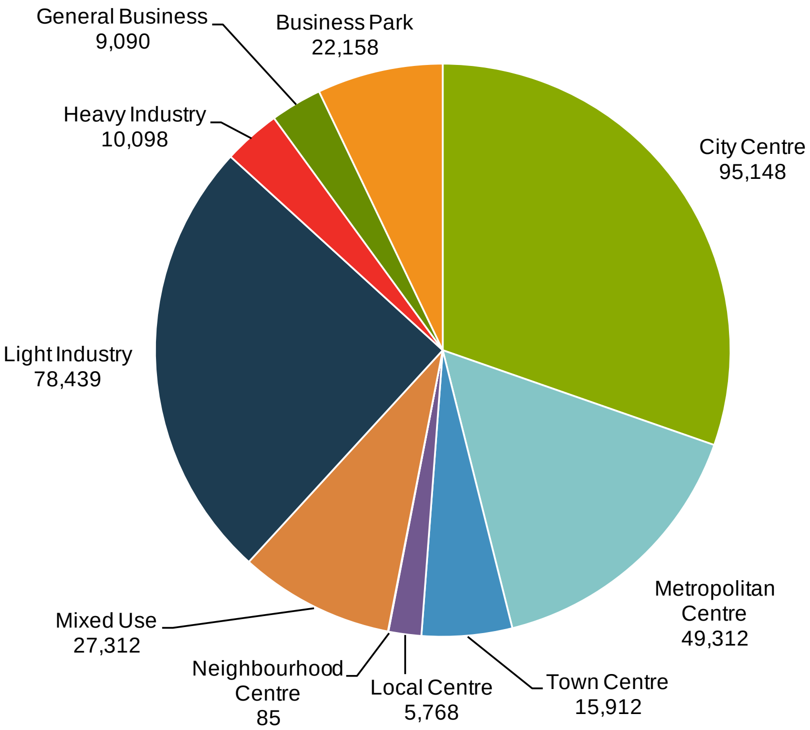
Figure 24: Capacity for additional business (non-residential) floor space in business areas and centres (base zone), by business area type (floor area in metres)



Business areas that have been classed as 'Light Industry' are generally large, and contain businesses that have land extensive activities (they need a lot of room to operate). These areas also currently have a lot of vacant and vacant potential land in them, offering a large quantum of potential for further development (not necessarily preceded by subdivision and/or sale to a third party) and therefore potential for additional floor space. 'Light Industry' business areas also have less than one per cent (averaged) of their modelled floor space capacity allocated for future residential use. This assumption reflects a strategic desire to maintain these locations primarily for industrial business purposes and may not reflect the relative ease by which current planning provisions may enable residential use in some of these areas. It is for these reasons that this business area type has such a large volume and proportion of the regional total business (non-residential) floor space.

The City Centre and metropolitan centres combined have 46 per cent of the additional floor space capacity of the region, with capacity for close to an additional 5 million square metres. Both the City Centre and the metropolitan centres have height limits which are greater than many of the other business areas and centres, allowing for more potential floor space through building up, by way of multi-level buildings including retail, and office towers and apartment blocks. The City Centre has the largest proportion of potential employees (30 per cent) (see Figure 25), followed by Light Industry (25 per cent).

Figure 25: Capacity for additional employees in business areas and centres, by business area type (count of employees)



The location of business areas and centres around Auckland is not evenly spread across our 21 local boards, reflecting the geographic advantages of certain localities for business activities, and historic decision making processes. When the capacity results are viewed by local board, some areas have much larger tracts of business land and many more centres than others; distribution of additional business (non-residential) floor space by local board area is shown in Figure 26 as an example of this. Waitemata Local Board had the largest amount of potential additional business (non-residential) floor space, with 25 per cent of the region's total, reflecting that this local board area contains the City Centre.

The pattern of floor space distribution is not mirrored by the employment potential. This reflects the different floor space requirements of employees in different business area locations and types, which reflect the dominant built form and business activity, the business area typology applied, and the varying mixes and location of these areas throughout Auckland. A good example of this is that Waitemata Local Board has only 25 per cent of business floor space capacity, but has 30 per cent of potential employee capacity reflecting the fact that current floor space in the City Centre (on average) is used more intensively than floor space elsewhere, a situation that is expected to largely continue into the future (Figure 27).

Figure 26: Capacity for additional business (non-residential) floor space (floor area in square metres) in business areas and centres, by local board area

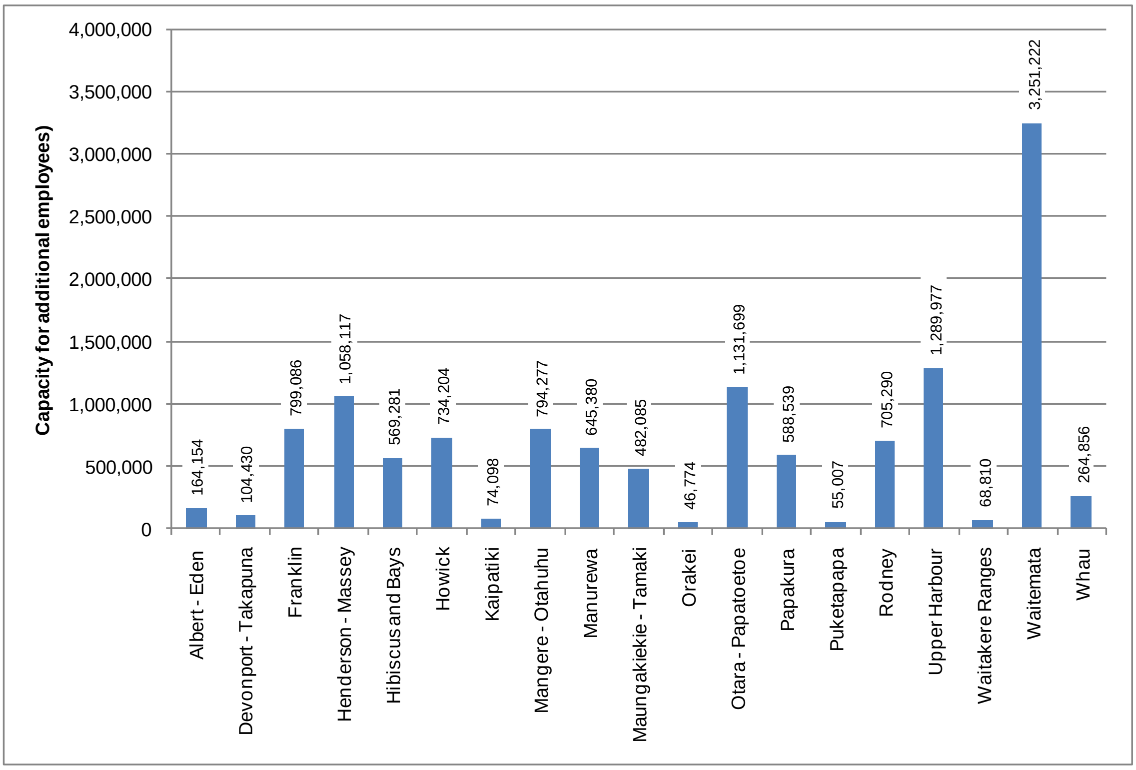
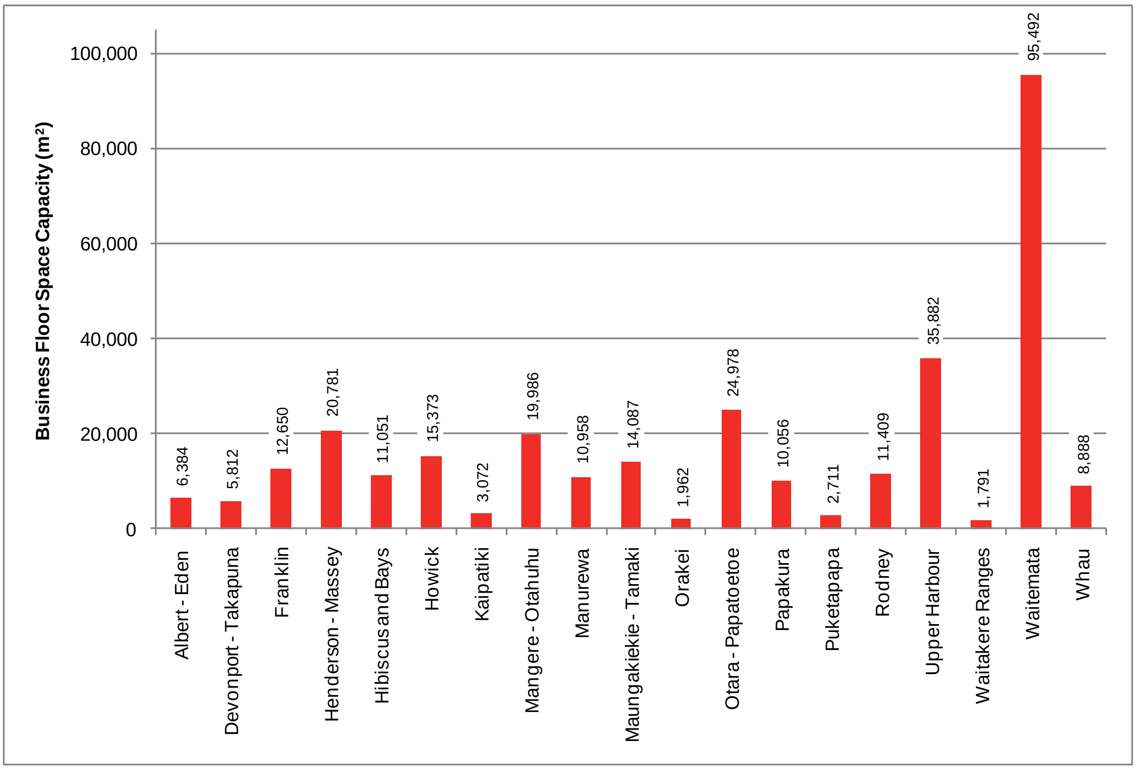


Figure 27: Capacity for additional employees in business areas and centres, by local board area (employees)



8.2 Residential activity (in business areas and centres)

This section discusses the potential for residential (non-business) capacity in business areas. Results from the modified theoretical scenario for business redevelopment capacity show that in business areas and centres:

- There is potential for 10,864,360 square metres of additional floor space, assumed to be allocated for residential use[32] (from an additional total floor space calculated of 22,519,499 square metres).
- This potential additional floor space for residential use provides potential capacity for up to 119,461 additional dwelling units– a potential increase of 321 per cent over the current business areas and centres dwelling numbers[33].
- The large potential for increase in residential floor space (279 per cent over current figures), is a reflection of the PAUP enabled potential of high-density housing development, such as apartments in and around Auckland's town centres and in and around the City Centre in particular.
- Overall residential capacity yielded from business areas and centres is estimated to make up 46 per cent (utilising infill) or 29 per cent (utilising redevelopment) of the total dwelling capacity, a very significant portion of total residential capacity.
- This significant potential for residential floor space development is <u>in addition to</u> the non-residential floor space development reported in other sections of this report (i.e. they are mutually exclusive).

[32] Residential floor space as a proportion of total floor space is calculated using a 'residential allocation factor. More information on this assumption can be found in the accompanying methodology and assumptions report.

[33] Note: This residential on business land figure is included in the total residential capacity results reported in the residential capacity section of this report.

Auckland’s City Centre currently has 22,250 existing dwellings on business land, and has 27 per cent of the region's potential capacity for additional dwellings from business areas and centres (see Figure 28). This is by far the most significant single business area with potential residential capacity. The modelling undertaken as part of this study estimates there is potential for an additional 32,444,958 square metres residential floor space in the City Centre. This floor space could provide the potential for at least 32,169 additional dwellings. It should be noted that *City Centre Masterplan 2012* states that the population of the City Centre is expected to increase to over 45,000 residents by 2032 (Auckland Council, 2012b). The capacity identified as part of this study does not reflect any aspirational targets set out by Auckland Council for the CBD, but can be used as an indication as to how well we are moving towards accommodating this projected growth. These figures do however suggest that there is not a current plan enabled capacity limitation to achieving the masterplan’s growth aims (the modelled planning system enables the target to be achieved with some headroom).

Metropolitan centres also provide a wide range of opportunities for residential development. There is potential for an additional 32,343 dwellings, or 27 per cent of the regional business area total, spread across the 10 metropolitan centres. The new Mixed Use zone provides for significant potential for additional dwellings with highly enabling provisions for building development and an assumption that a significant proportion of this floor space will be used for residential activity.

As can be seen in Figure 28 below, Heavy Industry and Light Industry areas are expected to provide minimal additional dwellings reflecting the non-complying nature of them in these zones.

The large potential for additional dwellings in the City Centre (and to a lesser degree the metropolitan centres) sees the largest proportion of potential dwellings in business areas and centres located in the Waitemata Local Board area. Figure 29 shows that 32 per cent of Auckland’s business areas residential capacity lies in this local board.

Figure 28: Capacity for additional dwellings in business areas and centres, by business area type (number of dwellings)

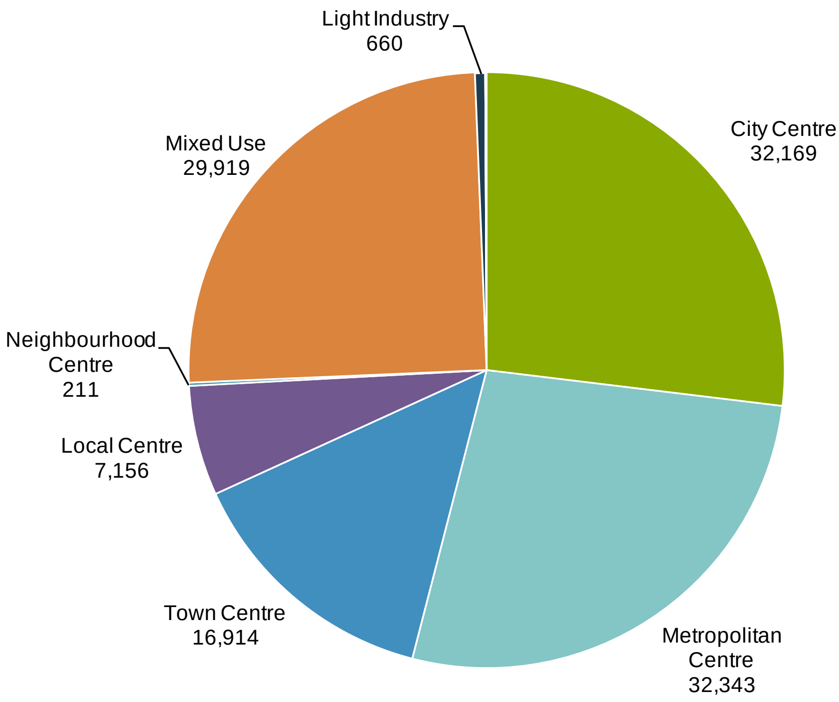
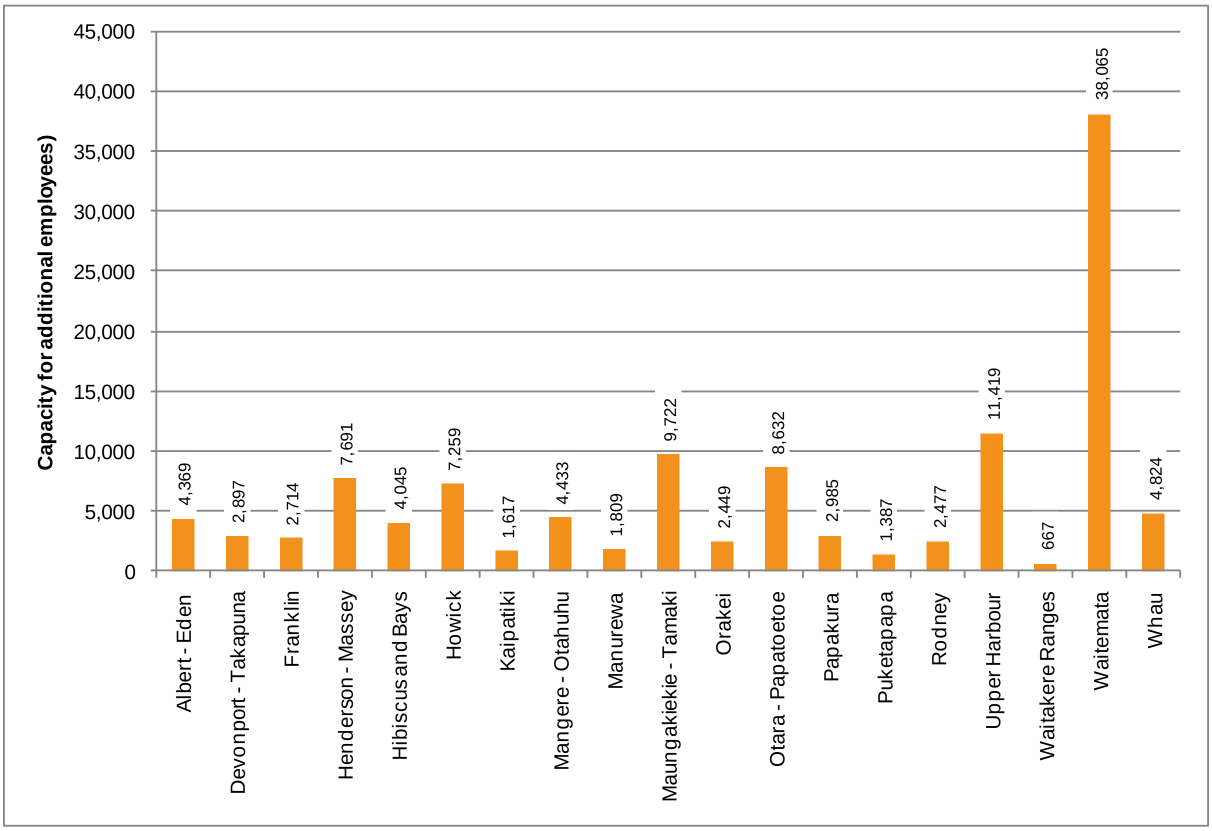


Figure 29: Capacity for additional dwellings in business areas and centres, by local board area (number of dwellings)



8.3 Business redevelopment capacity results business area

As well as comparing the location of capacity by local board area, we are able to compare modelling results at the business area and centre level. Shown in Figure 30 are the 10 business areas and centres that had the largest amount of total potential floor space. It is quite clear that again the City Centre is a major contributor to the regional total, yielding a potential of 5,626,444 square metres of floor space, being a reflection of both the highly enabling provisions, but also the assumption that uptake of this potential will be high. Albany, Manukau and Botany centres, three of the region's metropolitan centres also show large amounts of total floor space potential. Interestingly, Waiuku East (a new light industrial area), also exhibits a large amount of potential floor space, this is because currently it is still mostly vacant, and is a large area.

The pattern seen for the highest amount of business (non-residential) floor space is similar to that seen to the total floor space (as above), as can be seen in Figure 31, the business areas and centres that had the greatest amounts of total floor space also feature predominately in the business floor space capacity rankings.

When looking at the 10 business areas and centres with the highest amount of capacity for additional employees (Figure 32), the City Centre again dominates, (with capacity for just under 95,000 employees), and Albany again ranked second, reflecting the large amount of vacant and vacant potential land in that centre. When comparing the capacity for additional dwellings in the top 10 business areas and centres it is not unexpected to again see the City Centre ranks the highest, followed albeit with considerably less capacity by Albany and Manukau metropolitan centres (Figure 33).

Tables detailing the full results for the business redevelopment component of the study can be found in Appendix A, with results by business area in and Appendix D.

Figure 30: Capacity for additional total floor space (by floor space type) in business areas and centres, by the top ten yielding business areas and centres (floor space m^2)

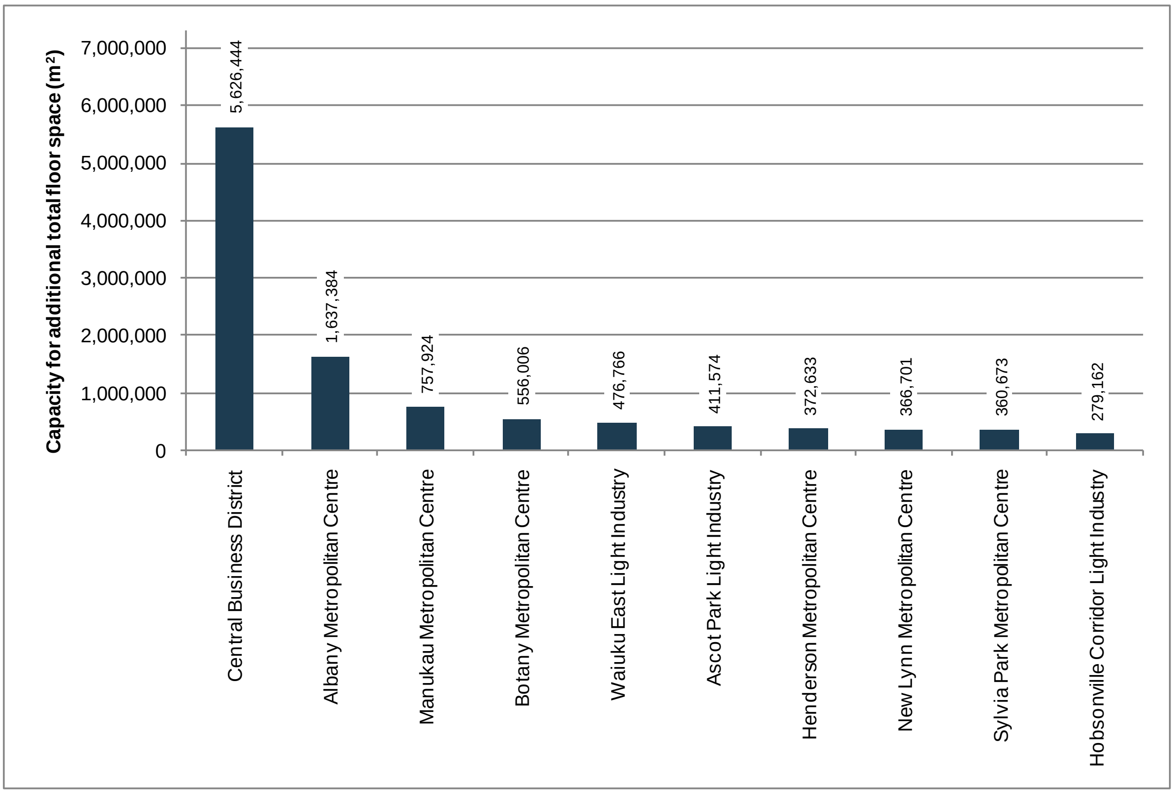


Figure 31: Capacity for additional business (non-residential) floor space in business areas and centres, by the top ten yielding business areas and centres (floor space m^2)

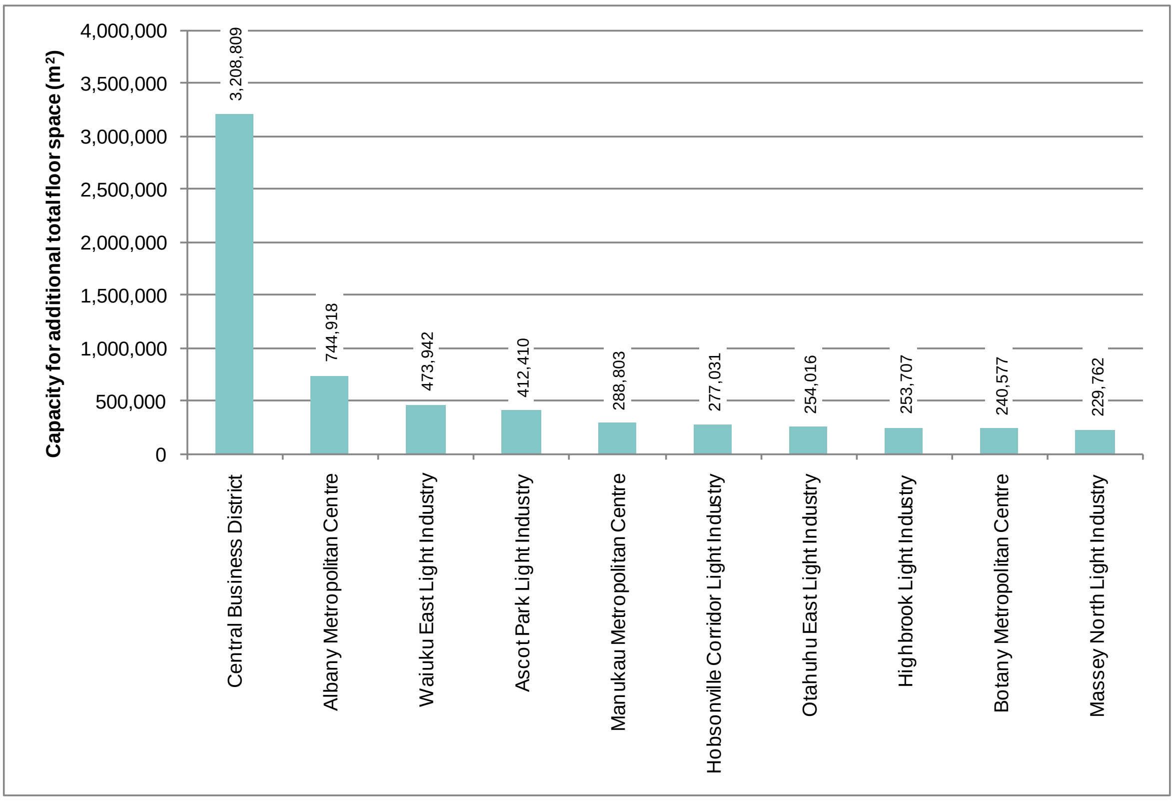


Figure 32: Capacity for additional employees in business areas and centres, by the top ten yielding business areas and centres (number of employees)

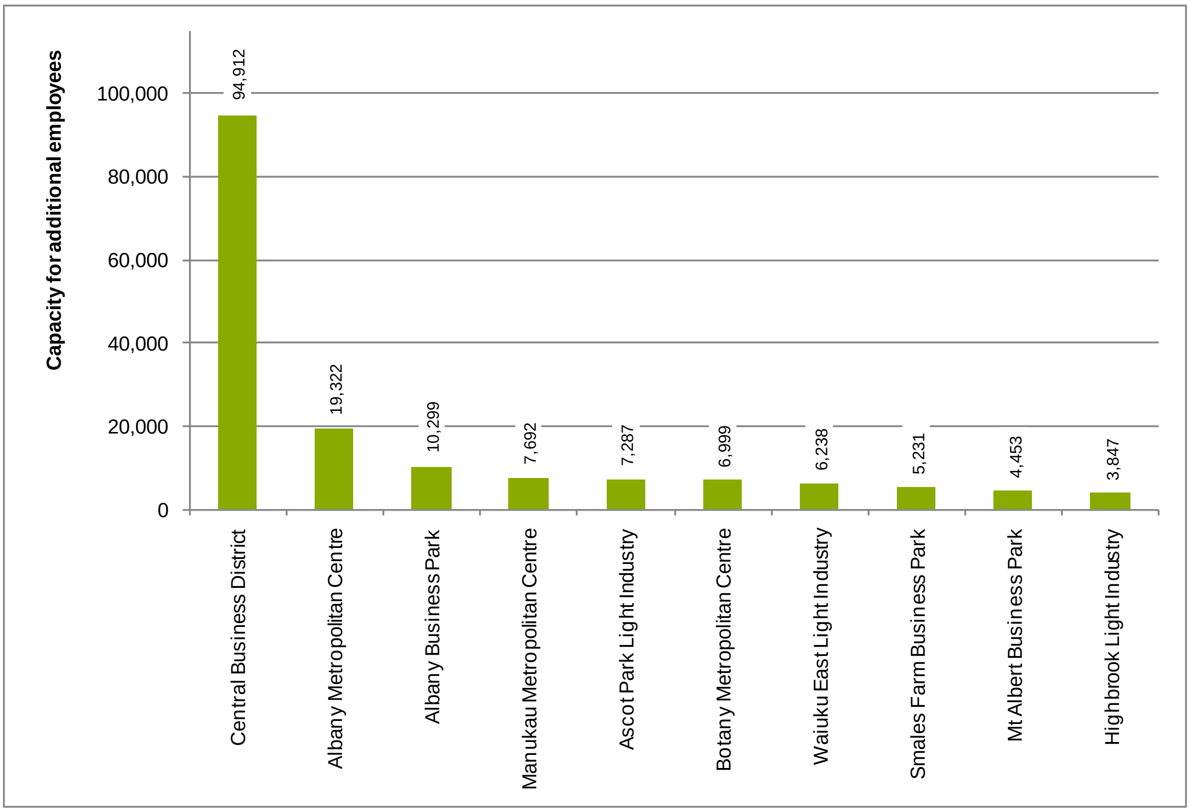
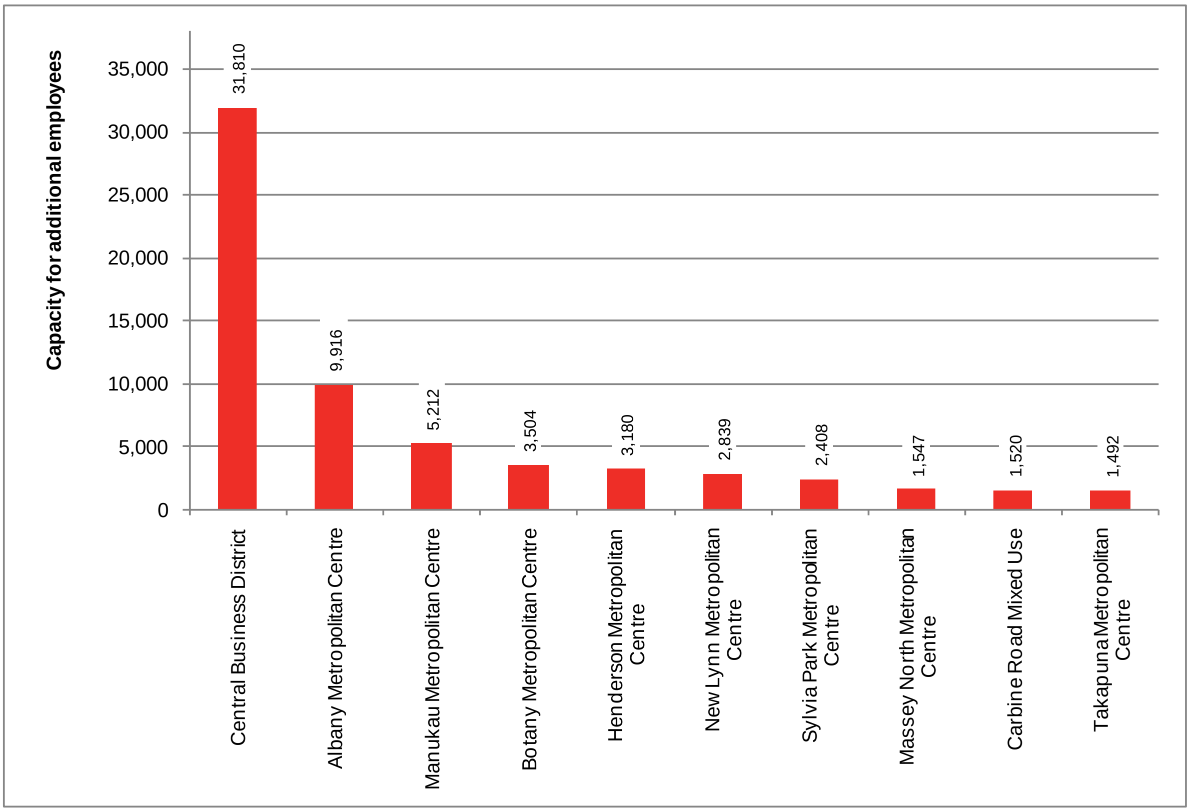


Figure 33: Capacity for additional dwellings in business areas and centres, by the top ten yielding business areas and centres (number of dwellings)



9.0 Capacity in special areas

9.1 Background

Special areas are portions of the region that for a number of reasons were unable to have their capacity calculated using the modelling methods employed for the rest of the region.

The ‘special area’ term is not related to timing or zoning, but rather modelling approach taken.

Special areas identified as part of the PAUP capacity modelling process include:

- Special activity areas; examples of special areas include airports, ferry terminals, marinas and quarries.
- Structure plan areas; examples of structure plan areas include Long Bay, Kellys Cove in Beachlands, Riverhead South and parts of Takanini, the majority of which are contained within precinct rules of the PAUP (trumping the base zone)
- Future Urban zoned areas
- 'Roll over' areas are locations in which legacy planning rules have been rolled over into the new PAUP as is. For the purposes of this project, these areas were not reassessed or remodelled and the outputs from 2012 iteration of the study were used. Examples of 'roll over' areas include the Hauraki Gulf islands (HGI), including Waiheke and Great Barrier and locations within the Waitakere Ranges Heritage Area. While 'roll over' areas are included as special areas in the Proposed Auckland Unitary Plan, we have chosen to incorporate the modelled capacity from these locations into the relevant capacity categories[34].

A full list of special areas included in this study, including Future Urban zoned areas, and their capacity, where known, is included in Appendix E.

9.2 Capacity of special areas

Total capacity in special areas can be seen in Table 13. Capacity for some Future Urban zoned areas have been included in these totals, there include Helensville, Hingaia, Huapai South, Wellsford, Wellsford South. These areas have been included in this total because there was already some sort of structure plan for these locations; they have been included in Table 13 labelled as ‘special areas (pipeline)’. The remaining future urban zoned areas have yet to have comprehensive planning undertaken for them, as such have not been included. Some high-level future expectations have recently been developed for many of the FUZ areas, and this has been included in the following section (9.3).

Table 13: Residential and business capacity from special areas

Type		Capacity
Residential capacity (dwellings)	Special areas (other)	22,718
	Special areas (pipeline)	5,364
	Total	28,082
Business land capacity (hectares)		324.0

[34] The principal reason for doing so was that the Hauraki Gulf Islands are a large area with capacity already modelled and including these totals in those of the special area would have skewered the results towards the special area category, despite the fact that the capacity comes from residential or business provisions (albeit different provisions from the base rules of the PAUP).

9.3 'Future Urban' zoned areas

Capacity results presented elsewhere in this report do not include potential for dwellings and business land that in the future will be located in what were identified as 'Greenfield Areas for Investigation' in The Auckland Plan. The majority of these areas of investigation have been explored and refined through a public consultation process and have been in included in the PAUP as 'Future Urban' zoned areas. In total, these areas are expected to provide opportunities for a total of at least 90,000 additional dwellings (refer figure D.6 of The Auckland Plan (Auckland Council, 2012a)).

As noted above, capacity from 'Future Urban' zoned areas included in the totals for this study, from information available at the time, totalled potential for an additional 5364 dwellings.

All of the areas zoned 'future urban' in the PAUP are outside the Metropolitan Urban Limits (2010), but are contained inside the Rural Urban Boundary (RUB). The Spatial and Infrastructure Strategy team (in the Auckland Strategy and Research department) of Auckland Council has as part of their public consultation work on the location of the Rural Urban Boundaries explored the possible capacity of these Future Urban zones. A preliminary estimate of the future residential capacity for these areas total 90,000 dwellings (Auckland Council, 2012a), this was further reflected in a fact sheet on the RUB released as part of the Unitary Plan consultation process, and includes the geographical breakdown of this 90,000 additional dwellings (refer Table 14 below).

Table 14: Greenfield growth capacity to 2041 (extract from Auckland Council, 2013c)

Area	Total additional housing capacity required (dwellings)
South (Hingaia, Opaheke, Drury, Karaka, Paerata Pukekohe)	55,000
North West (Kumeu Huapai, Riverhead, Brigham Creek, Red Hills)	19,000
North (Dairy Flat, Silverdale, Warkworth)	16,000

Since the release of this fact sheet, more detailed work on the geographic distribution of additional dwelling dwelling capacity has been completed by the Spatial and Infrastructure Strategy team, this is shown in

Table 15 below. This information has been included in this report to allow readers to understand some of the longer term capacity that will be available sometime in the future. Residential capacity is presented as two figures, giving a range based on either a lower or higher dwellings density. Figures for these identified areas total approximately 61,000 to 76,000 dwellings.

Table 15: List of 'greenfield areas for investigation', by location with proposed future capacity

<table>
<tr><th>Name</th><th>Lower density capacity (dwellings</th><th>Higher density capacity (dwellings</th><th>RUB area</th><th>Total for RUB area (dwellings)</th></tr>
<tr><td>Huapai West</td><td>4,033</td><td>4,656</td><td rowspan="4">North West</td><td rowspan="4">11,673 - 13,932</td></tr>
<tr><td>Huapai North East</td><td>973</td><td>1,251</td></tr>
<tr><td>Riverhead West</td><td>631</td><td>755</td></tr>
<tr><td>Brigham Creek</td><td>4,468</td><td>5,408</td></tr>
<tr><td>Wainui East</td><td>5,114</td><td>6,052</td><td rowspan="2">Silverdale</td><td rowspan="2">9,797 - 12,122</td></tr>
<tr><td>Dairy Flat</td><td>4,680</td><td>6,070</td></tr>
<tr><td>Warkworth North</td><td>1,569</td><td>1,885</td><td rowspan="4">Warkworth</td><td rowspan="4">6,519 - 8,196</td></tr>
<tr><td>Warkworth West</td><td>312</td><td>351</td></tr>
<tr><td>Warkworth South</td><td>2,966</td><td>3,840</td></tr>
<tr><td>Warkworth East</td><td>1,672</td><td>2,120</td></tr>
<tr><td>Hingaia</td><td>2,362</td><td>3,063</td><td rowspan="5">South</td><td rowspan="5">33,372 - 42,006</td></tr>
<tr><td>Karaka</td><td>8,934</td><td>11,043</td></tr>
<tr><td>Opaheke</td><td>7,294</td><td>9,728</td></tr>
<tr><td>Pukekohe North - Paerata</td><td>9,119</td><td>11,440</td></tr>
<tr><td>Pukekohe South</td><td>5,663</td><td>6,732</td></tr>
<tr><td>Total</td><td>61,358</td><td>76,256</td><td>Total</td><td>61,358 - 76,256</td></tr>
</table>

Data in

Table 15 above supplied by the Spatial and Infrastructure Strategy team (in the Auckland Strategy and Research department) of Auckland Council (Smith, I. 2014, pers. comm. 20 February).

Notes on

Table 15:

- Dwelling figures are expressed as development potential for each area
- Figures are expressed as a range to allow for a range of housing types and flexibility for future planning within these areas
- Density assumptions behind the figures are based on application of residential rules in the Proposed Auckland Unitary Plan to the areas identified via an indicative/preliminary land use plan
- For more information on data in the above table, please contact the Spatial and Infrastructure Strategy team.

10.0 Modified capacity: site shape factor

10.1 Background

This section of the report looks at the assessment of capacity when taking into account 'site shape factor' (SSF) requirements as outlined in the residential subdivision provisions of the PAUP.

This analysis is an extension to the capacity modelling work undertaken for the PAUP, and assesses the over 300,000 residential parcels (and their capacity) against a number of SSF constraints that they possibly intersect.

The PAUP (as notified 30 September 2013) includes provisions requiring the demonstration of a 'site shape factor' for residential zoned parcels for vacant site fee simple subdivision. This provision is contained in the subdivision rules (Part 3, Chapter H, Section 5.2.3.1) and is supported by other city wide rules in the plan regarding the avoidance of hazards and more specific zone provisions. The modelling of potential for additional dwellings in the PAUP's rural zones has incorporated tests for a 'specified building area' (as per Part 3, Chapter H, Section 5.2.3.3), and as such this type of capacity has not been included in this modified capacity assessment.

It is worth keeping in mind that the degree to which the existence of these SSF constraints will actually preclude development eventually occurring is dependent on a combination of many other factors, including but not limited to:

- The perceived or actual cost (in time and dollars) of overcoming the constraint
- The degree to which the constraint impacts on practical development, engineering, or layout. For example bridging or moving an small section of underground pipe in practical terms is not an issue, but resolving steep slope and flooding issues that together cover 90 per cent of the site area are
- The form and nature of the residential development proposed for a site: For example heritage trees can be avoided by building outside of their drip line and steep slopes may be less of an economic constraint where good views exist; and
- Market interest in the area and the degree to which any cost is able to be overcome by potential gain from development.

10.2 Methodology

A series of spatial queries are used to test for a parcel's 'intersection' with the various constraints. The constraints are variable in shape and nature, and an area or net coverage per cent threshold will favour bulky polygon constraints over various point and line sourced ones which may (or may not) impose a greater level of risk, or constraint, to any development. The capacity base used in this assessment is the ARFM inputs[35], but excluded 'roll over' areas (those being areas of the Proposed Auckland Unitary Plan with provisions for residential zoning that have been 'rolled over' from previous district plans) (refer section 9.0). Roll over areas were excluded from this analysis as the SSP provisions of the PAUP do not apply to these zones.

The constraints used in the spatial queries collectively represent the modelled criteria for provision of a 'site shape factor in residential zones for vacant site subdivision'. A list of the constraints used as part of this analysis can be seen in Table 16. Intersection of the constraint with a parcel does not

[35] The ARFM capacity inputs are a modified version of the residential capacity results that takes a single view of capacity; a choice between infill and redevelopment capacity has been made where a parcel has both of these against it. For more information on this refer to the *Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions* technical report.

necessarily indicate that a safe building platform cannot be provided on a given site, but rather there may be issues to be aware of with the location or extent of any building platform, or consent status of the application for development may be increased - i.e. the development capacity utilisation chance *may be* reduced due to cost, delay or concern about resale value or council processing issues. Additional issues such as heritage or character overlays, current owner intentions, or market issues have not been considered but may be considered as additional constraints through additional analysis.

Table 16: Constraints used in 'site shape factor' modified capacity analysis

Constraint type	Notes
Hazards (excluding flooding)	Known major hazards from council GIS database combined to single coverage (excluding flooding)
Hazards (flooding)	Non-statutory flooding layer from Auckland Council's Stormwater team as used in previous draft Auckland Unitary Plan analysis
Slope	Areas with a slope greater than 20 percent, with a polygon created from a LiDAR[36] sourced digital elevation model
Notable trees (10 metre buffer)	Notable trees point features from PAUP buffered by 10 m radius.
Environmental	Significant environmental area, outstanding natural landscapes, outstanding natural character and, high natural character areas from the PAUP, combined to single coverage
Heritage	Archaeological, heritage and, sites of significance to Mana Whenua features from the PAUP, buffered as appropriate and combined to single coverage.
National Grid	Building exclusion areas from the PAUP national grid overlay

We did not include 'networks' infrastructure (as required by the rule) for two main reasons:

- The data processing requirements of the complex spatial networks made it infeasible with the technology available, and
- The existence of network infrastructure is a prerequisite for development potential, excluding sites that intersect infrastructure is counterproductive.

Assessment of yards and setbacks was not undertaken as these are included in the site level assessment modelling already. More information on this can be found in the residential section of the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumption technical report.

The existence of these constraints may impose consent category and cost implications for development on those sites subject to them, and the analysis provides an indication of the locations where these issues may be most acute, but it does not indicate whether or not capacity is actually reduced. However, for the purpose of this section we presume they do.

A full list of the constraints used in this analysis, including descriptions, and further details of the methodology used for this analysis can be found in the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report.

[36] LiDAR is a remote sensing technology used to measure distance (height) of topographic surfaces, including land. Data captured through LiDAR is used to create a digital elevation model for the region that includes slope.

10.3 Results

In total, 329,880 parcels with a proposed residential zoning were assessed against the SSF constraints. From this total, only 158,084 or 48 per cent had no SSF constraints on the parcel. This means that 52 per cent of parcels with a proposed residential zone are potentially constrained under the SSF provisions of the PAUP. Below in Table 17 we can see the number of constraints assessed per parcel with the count and proportion of individual parcels that fall within each category.

Table 17: Count and proportion of parcels with a proposed residential zone, by the number of SSF constraints

Number of constraints per parcel	Count of residential parcels	Proportion of residential parcels
Zero constraints	158,084	48%
One constraint	114,907	35%
Two constraints	44,986	14%
Three constraints	10,093	3%
Four or more constraints	1,810	1%
Total	**329,880**	**100%**

After assessing the number of constraints per residential parcel, we can use this information to "filter" capacity (number of additional dwellings delivered by those parcels). As noted above, this assessment has been based on a capacity dataset created as the ARFM inputs. From this 'filtering' we can see the extent to which capacity is affected by constraints; 74 per cent of capacity for an additional 99,747 dwellings is on residential parcels that have at least one SFF constraints.

Table 18: Amount of residential capacity (dwellings) and proportion of total capacity (ARFM inputs, excluding roll over capacity) by the number of constraints per parcel.

Number of constraints per parcel	Capacity (ARFM Inputs) (dwellings)	Proportion of total capacity (ARFM Inputs) (dwellings)
Zero constraints	34,147	26%
One constraint	34,779	26%
Two constraints	36,982	28%
Three constraints	20,377	15%
Four constraints	6,462	5%
Five constraints	1,125	1%
Six constraints	22	0%
Total	**133,894**	**100%**

11.0 Residential conversion of a dwelling into two dwellings

Provisions in the residential zones of the PAUP allow for an existing dwelling to be converted into two. The rule requires a dwelling to exist at the time of notification of the Proposed Auckland Unitary Plan. Details about the method used to calculate these results are found in the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan): Methodology and Assumptions technical report.

Capacity for second dwellings is outlined in Table 19 below. Note that vacant parcels are not included in the calculations, as by definition they do not contain an existing dwelling therefore are ineligible for Second Dwelling Conversion. Capacity for other development options on those parcels is included to illustrate the potential difference in overall dwelling yield depending on the option taken.

As can be seen, there are 343,830 existing dwellings in zones where Second Dwelling conversion is an option. Dwellings that exist on parcels that have at least one other development option, could potentially yield between 33,076 and 102,281 additional dwellings using those options, or 128,962 Second Dwellings (potentially also enabling the infill option to proceed providing an additional 53,841 dwellings, but not redevelopment). Almost two thirds of existing dwellings are located on parcels without another development option, allowing potentially up to 214,868 additional second dwellings.

The second dwelling option is a very widespread development opportunity, applying to almost every existing standalone dwelling in the urban residential zones (except THAB). Accordingly uptake of this option may have a potentially disruptive impact on the potential for the other more design led and intensive development options (such as redevelopment under the large parcel Mixed Housing provisions) in the more intensive zones where it is enabled. On the other hand, it may deliver considerably more dwellings in low density (and highly regulated) locations, albeit under very lightly regulated provisions.

Because the quantum of capacity type is so large, even if a small proportion is taken up it may have a significant impact on growth rates in certain locations, including locations where the zoning appears to or is intended to indicate limited potential for growth to occur. At this early stage is uncertain how much of this capacity will be realised.

Table 19: Conversion of a dwelling into two dwellings capacity

Second Dwelling Capacity Type	Capacity for second dwellings	Other Plan Enabled Dwelling Capacity		
		Infill	Infill (incl. vacant potential)	Redevelopment
Existing dwellings in residential zones (and precinct and overlay areas)*	343,830	20,765	33,076	102,281
Existing dwellings in residential zones (and precinct and overlay areas), where the parcel does not have any other capacity realising option	**214,868**	0	0	0
Existing dwellings in residential (and precinct and overlay areas) zones where the parcel does have another capacity option*	128,962	20,765	33,076	102,281

* Does not include capacity from roll over areas

12.0 Capacity results for sub-regional areas compared to The Auckland Plan Development Strategy anticipated dwelling growth (high projection, 70:40 scenario)

The Development Strategy of The Auckland Plan*,* indicates how much additional residential capacity sub-regional areas (local board groups) should supply over the period of the plan (to 2041), with a total of 430,000 dwellings required to be planned for across the region (Auckland Council, 2012a) to accommodate a high growth projection under a 70:40 split option. This section of the report compares the capacity that has been enabled by the PAUP with the "minimum number of new dwellings to plan for" by sub-regional area, in 2041, as seen in Figure D.9 (page 61) of The Auckland Plan. These sub-regional areas are based on groupings of local boards.

The Auckland Plan figures in the below table (Table 20) are based on the Auckland Plan 'Scenario' (high projection, 70:40). For calculation purposes, the Hauraki Gulf Islands have been included in the 'Urban Central' sub-regional area. Capacity from ‘Greenfields Areas for Investigation’ (GAfI) has been included in this table for comparison purposes. Currently the capacity for additional dwellings in these areas fall outside of the Proposed Auckland Unitary Plan, and as such have not had capacity calculated for them in this study, and figures from Proposed Auckland Unitary Plan Rural Urban Boundary Fact Sheet (Auckland Council, 2013c) have been used in this table.[37]

Table 20: Current and residential capacity compared to the Auckland Plan 'Scenario' (high projection, 70:40)

Capacity Type	North	Urban North and West	Urban Central	Urban South	South	Auckland TOTAL
Current dwellings (2013)*	22,099	152,188	149,484	116,896	21,614	463,445
Total residential capacity (dwellings) utilising **INFILL**	21,663	79,112	151,628	55,734	21,470	332,915
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	22,089	132,229	159,153	109,427	26,661	460,392
Auckland Plan Greenfield areas for Investigation	34,000[38]	0	0	0	35,000	69,000[39]
Total residential capacity (dwellings) utilising **INFILL** plus Greenfield Areas for Investigation *	55,663	79,112	151,628	55,734	56,470	398,607
Total residential capacity (dwellings) utilising **REDEVELOPMENT** plus Greenfield Areas for Investigation*	56,089	132,229	159,153	109,427	61,661	518,559
Auckland Plan Target (Additional dwellings required at 2041, high projection, 70:40 scenario)*	55,000	95,000	135,000	70,000	75,000	430,000

[37] Note that figures reported in Section 9.3 are previously unpublished and are slightly different to these earlier published figures, representing an improved spatial granularity and evolution of assumptions for those areas since the publication of the fact sheet, but the fact sheet sourced figures used are within the range indicated by the updated information in Section 9.3 .

[38] We have presumed that all residential capacity from 'North West' is located in the Northern local board grouping.

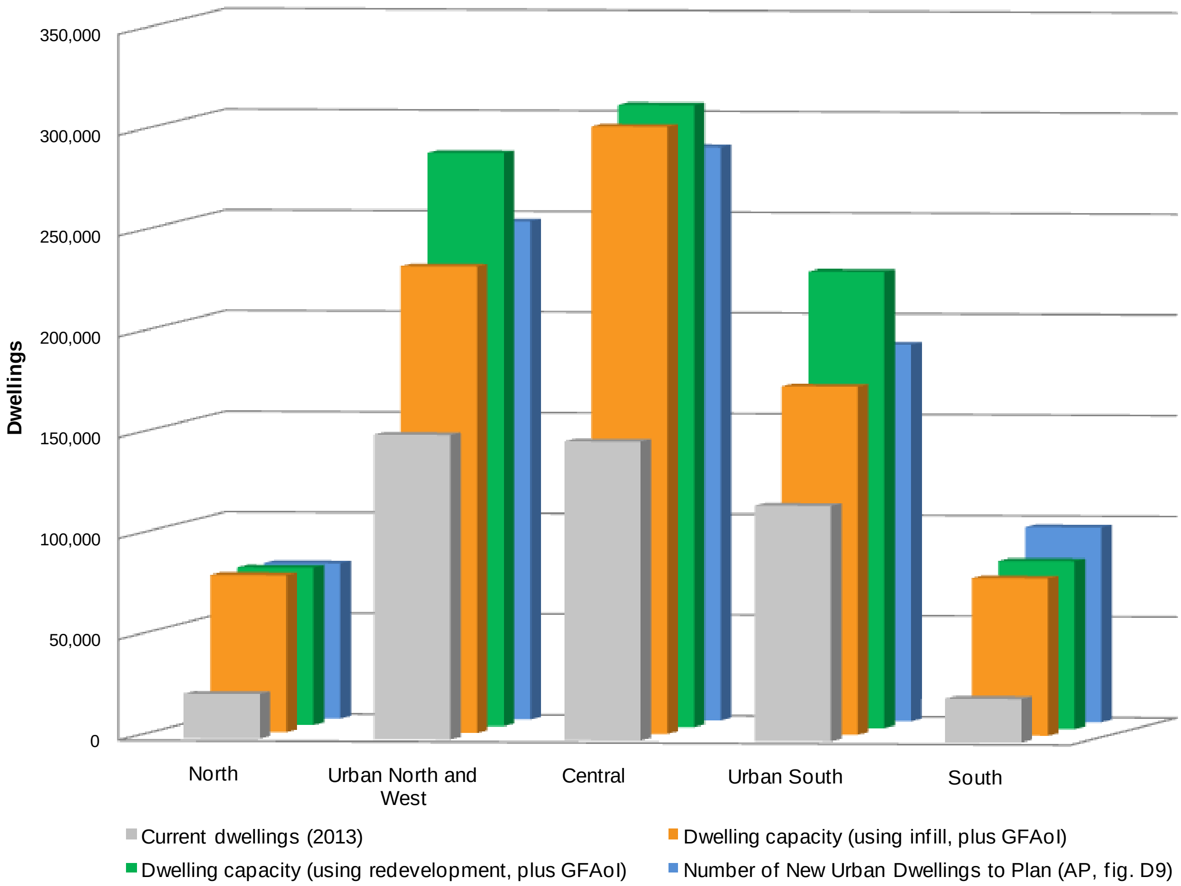
[39] Currently only the general location for 69,000 dwellings in GAfI have been identified. Figures in the table also do not include greenfield growth capacity in areas around towns and serviced villages and possible growth areas at Albany, Okura and Mangere/Puhinui as a suitable 30-year RUB is yet to be confirmed for these places.

Capacity Type	North	Urban North and West	Urban Central	Urban South	South	Auckland TOTAL
Difference between Capacity and Auckland Plan Target utilising **INFILL** and GAfI	663	-15,888	16,628	-14,266	-18,530	-31,393
Difference between Capacity and Auckland Plan Target utilising **REDEVELOPMENT** and GAfI	1,089	37,229	24,153	39,427	-13,339	88,559

* Note that the colours of the cells in this table correspond to the bars shown in Figure 34 below.

When looking at the total for Auckland in Table 20 above and Figure 34 (below) we can see that when comparing capacity (utilising infill) to the total number of new dwellings required under The Auckland Plan (70:40) there is a 'shortfall' of just over 31,000 dwellings, whereas when comparing capacity (utilising redevelopment) there is an surplus of just over 88,500 dwellings[40].

Figure 34: Current and residential capacity (cumulative totals) compared to the Auckland Plan 'Scenario' (high projection, 70:40)[41]



[40] These comparisons implicitly assume 100 per cent uptake of plan enabled capacity, and presume that the PAUP will be the only planning controls that will remain in place as proposed till the 2041 comparison date, both of which are considered rather unlikely scenarios. For this reason 'dwellings to plan for' should not be considered the same as 'dwellings enabled by the plan'.

[41] Numbers represented in the graph are a total of current dwelling numbers and capacity totals (infill or redevelopment).

It should be noted that:

- Zoning for new dwellings in existing built up locations needs to be considerably greater than the total needed so as not to constrain supply and allow the market to operate efficiently, as the redevelopment process is ad hoc, and suffers from inertia effects from existing development and investment.

- Zoning for dwellings is well planned in greenfields locations and it can generally be assumed to deliver close to what is planned for (100 per cent), allowing some expectations for variation and flexibility (Fredrickson, 2013b).

- The Proposed Auckland Unitary Plan is expected to only going to supply the first portion (10 to 15 years) of supply for The Auckland Plan 2041 period, at least three major reviews/new plans would be expected to occur over the next 30 years

- Capacity in district plans is not static, plan changes (private or otherwise) and variations in the future is likely to result in an increase in capacity overall as attitudes to intensification change and growth pressures continue

- Many resource consents granted for residential development are likely to be outside the rules (hence the need for a resource consent) and as such the capacity yielded from these developments are likely to be higher than those measured in this study, offset by capacity identified that is not taken up for a wide range of reasons.

13.0 Auckland Plan capacity distribution targets (70:40 inside/outside 2010 MUL)

This study allows us the ability to be able to calculate the geographic split of opportunities for dwellings provisioned by the PAUP to the targets outlined in both the Auckland Plan and the PAUP (Development capacity and supply of land for urban development sub-section of the RPS section, referencing the Auckland Plan).

Because of the way capacity is measured, two results (infill and redevelopment) have been calculated for how the residential capacity is proportioned between inside and outside of the Metropolitan Urban Limits (as at November 2010), as per Paragraph 129, Section D of The Aucland Plan (Auckland Council, 2012a). These are presented in Table 2 below.

The base capacity of the PAUP, as calculated through the Capacity for Growth Study and reported earlier has been added to the future potential capacity from Future Urban zoned areas (90,000 additional dwellings, as per The Auckland Plan) in order to give a long-term view of proportionality, inline with The Auckland Plan and RPS section of the PAUP. As can be seen from the table, the proportion of the capacity that has been provisioned in addition to the future potential in Future Urban zones is in line with the target outcome of a “70:40 by 2041” split.

It is important to remember that capacity provisioned in district planning is not always taken up, as such the actual outcomes seen as the city develops under the new planning rules may be different from those proportions shown above. Considerable variation in the planning system over the next 30 years is also anticipated, (including changes made by the Hearing Panel) but the exact form of this future planning system is currently unknowable. The figures below therefore assume no variation from the proposed PAUP over the next 30 years, and supply of an additional 90,000 dwellings in FUZ as per The Auckland Plan assumptions, and 100 per cent take up thereof.

Table 21: Proportion of PAUP capacity (either using infill or redevelopment) plus future potential capacity from Future Urban zoned areas, inside and outside the 2010 Metropolitan Urban Limits

	Proportion of total residential capacity			
	Inside 2010 MUL	Outside 2010 MUL	Inside 2010 MUL	Outside 2010 MUL
PAUP enabled capacity (using **infill**) plus future potential capacity in Future Urban zoned areas	212,410	137,852	61%	39%
PAUP enabled capacity (using **redevelopment**) plus future potential capacity in Future Urban zoned areas	363,633	145,221	71%	29%

14.0 Recommendations for further work

Given the long list of assumptions and limitations outlined in the methodology and assumptions technical report, there is obviously a significant amount of work that could and/or should be done to both improve the utility of the study results and/or the use the results as an input into more detailed investigations. Many of the things we have done are to maintain compatibility between various iterations of the capacity study series over time (though this is increasingly difficult due to the multitude of changes in the geography of the region, as much as the variability in the planning system over time). Other things are done in certain ways because data limitations do not enable certain required assumptions to be made in other ways, or do not enable some assumptions to be made at all. Outside of these issues, there are a number of improvements that could be made mainly to address the issues relating to the perception that the results of this study are (or should be) a reflection of what 'will' happen (a forecast), rather than a measure of what 'could' happen (a measurement of potential).

We are of the strong view that the results of this study are important 'policy blind' inputs into debates about what the as written planning system enables, including inputs into more detailed assessments of whether or not this plan enabled potential meets various criteria and therefore will be realisable or not. This issue is we believe the most pressing concern facing Auckland.

Most of the following recommendations therefore relate to post-study analysis using the outputs as a base, rather than revising the inputs/outputs to incorporate other predetermined factors which may limit the utility of the outputs for other uses. We view the 'filtering' of capacity results post-study as a more appropriate approach to some of the concerns raised with previous studies. The following table outlines a number of issues and potential solutions, but is not intended to be an exclusive list. The authors welcome comment or suggestions.

Table 22: Issues and solutions that could form a base for future work based on the Capacity for Growth Study

Issue	Suggested further work
Realisable capacity	A large number of factors including what the plan enables go into the decision making matrix when determining if capacity enabled is capacity that is realisable. Considerably more work is required to determine, measure, track and confirm the nature of these factors as they exist now, but also to forecast them into the future, as it is unlikely that present conditions impacting on reliability will be constant though time, particularly over the long time periods that Council is planning for (decades rather than years). Some aspects such as present market preferences, revealed housing demand/supply, land values and building costs as well as additional spatial factors such as physical characteristics of the site (slope etc) can be accounted for, but the aspect of future changes in all of these including the markets response over time is not well understood, nor able to be accurately determined. The following suggestions generally expand on this bigger issue by detailing some aspects of it.
Consideration of additional physical and planning constraints/opportunities	Building on the above, adding additional spatial layers such as hazards, protected features, infrastructure limitations and opportunities various other aspects could indicate parcels with capacity that are also more or less constrained. This work is currently underway, but determining at what point a particular parcel should not be considered as having any potential remains relatively subjective. The current thinking is that this will develop into a way to rank or score sites depending on their relative level of constraint (or opportunity) to deliver an indication of the 'probability' of development rather than an absolute.

Issue	Suggested further work
Consideration of land development economics	Consideration of LV, CV:IV ratios and the likely construction and sale cost of permitted building typologies are issues that are well suited to analysis at the parcel scale. We have had a number of discussions with a range of private sector developers and council staff from across the organisation and expect to make a start on scoping this work soon. There is potential that physical constraint based issues from the above could be incorporated into cost considerations. Again this is likely to result in a probability or relative ease of development measure rather than an absolute, but that will be approach dependent. There is considerable scope for a range of variables and approaches to be used here reflecting the different cost/profit structure of various building typologies, land uses (commercial vs. residential), developers and not-for-profit groups.
Consideration of market issues	We consider this to be a slightly broader question than the land development economics as the issues of supply and demand, while playing out at the individual land transaction level, are not practicably able to be forecast at this scale particularly over time periods beyond a year or two. As the planning system, by definition seeks to intervene in the market to deliver spatial outcomes that are in some way 'better' than the market would deliver on its own also means most analyses will find a mismatch between plan enabled supply and a free market demand. Notwithstanding the above, both the government and Auckland Plan have set targets such that 'supply' should in some way be related to 'demand', which is calculating these factors at anything less than a regional level (and even then assuming the region is an island). Figuring these out at the regional scale would be the initial focus of this work, followed by analysis at smaller sub-regional scales.
Special areas	Further on-going work to include new and updated capacity totals from special areas as comprehensive development plans and framework plans are undertaken for precincts (and other special areas) of the Proposed Auckland Unitary Plan.

Some specific research projects that could be considered post study include:

- Site amalgamation. Research and understand the likelihood and obstacles to the amalgamation of parcels for redevelopment purposes (residential and business). Once this research is completed there is the opportunity to use the findings of any studies in further modelling undertakings. Investigation into this research sphere has already been initiated by the Research Investigations and Monitoring Unit.
- Infill versus redevelopment. Look at what leads to the development choice of one type of development over the other, and how such decisions effect capacity and uptake both now and into the future.
- Further analysis to inform monitoring of actions in The Auckland Plan, including the High-Level Development Strategy.

15.0 Concluding comments

The Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan) has been a significant research undertaking and builds on the work done as part of the 2012 study and preliminary investigations undertaken during the development of the PAUP and early iterations of the PAUP.

It is hoped that the results and outputs generated from this study, in particular the Capacity for Growth Study Model, will help to better inform land supply strategy, policy and actions in Auckland and provide a quality, wide-ranging set of base information that can be used effectively in further research, study and analysis, helping us to all better understand the dynamic city-region that is Auckland. In particular, we believe that the spatial analysis that the model enables will add to the evidence required to consider the impacts of submissions, primarily those that could impact on capacity outcomes.

Interpreting and modelling the provisions of the over 450 converted zones of the PAUP has proved to be both challenging and rewarding. The calculation of capacity (residential, rural and business) is complex, especially as the PAUP provides options enabling a number of outcomes in many cases. This complexity is exacerbated despite the large number of simplifications undertaken as outlined in the assumptions and limitations used to undertake the study, which must be considered by readers of this report and users of other study outputs (refer to *Capacity for Growth Study 2013: Methodology and Assumptions* technical report).

This study found that there was residential capacity for between 258,487 (utilising infill) and 417, 079 (utilising redevelopment) additional dwellings across Auckland. Capacity on vacant residential sites provides a potential for an additional 38,016 dwellings, while capacity through infill (including vacant potential) development could provide an additional 58,201 dwellings. If all residential zoned parcels across Auckland were redeveloped to their maximum capacity, this could yield an additional (when compared to vacant site development plus infill development) 180,192 dwellings. There is potential capacity for an additional 14,727 dwellings on titles located in the rural area. There is potential capacity for an additional 119,461 dwellings in business areas and centres based on a modified theoretical scenario and lastly, that there was capacity for an additional 28,082 dwellings in special areas.

This study found that there was business land capacity of 3372 hectares. This capacity is made up of 1312 hectares of business zoned land located on parcels that were wholly vacant. There was a further 1736 hectares of business zoned land that was considered to have vacant potential and lastly pipeline business land capacity will provide an additional 324 hectares of business land. The rapidly changing planning landscape facilitated by the Housing Accords and Special Housing Areas Act 2013, means that locations previously assumed for large areas of business land could potentially become housing, or could have pockets of housing within them.

As discussed, the outputs from this study will form the basis of much more research, study and analysis, including informing and providing evidence for the new Auckland Unitary Plan. The Capacity for Growth Study Model is the primary output of the study and its detailed outputs can be queried in different ways, probably most usefully by aggregation of different geographies of interest, but additionally its inputs (input development parameter assumptions, zoning extents and parcel arrangements) can be varied to provide ‘what if’ analysis, track changes over time and better inform many aspects of Council business, including submissions analysis, development capacity (including land) supply and demand and so on.

16.0 Glossary

Business Areas and Centres: The large contiguous areas of proposed business zoning that have a similar typology and are considered to be significant areas of employment, including urban and rural centres, as described in the technical papers written to inform The Auckland Plan . The geographic limits of these areas are defined by zoning as published in the Proposed Auckland Unitary Plan. These areas are a subset of the urban area and rural towns.

Future urban zoned areas: Based on the zoning layer from the PAUP and is a new zoning encompassing 'unzoned' locations between the MUL and the RUB. Future plan changes and structure planning is required to be undertaken before the PAUP Future Urban zoning is changed (by plan change/variation) to a yet to be determined zoning pattern that enables development to occur in

Greenfield Areas for Investigation: Future greenfield areas as noted in The Auckland Plan (Auckland Council, 2012a) that at the time of publication of The Auckland Plan where not defined specifically, but their general location was indicated in the Development Strategy maps. Since this time work has been done as part of the Proposed Auckland Unitary Plan process and some of these areas have been defined (Future Urban zoned areas within the proposed Rural Urban Boundary).

Infill (residential): The process, by which an additional dwelling or dwellings are added to either the front or the back of a residentially zoned parcel, which is already occupied by a dwelling. Infill capacity is measured on parcels that are smaller than 2000 square metres and vacant potential is measured on parcels equal to or larger than 2000 square metres.

Metropolitan Urban Limits (MUL): The extent to which the urban area of Auckland can develop, as defined by the Auckland Regional Policy Statement. Note that the MUL used in this study is based on the extents as at 1 November 2010. This MUL extent has been used as it is the basis on which monitoring of both The Auckland Plan and the Proposed Auckland Unitary Plan will take place, and there is no other consistent and formalised definition of Auckland's urban area.

Parcel: A cadastral polygon with a legal description (can also be known as a property, section or lot). This geographic area is used to undertake capacity assessment within residential and business zones that are in the urban area.

Rural residential: Additional dwelling units on rural zoned titles, either through titles being currently vacant or through subdivision (based on the modelled consent category from district planning rules).

Redevelopment (business): The redevelopment of business land. This could include the removal of buildings from a parcel and the construction of new structures, or the addition of floor space to existing structures.

Redevelopment (residential): The removal of dwellings from a residential zoned parcel and the development of up to the maximum number of dwellings facilitated under the district planning rules as modelled. This could be under a range of consent categories, excluding Non-Complying and Prohibited zone dependent.

Rural area: Properties with a rural zoning, excluding areas that have been identified as forming part of a rural town (generally these areas fall outside of the MUL, but there are a few instances where this is not the case).

Rural Towns: Clusters of properties that have a proposed 'urban type' zone (including residential and business zones from the Zone LUTs) and are <u>outside</u> of the 2010 Metropolitan Urban Limits.

Special areas: Areas spread across the locations above that are not suitable for analysis by the other methods. In many cases these are structure plans, where an overall yield figure is provided for the structure plan area based on published information, and no modelling is required or it is not possible. Special areas include locations of particular activities that are not modelled (e.g. hospitals, quarries, ports etc.)

Title: The land contained on a registered Certificate of Title. This geographic area is used to undertake capacity assessment within rural areas. Note that a title may contain one or many parcels.

Transferable rural site subdivision (TRSS): The transfer of the residential development potential of rural sites from one location to another through the subdivision process as proposed in the rural zone of the Proposed Auckland Unitary Plan.

Total business land: Total area of business zoned land in a given area.

Urban area: Large contiguous areas of properties that have a proposed 'urban type' zone and are within the 2010 Metropolitan Urban Limits (Auckland Regional Council, 1999).

Vacant (business): Capacity (in hectares) of business zoned parcels that are currently wholly vacant (no buildings/structures).

Vacant (residential): Capacity for dwelling units on residential zoned parcels that are currently wholly vacant (no dwellings or buildings), either via subdivision or a dwelling as a right.

Vacant potential (business): Vacant potential is the measure of the vacant portion of parcel that is currently zoned for business use and is not already occupied in some way by a building. Generally this portion of the site is unoccupied and could be used for further development.

Vacant potential (residential): Refer Infill (residential).

Zone LUT: A Zone LUT is a 'look up table' which contains the simplified parameters of the zoning provisions of the PAUP which are used as an input into the modelling process

The definitions for many of the above terms are sourced from the Land Use and Built Environment - Glossary of Terms (Fredrickson, 2013a). This glossary also includes many other terms used in this report, as well as other commonly used land use related terminologies. For a copy of this glossary, please contact the authors of this report.

17.0 References

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18.0 Appendices

Appendix A: Results by local board area

Total residential and business land capacity

Table 23: Total capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Current dwelling count	33,151	21,584	21,614	709	33,918	33,315	40,578	28,676	17,750	22,623	24,889
Total residential capacity (dwellings) utilising **INFILL**	5,749	4,917	21,470	2,317	17,368	22,019	19,002	5,699	6,701	5,854	12,207
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	12,817	10,710	26,661	3,812	36,625	29,257	36,921	15,495	13,461	17,455	25,170
Total business zoned land (ha)	241.1	89.2	628.2	0.0	485.5	293.9	682.9	238.6	854.9	490.8	1,015.0
Total business land capacity	64.3	20.8	516.0	21.0	237.6	150.9	248.4	32.2	529.8	241.0	174.0

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Auckland Region Total
Current dwelling count	30,711	20,709	15,236	17,103	22,099	16,668	455	16,863	42,466	23,986	485,103
Total residential capacity (dwellings) utilising **INFILL**	10,473	12,976	11,201	3,284	21,663	20,657	1,058	5,144	38,490	10,305	258,487
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	18,521	23,087	18,503	8,636	22,089	25,636	1,618	9,078	41,725	19,804	417,079
Total business zoned land (ha)	147.3	568.5	358.7	97.3	281.2	467.1	0.0	42.3	459.7	364.2	7,806.3
Total business land capacity	24.8	251.8	220.2	17.5	195.4	200.9	0.0	17.0	79.9	68.9	3,312.3

Residential capacity – urban area

Table 24: Urban Area: Residential capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Current dwelling count (2011)	33,151	21,584	0	0	33,768	32,175	40,071	28,676	17,667	22,414	24,889
Vacant capacity (dwellings)	322	412	0	0	4,303	3,091	728	588	763	1,659	985
Vacant potential capacity (dwellings)	312	314	0	0	2,589	2,677	1,547	1,268	882	1,249	284
Infill capacity (dwellings)	710	1,083	0	0	2,784	1,893	1,206	2,226	579	1,076	1,216
Redevelopment capacity (dwellings)	7,778	6,876	0	0	22,041	9,047	19,119	12,022	7,339	12,677	14,179
Dwellings in business areas and centres (business redevelopment	4,369	2,897	0	0	7,691	4,045	7,259	1,617	4,433	1,809	9,722
Structure plan area capacity (dwellings)	0	211	0	0	0	8,032	7,987	0	0	41	0
Total residential capacity (dwellings) utilising **INFILL**	5,713	4,917	0	0	17,367	19,738	18,727	5,699	6,657	5,834	12,207
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	12,781	10,710	0	0	36,624	26,892	36,640	15,495	13,417	17,435	25,170

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Urban area total
Current dwelling count (2011)	30,711	20,682	14,732	17,103	0	14,962	0	11,961	42,466	23,986	430,998
Vacant capacity (dwellings)	6,068	423	1,357	515	0	5,566	148	1,396	155	2,806	31,285
Vacant potential capacity (dwellings)	792	2,506	1,276	394	0	2,703	319	561	156	953	20,782
Infill capacity (dwellings)	1,164	1,407	857	988	0	395	0	860	114	1,710	20,268
Redevelopment capacity (dwellings)	9,212	11,513	8,159	6,340	0	5,405	482	4,744	3,349	11,209	171,491
Dwellings in business areas and centres (business redevelopment	2,449	8,632	2,985	1,387	307	11,392	0	667	38,065	4,824	114,550
Structure plan area capacity (dwellings)	0	0	4,639	0	0	0	0	0	0	0	20,910
Total residential capacity (dwellings) utilising **INFILL**	10,473	12,968	11,114	3,284	307	20,056	467	3,484	38,490	10,293	207,795
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	18,521	23,074	18,416	8,636	307	25,066	949	7,368	41,725	19,792	359,018

Residential capacity – rural towns

Table 25: Rural towns: Residential capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Current dwelling count (2011)	0	0	13,304	475	0	584	0	0	0	0	0
Vacant capacity (dwellings)	0	0	3,510	580	0	176	15	0	1	3	0
Vacant potential capacity (dwellings)	0	0	9,069	1,131	0	119	0	0	0	0	0
Infill capacity (dwellings)	0	0	955	65	0	39	0	0	0	0	0
Redevelopment capacity (dwellings)	0	0	6,146	1,560	0	123	6	0	0	0	0
Dwellings in business areas and centres (business redevelopment	0	0	2,714	0	0	0	0	0	0	0	0
Structure plan area capacity (dwellings)	0	0	686	0	0	1,200	0	0	0	0	0
Total residential capacity (dwellings) utilising **INFILL**	0	0	16,934	1,776	0	1,534	15	0	1	3	0
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	0	0	22,125	3,271	0	1,618	21	0	1	3	0

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Urban area total
Current dwelling count (2011)	0	0	21	0	10,653	783	79	191	0	0	26,090
Vacant capacity (dwellings)	0	0	11	0	2,199	21	3	212	0	0	6,731
Vacant potential capacity (dwellings)	0	0	32	0	5,064	275	1	128	0	0	15,819
Infill capacity (dwellings)	0	0	0	0	306	31	0	1	0	0	1,332
Redevelopment capacity (dwellings)	0	5	0	0	732	0	78	51	0	0	8,701
Dwellings in business areas and centres (business redevelopment)	0	0	0	0	2,170	27	0	0	0	0	4,911
Structure plan area capacity (dwellings)	0	0	0	0	3,579	0	0	0	0	0	5,465
Total residential capacity (dwellings) utilising **INFILL**	0	0	43	0	13,318	354	4	341	0	0	34,258
Total residential capacity (dwellings) utilising **REDEVELOPMENT**	0	5	43	0	13,744	323	82	391	0	0	41,627

Residential capacity – rural area (rural residential)

Table 26: Rural Residential: Rural residential capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Current dwelling count (2013)	0	0	8,310	234	150	556	507	0	83	209	0
Capacity (without TRSS) (incl. rollovers)	36	0	4,536	541	1	747	260	0	43	17	0
Structure plan area capacity (dwellings) (excl. roll overs)	0	0	0	0	0	0	0	0	0	0	0
Rural capacity (dwellings) without TRSS	36	0	4,536	541	1	747	260	0	43	17	0

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Rural Towns Total
Current dwelling count (2013)	0	27	483	0	11,446	923	376	4,711	0	0	28,015
Capacity (without TRSS) (incl. rollovers)	0	8	36	0	6,339	247	587	1,319	0	12	14,727
Structure plan area capacity (dwellings) (excl. roll overs)	0	0	8	0	1,699	0	0	0	0	0	1,707
Rural capacity (dwellings) without TRSS	0	8	44	0	8,038	247	587	1,319	0	12	16,434

Business land capacity - urban area

Table 27: Urban Area: Business capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Total Business Zoned Land (ha)	241.1	89.2	0.0	0.0	483.7	256.0	682.9	238.6	659.6	490.8	1,015.0
Business Vacant land (ha)	10.8	6.4	0.0	0.0	80.4	74.5	71.0	14.4	63.6	60.7	57.1
Business Vacant Potential Land (ha)	53.6	14.4	0.0	0.0	155.6	61.3	147.3	17.8	200.8	180.3	116.9
Structure Plan Area Capacity (ha)	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	209.0	0.0	0.0
Business Land Capacity (ha)	64.3	20.8	0.0	0.0	236.0	135.8	248.4	32.2	473.4	241.0	174.0

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Urban area total
Total Business Zoned Land (ha)	147.3	568.5	358.7	97.3	0.0	453.9	36.7	38.4	451.4	364.2	6,709.7
Business Vacant land (ha)	16.2	62.7	67.5	8.4	0.0	68.7	6.1	4.7	61.6	27.2	762.2
Business Vacant Potential Land (ha)	8.6	189.0	102.7	9.1	0.0	124.9	13.5	8.8	18.3	41.6	1,464.5
Structure Plan Area Capacity (ha)	0.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	289.0
Business Land Capacity (ha)	24.8	251.8	220.2	17.5	0.0	193.6	19.6	13.5	79.9	68.9	2,515.7

Business land capacity - rural towns

Table 28: Rural towns: Business capacity results by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Total Business Zoned Land (ha)	0.0	0.0	628.2	41.4	1.8	38.0	0.0	0.0	195.4	0.0	0.0
Business Vacant land (ha)	0.0	0.0	371.1	38.4	0.0	2.0	0.0	0.0	52.6	0.0	0.0
Business Vacant Potential Land (ha)	0.0	0.0	144.9	2.0	1.6	13.0	0.0	0.0	3.8	0.0	0.0
Structure Plan Area Capacity (ha)	0.0	0.0	0.0	21.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Business Land Capacity (ha)	0.0	0.0	516.0	61.3	1.6	15.0	0.0	0.0	56.4	0.0	0.0

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Rural town total
Total Business Zoned Land (ha)	0.0	0.0	0.0	0.0	281.2	13.1	0.0	3.9	8.3	0.0	1211.3
Business Vacant land (ha)	0.0	0.0	0.0	0.0	81.3	4.4	0.0	0.4	0.0	0.0	550.2
Business Vacant Potential Land (ha)	0.0	0.0	0.0	0.0	100.1	2.9	0.0	3.1	0.0	0.0	271.4
Structure Plan Area Capacity (ha)	0.0	0.0	0.0	0.0	14.0	0.0	0.0	0.0	0.0	0.0	35.0
Business Land Capacity (ha)	0.0	0.0	0.0	0.0	195.4	7.3	0.0	3.5	0.0	0.0	856.5

Business redevelopment capacity

Table 29: Business redevelopment capacity (modified scenario) by local board area

Capacity Type	Albert - Eden	Devonport - Takapuna	Franklin	Great Barrier	Henderson - Massey	Hibiscus and Bays	Howick	Kaipatiki	Mangere - Otahuhu	Manurewa	Maungakiekie - Tamaki
Current Total Floor Space (m^2)	1,152,486	602,992	699,003	0	1,292,098	516,653	2,449,138	1,051,417	2,143,613	1,037,827	4,737,167
Current Business Floor Space (m^2)	835,588	433,149	673,200	0	1,224,082	432,369	2,384,643	1,004,506	2,023,073	1,025,934	4,555,808
Current Estimated Employees	21,820	17,367	7,822	0	19,802	7,351	32,396	16,040	20,675	10,995	72,776
Current Residential Floor Space (m^2)	316,898	169,843	25,803	0	68,016	84,284	64,495	46,911	120,540	11,893	181,359
Current Dwellings	2,069	856	131	0	541	729	249	247	653	25	1,475
Total Floor Space Capacity (m^2)	293,011	346,975	1,066,220	0	1,762,905	966,625	1,382,996	226,213	1,212,957	823,499	1,327,879
Business Floor Space Capacity (m^2)	164,154	104,430	799,086	0	1,058,117	569,281	734,204	74,098	794,277	645,380	482,085
Total Estimated Employee Capacity	6,384	5,812	12,650	0	20,781	11,051	15,373	3,072	19,986	10,958	14,087
Residential Floor Space Capacity (m^2)	438,087	275,502	272,245	0	718,629	405,034	691,575	162,388	443,647	181,202	949,538
Total Dwelling Capacity (on Business Land)	4,369	2,897	2,714	0	7,691	4,045	7,259	1,617	4,433	1,809	9,722

Capacity Type	Orakei	Otara - Papatoetoe	Papakura	Puketapapa	Rodney	Upper Harbour	Waiheke	Waitakere Ranges	Waitemata	Whau	Auckland Region Total
Current Total Floor Space (m^2)	415,785	1,839,934	808,286	458,334	354,127	1,390,518	0	127,623	7,119,278	1,297,718	415,785
Current Business Floor Space (m^2)	357,659	1,751,212	780,984	417,734	319,067	1,353,439	0	111,658	4,692,033	1,221,261	357,659
Current Estimated Employees	8,078	23,802	9,795	5,182	4,640	28,597	0	1,537	138,426	16,809	8,078
Current Residential Floor Space (m^2)	58,126	88,722	27,302	40,600	35,060	37,079	0	15,965	2,427,245	76,457	58,126
Current Dwellings	356	672	139	311	272	177	0	101	27,466	708	356
Total Floor Space Capacity (m^2)	245,814	1,912,148	855,049	165,831	950,194	2,320,604	0	135,235	5,825,964	699,379	245,814
Business Floor Space Capacity (m^2)	46,774	1,131,699	588,539	55,007	705,290	1,289,977	0	68,810	3,251,222	264,856	46,774
Total Estimated Employee Capacity	1,962	24,978	10,056	2,711	11,409	35,882	0	1,791	95,492	8,888	1,962
Residential Floor Space Capacity (m^2)	245,524	811,690	288,114	139,339	248,465	1,043,272	0	66,969	3,028,681	454,457	245,524
Total Dwelling Capacity (on Business Land)	2,449	8,632	2,985	1,387	2,477	11,419	0	667	38,065	4,824	2,449

Appendix C: Business land capacity results by business area

Table 30: Business capacity results for business areas

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Adams Drive	Light Industry	Franklin	28.3	3.3	10.0	13.3
Addison	Local Centre	Papakura	0.0	0.0	0.0	0.0
Akoranga	Business Park	Kaipatiki	7.3	2.5	2.1	4.6
Albany	Business Park	Upper Harbour	19.0	15.1	0.0	15.1
Albany	Metropolitan Centre	Upper Harbour	90.3	24.4	25.0	49.4
Albany Village	Light Industry	Upper Harbour	6.3	0.8	3.4	4.2
Albany Village	Local Centre	Upper Harbour	9.6	2.2	1.7	4.0
Apollo Drive	Light Industry	Upper Harbour	31.1	9.3	2.2	11.5
Ascot Park	Light Industry	Mangere - Otahuhu	320.6	35.5	102.1	137.6
Ascot Park	Mixed Use	Mangere - Otahuhu	1.8	0.0	0.0	0.0
Asquith Avenue	Light Industry	Albert - Eden	4.0	0.1	0.1	0.2
Avondale	Mixed Use	Whau	47.0	0.0	0.9	0.9
Avondale	Town Centre	Whau	10.2	1.8	1.9	3.7
Bairds Road	Light Industry	Otara - Papatoetoe	37.3	7.0	9.7	16.7
Balmoral	Local Centre	Albert - Eden	4.3	0.7	0.0	0.7
Balmoral	Mixed Use	Albert - Eden	2.0	0.1	0.2	0.3
Banks Road	Light Industry	Maungakiekie - Tamaki	4.1	0.1	0.4	0.6
Barrys Point	Light Industry	Devonport - Takapuna	12.3	1.4	1.6	3.0
Barrys Point	Mixed Use	Devonport - Takapuna	1.4	0.0	0.0	0.0
Beach Haven	Local Centre	Kaipatiki	1.0	0.1	0.2	0.3
Belgium Street Business Area	Light Industry	Franklin	5.6	1.2	3.5	4.7
Belmont	Local Centre	Devonport - Takapuna	1.2	0.0	0.0	0.0
Beverly Road	Mixed Use	Hibiscus and Bays	2.2	0.2	0.6	0.8
Blockhouse Bay	Local Centre	Whau	2.9	0.0	0.4	0.4
Boston Road	Light Industry	Albert - Eden	8.8	0.7	0.0	0.7
Botany	Metropolitan Centre	Howick	23.5	0.0	16.3	16.3
Botany	Mixed Use	Howick	12.6	0.0	6.0	6.0
Browns Bay	Mixed Use	Hibiscus and Bays	11.1	1.2	0.3	1.5
Browns Bay	Town Centre	Hibiscus and Bays	10.9	1.2	1.0	2.2
Carbine Road	Heavy Industry	Maungakiekie - Tamaki	17.8	0.3	0.4	0.7
Carbine Road	Light Industry	Maungakiekie - Tamaki	100.3	3.2	4.1	7.3
Carbine Road	Mixed Use	Maungakiekie - Tamaki	20.1	0.0	1.0	1.0
Carr Road	Light Industry	Puketapapa	18.2	0.2	0.1	0.3
Cartwright	Light Industry	Whau	4.6	0.3	0.4	0.7
Cartwright	Mixed Use	Whau	7.0	0.3	0.4	0.7
Cascades Road	Light Industry	Howick	22.9	0.1	0.7	0.8
Central Business District	City Centre	Waitemata	267.5	59.5	19.4	78.8

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Chelsea	Light Industry	Kaipatiki	13.9	4.6	0.0	4.6
Clendon	Local Centre	Manurewa	6.0	0.0	0.5	0.5
College Hill	Mixed Use	Waitemata	11.0	0.2	0.0	0.2
Constellation Drive	General Business	Upper Harbour	5.9	0.0	2.6	2.6
Constellation Drive	Light Industry	Upper Harbour	29.1	0.3	4.2	4.5
Crummer Road	Mixed Use	Waitemata	9.4	1.8	0.1	1.9
Dawson	Local Centre	Otara - Papatoetoe	3.0	0.0	0.0	0.0
Devonport	Light Industry	Devonport - Takapuna	0.4	0.0	0.0	0.0
Devonport	Town Centre	Devonport - Takapuna	4.1	0.5	0.1	0.6
Devonport Naval Base	Light Industry	Devonport - Takapuna	1.8	0.0	0.0	0.0
Devonport Naval Base	Mixed Use	Devonport - Takapuna	5.6	0.6	0.0	0.6
Dominion Road	Mixed Use	Albert - Eden	5.6	0.3	0.1	0.4
Don Buck Road	Local Centre	Henderson - Massey	9.1	0.2	4.1	4.3
Drury	Light Industry	Papakura	27.1	3.2	9.0	12.1
Drury	Local Centre	Papakura	2.1	0.0	1.0	1.0
Drury	Mixed Use	Papakura	2.8	1.8	0.2	2.0
Duke Street	Neighbourhood Centre	Puketapapa	0.9	0.0	0.0	0.0
East Tamaki	Heavy Industry	Howick	201.0	12.4	30.3	42.8
East Tamaki North	Light Industry	Howick	76.7	5.7	9.4	15.0
East Tamaki Road	Neighbourhood Centre	Otara - Papatoetoe	2.1	0.2	0.0	0.2
East Tamaki South	Light Industry	Howick	113.3	6.2	16.2	22.3
Eastridge	Local Centre	Orakei	3.3	0.0	0.0	0.0
Eden Terrace	Light Industry	Waitemata	1.3	0.0	0.0	0.0
Eden Terrace	Mixed Use	Waitemata	16.6	0.4	0.2	0.6
Ellerslie	Light Industry	Orakei	3.3	0.0	0.3	0.3
Ellerslie	Mixed Use	Orakei	0.2	0.0	0.0	0.0
Ellerslie	Town Centre	Orakei	2.3	0.3	0.0	0.3
Ellerslie Racecourse	Mixed Use	Orakei	5.4	1.4	0.1	1.6
Ellerslie South	Light Industry	Maungakiekie - Tamaki	81.2	10.7	24.5	35.2
Ellerslie South	Mixed Use	Maungakiekie - Tamaki	5.2	0.0	1.0	1.1
Favona	Light Industry	Mangere - Otahuhu	27.4	0.0	4.5	4.5
Flat Bush	Light Industry	Otara - Papatoetoe	37.3	6.3	2.7	9.0
Foodstuffs Mt Roskill	Light Industry	Puketapapa	25.8	5.1	3.9	9.0
Franklin Road	Mixed Use	Waitemata	1.6	0.8	0.1	0.9
Franklin Road (Pukekohe)	Mixed Use	Franklin	2.5	0.0	1.0	1.0
Glen Eden	Town Centre	Waitakere Ranges	9.7	0.7	1.6	2.3
Glen Innes	Light Industry	Orakei	11.1	4.9	0.0	4.9
Glen Innes	Mixed Use	Orakei	13.5	0.1	3.7	3.7

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Glen Innes	Town Centre	Maungakiekie - Tamaki	11.3	1.0	0.2	1.1
Glenbrook	Heavy Industry	Franklin	336.7	336.7	0.0	336.7
Glendene	Local Centre	Henderson - Massey	1.9	0.1	0.0	0.1
Glenfield	Town Centre	Kaipatiki	6.8	0.0	1.7	1.7
Grafton	Mixed Use	Waitemata	2.9	0.2	0.0	0.2
Great North Road	Mixed Use	Waitemata	9.6	0.8	0.5	1.3
Great South Road	Mixed Use	Maungakiekie - Tamaki	0.7	0.1	0.1	0.2
Great South Road/Ellerslie West	Business Park	Maungakiekie - Tamaki	6.2	1.5	0.0	1.5
Great South Road/Ellerslie West	Light Industry	Maungakiekie - Tamaki	18.3	0.3	1.3	1.6
Great South Road/Ellerslie West	Mixed Use	Maungakiekie - Tamaki	4.8	0.1	1.1	1.2
Greenlane	Light Industry	Albert - Eden	6.3	0.4	0.3	0.7
Greenlane	Local Centre	Albert - Eden	3.8	0.0	0.0	0.0
Greenlane	Mixed Use	Albert - Eden	1.8	0.1	0.1	0.2
Greenlane West	Local Centre	Albert - Eden	3.3	0.2	0.3	0.5
Greenwoods Corner	Local Centre	Albert - Eden	1.5	0.0	0.0	0.0
Greville Road	Local Centre	Upper Harbour	4.3	2.8	1.3	4.1
Grey Lynn	Local Centre	Waitemata	3.1	0.2	0.2	0.3
Gulf Harbour	Local Centre	Hibiscus and Bays	2.5	1.8	0.0	1.8
Hauraki Corner	Local Centre	Devonport - Takapuna	0.9	0.3	0.0	0.3
Helensville	Town Centre	Rodney	9.1	0.7	2.1	2.8
Helensville North	Light Industry	Rodney	10.1	1.0	5.5	6.4
Helensville West	Light Industry	Rodney	22.8	5.2	11.7	16.9
Henderson	Metropolitan Centre	Henderson - Massey	47.1	4.6	12.1	16.8
Henderson South	Light Industry	Henderson - Massey	92.2	6.2	22.8	29.0
Henderson South	Mixed Use	Henderson - Massey	3.4	1.8	0.0	1.8
Highbrook	Light Industry	Howick	216.0	39.9	62.2	102.1
Highbury	Light Industry	Kaipatiki	2.0	0.0	0.0	0.0
Highbury	Mixed Use	Kaipatiki	1.8	0.0	0.1	0.1
Highbury	Town Centre	Kaipatiki	12.4	0.8	1.8	2.6
Highland Park	Mixed Use	Howick	2.2	0.0	0.4	0.4
Highland Park	Town Centre	Howick	10.1	0.0	0.4	0.5
Hinemoa Street	Local Centre	Kaipatiki	0.8	0.0	0.0	0.0
Hingaia	Light Industry	Papakura	18.2	0.0	0.0	0.0
Hingaia	Local Centre	Papakura	0.0	0.0	0.0	0.0
Hingaia	Mixed Use	Papakura	14.1	14.1	0.0	14.1
Hobsonville Corridor	Light Industry	Upper Harbour	62.4	6.6	52.6	59.2
Hobsonville Village	Local Centre	Upper Harbour	12.0	0.0	6.2	6.2
Hobsonville Village	Mixed Use	Upper Harbour	11.8	7.7	0.8	8.6

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Howick	Mixed Use	Howick	4.4	0.7	0.2	0.9
Howick	Town Centre	Howick	7.7	1.8	0.4	2.2
Huapai	Light Industry	Rodney	19.2	2.2	12.3	14.5
Huapai	Town Centre	Rodney	7.0	0.1	2.5	2.6
Huapai	Mixed Use	Rodney	2.8	0.1	1.7	1.8
Hudson Road	Light Industry	Rodney	7.5	0.0	4.4	4.4
Hunters Corner	Town Centre	Otara - Papatoetoe	17.6	1.4	1.6	3.0
Hunters Park Drive	General Business	Puketapapa	2.5	0.0	0.0	0.0
Hunua Road	Heavy Industry	Papakura	105.6	16.1	50.0	66.1
Hunua Road	Light Industry	Papakura	22.0	7.0	10.3	17.3
Interplex	Light Industry	Upper Harbour	60.9	14.2	18.5	32.7
Jervois Road	Local Centre	Waitemata	2.3	0.1	0.0	0.1
K Road/Newton	City Centre	Waitemata	4.9	0.2	0.2	0.3
Kahika	Light Industry	Kaipatiki	8.9	1.3	1.5	2.7
Kawana	Light Industry	Kaipatiki	6.8	0.2	0.5	0.7
Kelston	Local Centre	Whau	2.3	0.0	0.0	0.0
Kingsland	Local Centre	Albert - Eden	1.5	0.0	0.0	0.0
Kingsland	Mixed Use	Albert - Eden	2.2	0.1	0.1	0.1
Kitchener Road	Light Industry	Franklin	4.5	0.0	3.7	3.7
Kitchener Road	Mixed Use	Franklin	1.6	0.1	0.5	0.6
Kumeu	Light Industry	Rodney	41.7	7.0	26.7	33.7
Kumeu	Mixed Use	Rodney	7.2	0.2	1.8	2.0
Kumeu	Town Centre	Rodney	0.0	0.0	2.0	2.0
Lincoln Radio	Light Industry	Henderson - Massey	13.9	8.1	5.4	13.5
Lincoln Road	General Business	Henderson - Massey	15.0	0.0	2.3	2.3
Lincoln Road	Light Industry	Henderson - Massey	88.5	6.6	34.8	41.4
Lincoln Road	Mixed Use	Henderson - Massey	2.9	0.4	0.1	0.5
Lincoln Road	Mixed Use	Henderson - Massey	6.4	0.5	1.1	1.6
Lunn Ave/Marua Road	Light Industry	Maungakiekie - Tamaki	46.9	6.7	3.8	10.5
Lynfield	Local Centre	Puketapapa	3.6	0.6	0.0	0.6
Macleod Road	Light Industry	Henderson - Massey	11.9	2.6	4.0	6.6
Mahunga Drive	Light Industry	Mangere - Otahuhu	32.3	1.9	0.8	2.7
Mairangi Bay	Local Centre	Hibiscus and Bays	2.3	0.3	0.2	0.5
Mairangi Bay	Mixed Use	Hibiscus and Bays	0.9	0.0	0.0	0.0
Makoia Road	Local Centre	Kaipatiki	2.9	0.0	0.0	0.0
Mangere	Town Centre	Mangere - Otahuhu	25.2	1.3	8.2	9.5
Mangere Bridge	Local Centre	Mangere - Otahuhu	1.1	0.3	0.0	0.3
Mangere Bridge	Mixed Use	Mangere - Otahuhu	8.9	0.4	2.8	3.2

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Mangere East	Light Industry	Mangere - Otahuhu	34.3	4.4	13.4	17.9
Manukau	General Business	Otara - Papatoetoe	20.9	0.1	4.3	4.4
Manukau	Metropolitan Centre	Otara - Papatoetoe	56.0	21.2	10.8	32.0
Manukau	Mixed Use	Otara - Papatoetoe	16.1	2.4	7.3	9.8
Manukau North	Light Industry	Otara - Papatoetoe	26.8	0.7	8.0	8.6
Manukau North	Mixed Use	Otara - Papatoetoe	3.1	0.2	0.8	1.1
Manukau Road (Pukekohe)	General Business	Franklin	23.3	3.6	7.3	10.8
Manukau Road (Pukekohe)	Light Industry	Franklin	41.5	7.0	9.0	15.9
Manukau Road (Pukekohe)	Mixed Use	Franklin	8.0	0.1	0.6	0.7
Manukau Road North	Mixed Use	Albert - Eden	9.3	0.1	0.1	0.2
Manukau Road South	Mixed Use	Albert - Eden	4.3	0.0	0.1	0.2
Manukau West	General Business	Otara - Papatoetoe	22.0	3.0	5.8	8.8
Manukau West	Light Industry	Otara - Papatoetoe	26.7	1.0	2.0	3.0
Manurewa	Light Industry	Manurewa	7.9	1.9	1.0	2.9
Manurewa	Town Centre	Manurewa	12.6	0.4	1.8	2.2
Market Road	Local Centre	Albert - Eden	1.1	0.0	0.0	0.0
Market Road	Mixed Use	Albert - Eden	2.1	0.0	0.0	0.0
Market Road	Local Centre	Albert - Eden	1.1	0.0	0.0	0.0
Market Road	Mixed Use	Albert - Eden	2.1	0.0	0.0	0.0
Massey North	General Business	Henderson - Massey	12.9	12.9	0.0	12.9
Massey North	Light Industry	Henderson - Massey	61.3	18.9	39.7	58.5
Massey North	Metropolitan Centre	Henderson - Massey	16.6	14.1	2.4	16.5
Massey North	Mixed Use	Henderson - Massey	13.5	4.3	7.9	12.2
Meadowbank	Local Centre	Orakei	3.9	0.6	1.3	1.8
Meadowlands	Local Centre	Howick	6.0	0.0	0.0	0.0
Milford	Light Industry	Devonport - Takapuna	0.7	0.0	0.0	0.0
Milford	Mixed Use	Devonport - Takapuna	0.4	0.0	0.1	0.1
Milford	Town Centre	Devonport - Takapuna	6.5	0.3	0.5	0.8
Mission Bay	Local Centre	Orakei	1.1	0.0	0.1	0.1
Mission Bay	Mixed Use	Orakei	1.6	0.1	0.1	0.1
Moore Street	Light Industry	Howick	6.9	0.1	0.2	0.3
Morin Road	Light Industry	Maungakiekie - Tamaki	41.0	4.6	7.1	11.7
Morin Road	Mixed Use	Maungakiekie - Tamaki	11.2	2.5	0.7	3.2
Morningside	Light Industry	Albert - Eden	11.1	0.1	0.1	0.2
Morningside	Local Centre	Albert - Eden	1.4	0.0	0.0	0.0
Morningside	Mixed Use	Albert - Eden	4.6	0.4	0.1	0.5
Mt Albert	Mixed Use	Albert - Eden	3.8	0.0	0.2	0.3
Mt Albert	Town Centre	Albert - Eden	3.2	0.3	0.0	0.3

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Mt Albert	Business Park	Albert - Eden	7.4	0.0	0.0	0.0
Mt Eden	Local Centre	Albert - Eden	2.0	0.1	0.0	0.1
Mt Eden	Mixed Use	Albert - Eden	2.5	0.1	0.2	0.3
Mt Eden/Normanby	Mixed Use	Albert - Eden	12.8	0.6	0.4	1.0
Mt Roskill	Local Centre	Puketapapa	2.2	0.6	0.2	0.7
Mt Roskill	Mixed Use	Puketapapa	6.0	0.2	0.6	0.9
Mt Wellington	Local Centre	Maungakiekie - Tamaki	2.9	0.0	0.0	0.0
Mt Wellington	Mixed Use	Maungakiekie - Tamaki	1.0	0.0	0.0	0.0
Mt Wellington Highway	Mixed Use	Maungakiekie - Tamaki	3.6	0.0	0.6	0.6
Mt Wellington North	General Business	Maungakiekie - Tamaki	8.1	0.1	0.0	0.1
Mt Wellington North	Light Industry	Maungakiekie - Tamaki	2.9	0.1	0.0	0.1
Mt Wellington North	Mixed Use	Maungakiekie - Tamaki	18.3	1.7	4.5	6.2
New Lynn	General Business	Whau	6.3	0.0	0.7	0.7
New Lynn	Light Industry	Whau	35.9	2.4	1.2	3.6
New Lynn	Metropolitan Centre	Whau	40.3	3.2	9.5	12.8
New North Road	Mixed Use	Albert - Eden	13.5	0.8	0.1	0.9
Newmarket	Metropolitan Centre	Waitemata	15.4	2.7	0.2	2.9
Newmarket North	Mixed Use	Waitemata	15.2	0.9	0.2	1.1
Newmarket South	Mixed Use	Albert - Eden	14.4	2.1	0.5	2.5
Newmarket West	Mixed Use	Waitemata	15.2	1.1	0.1	1.2
Newton	Mixed Use	Waitemata	10.0	1.4	0.1	1.5
Newton - Upper Symonds St	Town Centre	Waitemata	5.0	0.8	0.0	0.8
Newton/Grafton	Mixed Use	Waitemata	15.5	0.6	0.1	0.7
North Harbour Industrial Estate	General Business	Upper Harbour	1.7	0.0	0.0	0.0
North Harbour Industrial Estate	Light Industry	Upper Harbour	145.6	7.6	20.2	27.8
Northcote	Town Centre	Kaipatiki	3.8	0.7	0.2	0.9
Northcote Road/Akoranga	General Business	Kaipatiki	3.3	0.0	0.5	0.5
Onehunga	Town Centre	Maungakiekie - Tamaki	18.7	2.3	2.1	4.4
Onehunga East	Light Industry	Maungakiekie - Tamaki	14.6	1.3	0.7	2.0
Onehunga East	Mixed Use	Maungakiekie - Tamaki	3.8	0.0	0.0	0.0
Onehunga South	Heavy Industry	Maungakiekie - Tamaki	30.9	2.0	12.2	14.3
Onehunga South	Light Industry	Maungakiekie - Tamaki	3.0	0.1	0.9	1.1
Onehunga South	Mixed Use	Maungakiekie - Tamaki	4.5	0.1	0.2	0.3
Onehunga West	Light Industry	Maungakiekie - Tamaki	2.7	0.1	0.0	0.1
Onehunga West	Mixed Use	Maungakiekie - Tamaki	13.9	0.5	0.3	0.8
Onewa Road	Light Industry	Kaipatiki	1.6	0.3	0.1	0.3
Orakei	Mixed Use	Orakei	4.2	0.0	0.0	0.0
Orewa	Mixed Use	Hibiscus and Bays	6.1	0.0	0.7	0.7

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Orewa	Town Centre	Hibiscus and Bays	9.9	0.5	0.4	0.9
Ormiston	Town Centre	Howick	20.1	0.0	0.0	0.0
Ormiston Road	Light Industry	Otara - Papatoetoe	113.9	12.4	52.8	65.2
Ormiston Road	Local Centre	Howick	2.5	0.0	0.0	0.0
Oruarangi Road	Light Industry	Mangere - Otahuhu	40.5	4.9	0.0	4.9
Otahuhu	Mixed Use	Mangere - Otahuhu	23.4	1.2	3.7	4.9
Otahuhu	Town Centre	Mangere - Otahuhu	14.2	2.0	0.5	2.5
Otahuhu East	Light Industry	Otara - Papatoetoe	69.6	5.8	53.2	59.0
Otahuhu Industrial	Light Industry	Mangere - Otahuhu	54.1	2.5	7.0	9.5
Otahuhu Industrial	Mixed Use	Mangere - Otahuhu	11.6	0.9	0.9	1.8
Otahuhu South	Mixed Use	Mangere - Otahuhu	5.0	0.2	1.2	1.4
Otahuhu West	Heavy Industry	Mangere - Otahuhu	98.6	10.1	47.5	57.5
Otahuhu West	Light Industry	Mangere - Otahuhu	24.4	10.1	11.4	21.5
Otara	Light Industry	Otara - Papatoetoe	13.2	0.3	0.0	0.3
Otara	Town Centre	Otara - Papatoetoe	3.7	1.8	0.0	1.8
Pacific Events Drive	Mixed Use	Manurewa	10.5	9.4	0.0	9.4
Paerata	Light Industry	Franklin	15.0	0.0	12.8	12.8
Pah Road	Light Industry	Puketapapa	9.0	0.0	0.0	0.0
Pah Road	Mixed Use	Puketapapa	2.6	0.0	0.0	0.0
Pakuranga	Mixed Use	Howick	5.8	0.2	0.7	0.9
Pakuranga	Town Centre	Howick	11.5	2.0	1.1	3.2
Panmure	Mixed Use	Maungakiekie - Tamaki	8.3	0.2	0.3	0.5
Panmure	Town Centre	Maungakiekie - Tamaki	15.6	2.4	1.2	3.6
Papakura	Metropolitan Centre	Papakura	24.0	2.6	1.9	4.5
Papakura	Mixed Use	Papakura	7.6	0.6	0.8	1.4
Papakura East	Light Industry	Papakura	1.9	0.0	0.0	0.0
Papakura West	Light Industry	Papakura	1.9	0.0	0.7	0.7
Papatoetoe	Town Centre	Otara - Papatoetoe	10.9	1.9	1.4	3.3
Parnell	Mixed Use	Waitemata	2.5	0.2	0.0	0.2
Parnell	Town Centre	Waitemata	7.3	1.2	0.1	1.3
Parnell North	Light Industry	Waitemata	4.4	0.1	0.3	0.3
Parnell North	Mixed Use	Waitemata	11.1	0.3	0.0	0.3
Penrose	Light Industry	Maungakiekie - Tamaki	100.8	2.3	7.8	10.1
Pilkington Road	Light Industry	Orakei	18.2	1.7	0.4	2.1
Plunket Avenue	Heavy Industry	Otara - Papatoetoe	78.4	14.4	26.2	40.7
Plunket Avenue	Light Industry	Otara - Papatoetoe	9.5	2.1	1.4	3.5
Ponsonby Road	Town Centre	Waitemata	10.3	0.8	0.0	0.8
Portage Road	Light Industry	Mangere - Otahuhu	4.9	0.1	0.7	0.9

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Pt Chevalier	Mixed Use	Albert - Eden	2.1	0.0	0.1	0.1
Pt Chevalier	Town Centre	Albert - Eden	6.1	1.7	0.4	2.2
Puhinui	Heavy Industry	Manurewa	75.3	15.7	39.1	54.8
Puhinui	Light Industry	Otara - Papatoetoe	65.1	5.8	20.3	26.1
Pukekohe	Mixed Use	Franklin	8.2	1.1	0.8	1.9
Pukekohe	Town Centre	Franklin	14.9	2.2	0.2	2.4
Pukekohe Pak n Save	General Business	Franklin	4.0	0.2	0.9	1.1
Ranui	Local Centre	Henderson - Massey	3.3	1.0	0.4	1.4
Remuera	Town Centre	Orakei	3.4	0.3	0.1	0.3
Remuera Road	Mixed Use	Orakei	12.9	0.5	1.1	1.6
Richmond Road	General Business	Waitemata	0.5	0.0	0.0	0.0
Richmond Road	Local Centre	Waitemata	1.8	0.0	0.0	0.0
Richmond Road	Mixed Use	Waitemata	5.7	0.0	0.9	0.9
Riverhead	Local Centre	Rodney	0.9	0.3	0.2	0.5
Riverhead	Mixed Use	Rodney	1.2	0.3	0.4	0.8
Rosebank Road	Heavy Industry	Whau	61.9	2.6	10.7	13.3
Rosebank Road	Light Industry	Whau	90.0	14.4	3.7	18.1
Rosedale Road/Tawa Road	General Business	Upper Harbour	2.5	1.3	0.0	1.3
Rosedale Road/Tawa Road	Light Industry	Upper Harbour	104.8	33.9	51.0	84.9
Roskill South	Neighbourhood Centre	Puketapapa	0.6	0.2	0.0	0.2
Royal Oak	Town Centre	Maungakiekie - Tamaki	10.4	1.2	0.3	1.5
Sandringham	Local Centre	Albert - Eden	1.7	0.2	0.1	0.4
Sawmill Road	Light Industry	Rodney	14.3	14.3	0.0	14.3
Silverdale	Town Centre	Hibiscus and Bays	28.0	12.3	5.0	17.3
Silverdale South	General Business	Hibiscus and Bays	15.3	12.8	1.6	14.4
Silverdale South	Heavy Industry	Hibiscus and Bays	23.6	4.7	5.6	10.3
Silverdale South	Light Industry	Hibiscus and Bays	75.0	7.8	41.9	49.7
Silverdale South	Mixed Use	Hibiscus and Bays	5.1	0.8	2.0	2.8
Silverdale West	General Business	Hibiscus and Bays	74.3	39.0	11.4	50.3
Smales Farm	Business Park	Devonport - Takapuna	10.8	0.0	9.7	9.7
Snells Beach	Light Industry	Rodney	0.6	0.0	0.6	0.6
Snells Beach	Local Centre	Rodney	9.9	6.4	1.0	7.3
Southdown	General Business	Maungakiekie - Tamaki	7.3	1.0	0.6	1.6
Southdown	Heavy Industry	Maungakiekie - Tamaki	13.2	6.6	0.0	6.6
Southdown	Light Industry	Maungakiekie - Tamaki	105.3	3.5	10.4	13.9
Span Farm	Heavy Industry	Whau	30.6	1.8	7.4	9.2
St Heliers	Local Centre	Orakei	1.7	0.2	0.0	0.3
St Lukes	Mixed Use	Albert - Eden	15.8	0.1	0.2	0.3

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
St Lukes	Town Centre	Albert - Eden	11.1	1.5	0.4	1.9
Stadium Drive	Mixed Use	Franklin	2.9	0.2	0.4	0.6
Stanley Street/Carlaw Park	Mixed Use	Waitemata	6.4	1.2	1.3	2.5
Stoddard Road	General Business	Puketapapa	3.6	0.3	1.6	1.9
Stoddard Road	Light Industry	Puketapapa	3.3	0.0	0.0	0.0
Stoddard Road	Mixed Use	Puketapapa	6.8	0.2	0.9	1.0
Stoddard Road	Town Centre	Puketapapa	14.3	0.6	2.1	2.7
Stonefields	Local Centre	Orakei	2.6	2.6	0.0	2.6
Stonefields	Mixed Use	Orakei	4.3	4.3	0.0	4.3
Sunnynook	Local Centre	Devonport - Takapuna	2.1	0.0	0.2	0.2
Surrey Crescent	Mixed Use	Waitemata	2.3	0.5	0.0	0.6
Swanson	Local Centre	Waitakere Ranges	1.4	0.0	0.1	0.1
Swanson-Airdrie	Light Industry	Henderson - Massey	32.5	4.1	18.3	22.4
Swanson-Brick Street	Light Industry	Henderson - Massey	26.3	2.3	9.0	11.3
Sylvia Park	General Business	Maungakiekie - Tamaki	3.5	2.8	0.0	2.8
Sylvia Park	Metropolitan Centre	Maungakiekie - Tamaki	21.3	0.0	8.3	8.3
Sylvia Park	Mixed Use	Maungakiekie - Tamaki	3.9	0.8	0.5	1.3
Taharoto Road	Mixed Use	Devonport - Takapuna	13.1	0.7	0.5	1.2
Takanini	Light Industry	Papakura	41.9	3.3	7.6	10.9
Takanini	Mixed Use	Papakura	5.4	5.4	0.0	5.4
Takanini	Town Centre	Papakura	9.4	0.2	0.1	0.3
Takanini North	Light Industry	Papakura	116.4	12.8	20.6	33.3
Takapuna	Metropolitan Centre	Devonport - Takapuna	21.4	2.2	1.0	3.2
Takapuna	Mixed Use	Devonport - Takapuna	2.2	0.1	0.0	0.1
Te Atatu Peninsula	Mixed Use	Henderson - Massey	0.7	0.0	0.0	0.0
Te Atatu Peninsula	Town Centre	Henderson - Massey	5.2	0.0	0.1	0.2
Te Atatu South	Local Centre	Henderson - Massey	5.0	0.4	0.7	1.1
Te Mahia	Light Industry	Manurewa	23.2	1.2	6.6	7.9
Te Papapa/Penrose South	Heavy Industry	Maungakiekie - Tamaki	236.7	20.5	83.9	104.4
Te Papapa/Penrose South	Light Industry	Maungakiekie - Tamaki	55.1	2.6	2.6	5.2
The Concourse	Heavy Industry	Henderson - Massey	25.8	1.3	7.0	8.2
Thornton Road	Mixed Use	Devonport - Takapuna	5.9	0.5	0.5	1.0
Three Kings	Town Centre	Puketapapa	3.9	0.5	0.7	1.3
Three Lamps	Mixed Use	Waitemata	3.1	0.0	0.0	0.0
Three Lamps	Town Centre	Waitemata	3.1	0.4	0.0	0.4
Titirangi	Local Centre	Waitakere Ranges	1.5	0.0	0.0	0.0
Upland Road	Neighbourhood Centre	Orakei	0.9	0.1	0.0	0.1
Valley Road	Local Centre	Albert - Eden	6.5	0.4	0.3	0.8

Business area name	Business area type	Local board	Total Business zoned land (ha)	Business vacant land (ha)	Business vacant potential land (ha)	Business land capacity (ha)
Verrans Corner	Light Industry	Kaipatiki	1.0	0.3	0.1	0.4
Waikaukau Road	Light Industry	Waitakere Ranges	16.9	2.9	6.0	9.0
Waikaukau Road	Neighbourhood Centre	Waitakere Ranges	0.6	0.1	0.1	0.2
Waikuku South	Mixed Use	Franklin	4.2	0.0	1.3	1.3
Waikumete	Light Industry	Waitakere Ranges	1.8	0.1	0.6	0.7
Wairau Valley	General Business	Kaipatiki	11.0	0.0	0.1	0.1
Wairau Valley	Light Industry	Kaipatiki	145.5	4.3	10.0	14.4
Wairau Valley	Mixed Use	Kaipatiki	5.6	0.0	0.2	0.2
Waiuku	Local Centre	Franklin	11.6	1.9	1.9	3.7
Waiuku East	Light Industry	Franklin	151.4	53.0	87.7	140.7
Warkworth	General Business	Rodney	1.2	0.0	0.6	0.6
Warkworth	Mixed Use	Rodney	7.1	0.3	1.4	1.7
Warkworth	Town Centre	Rodney	11.7	1.1	1.2	2.3
Warkworth Industrial	Light Industry	Rodney	31.0	11.7	5.7	17.4
Warkworth Retail Park	General Business	Rodney	8.6	7.0	0.0	7.0
Wellsford	Town Centre	Rodney	9.1	2.3	2.1	4.4
Wellsford East	Light Industry	Rodney	6.5	4.2	0.3	4.5
Wellsford South	Light Industry	Rodney	29.7	16.7	5.7	22.4
Wellsford West	Light Industry	Rodney	3.9	0.2	0.3	0.6
Westech Place	Light Industry	Waitakere Ranges	5.7	0.7	0.3	1.0
Westech Place	Mixed Use	Waitakere Ranges	1.4	0.0	0.2	0.2
Westfield/Mt Wellington Highway	Light Industry	Maungakiekie - Tamaki	111.1	3.9	13.6	17.6
Westgate	General Business	Henderson - Massey	6.3	0.5	1.3	1.8
Westgate	Metropolitan Centre	Henderson - Massey	11.7	0.6	4.7	5.3
Westlynn	Neighbourhood Centre	Waitemata	0.3	0.0	0.0	0.0
Whangaparaoa	Town Centre	Hibiscus and Bays	5.8	0.8	0.1	0.9
Whangaparaoa Business	Mixed Use	Hibiscus and Bays	24.9	8.7	3.6	12.2
Wharf Road	Light Industry	Henderson - Massey	8.6	0.0	0.9	0.9
Whenuapai Pinepac	Light Industry	Upper Harbour	8.0	0.0	2.9	2.9
Whenuapai Village	Neighbourhood Centre	Upper Harbour	0.7	0.0	0.0	0.0
Whenuapai Village	Light Industry	Upper Harbour	0.8	0.8	0.0	0.8
Wiri	Heavy Industry	Manurewa	142.1	10.0	45.9	55.9
Wiri East	Light Industry	Manurewa	63.1	1.7	24.5	26.1
Wiri West	General Business	Manurewa	1.7	1.7	0.0	1.7
Wiri West	Light Industry	Manurewa	77.2	9.1	40.0	49.1
Wolverton Street	Light Industry	Whau	14.1	0.4	0.0	0.4
Wolverton Street	Mixed Use	Whau	3.0	0.1	0.5	0.6

Appendix D: Business redevelopment capacity results by business area

Table 31: Business redevelopment capacity results for business areas

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Adams Drive	Light Industry	Franklin	60,476	60,476	520	0	12	42,358	41,329	814	1,028	10
Addison	Local Centre	Papakura	0	0	0	0	0	0	0	0	0	0
Akoranga	Business Park	Kaipatiki	19,014	19,014	1,144	0	0	24,560	24,125	2,174	436	4
Albany	Business Park	Upper Harbour	22,189	21,180	517	1,009	0	119,836	119,425	10,299	411	4
Albany	Metropolitan Centre	Upper Harbour	161,195	154,371	4,653	6,824	0	1,637,384	744,918	19,322	892,465	9,916
Albany Village	Light Industry	Upper Harbour	11,012	11,012	148	0	19	13,350	13,106	168	244	2
Albany Village	Local Centre	Upper Harbour	23,803	19,235	166	4,568	68	46,825	9,016	552	37,809	378
Apollo Drive	Light Industry	Upper Harbour	123,108	119,767	2,875	3,341	0	9,121	11,140	0	0	0
Ascot Park	Light Industry	Mangere - Otahuhu	859,890	846,340	9,210	13,550	34	411,574	412,410	7,287	0	0
Ascot Park	Mixed Use	Mangere - Otahuhu	6,445	6,445	25	0	0	0	0	44	3,867	38
Asquith Avenue	Light Industry	Albert - Eden	19,878	15,749	220	4,129	61	0	3,930	38	0	0
Avondale	Mixed Use	Whau	35,447	15,266	406	20,181	210	104,750	40,813	1,095	63,937	639
Avondale	Town Centre	Whau	32,882	22,600	421	10,282	93	104,893	46,288	1,108	58,606	586
Bairds Road	Light Industry	Otara - Papatoetoe	106,383	94,525	916	11,858	52	52,729	62,996	1,148	0	0
Balmoral	Local Centre	Albert - Eden	23,590	20,824	451	2,766	14	4,444	0	0	14,054	140
Balmoral	Mixed Use	Albert - Eden	10,043	5,252	190	4,791	40	5,590	1,001	0	4,589	45
Banks Road	Light Industry	Maungakiekie - Tamaki	10,599	9,157	170	1,442	19	6,479	7,750	52	0	0
Barrys Point	Light Industry	Devonport - Takapuna	74,381	65,826	1,187	8,555	134	0	7,811	0	0	0
Barrys Point	Mixed Use	Devonport - Takapuna	4,270	4,270	47	0	0	9,331	1,170	99	8,161	81
Beach Haven	Local Centre	Kaipatiki	3,580	2,811	60	769	9	2,836	0	5	3,081	30
Belgium Street Business Area	Light Industry	Franklin	3,645	3,510	8	135	1	19,815	19,715	296	100	0
Belmont	Local Centre	Devonport - Takapuna	4,644	3,612	189	1,032	0	2,240	0	0	3,098	30
Beverly Road	Mixed Use	Hibiscus and Bays	5,962	5,962	60	0	0	15,043	2,440	165	12,603	126
Blockhouse Bay	Local Centre	Whau	11,550	8,478	191	3,072	14	14,160	1,806	70	12,354	123
Boston Road	Light Industry	Albert - Eden	85,920	28,222	899	57,698	0	0	56,839	216	0	0
Botany	Metropolitan Centre	Howick	74,852	74,852	1,410	0	0	556,006	240,577	6,999	315,429	3,504
Botany	Mixed Use	Howick	41,430	37,132	1,405	4,298	0	133,241	32,736	465	100,505	1,005
Browns Bay	Mixed Use	Hibiscus and Bays	45,498	26,533	237	18,965	211	27,822	2,795	548	25,027	250
Browns Bay	Town Centre	Hibiscus and Bays	57,184	48,017	1,180	9,167	84	36,390	0	0	37,620	376
Carbine Road	Heavy Industry	Maungakiekie - Tamaki	85,480	85,480	1,132	0	0	0	0	0	0	0
Carbine Road	Light Industry	Maungakiekie - Tamaki	488,283	488,283	6,767	0	0	0	0	0	4,883	48
Carbine Road	Mixed Use	Maungakiekie - Tamaki	89,775	84,073	2,036	5,702	57	173,138	21,092	778	152,046	1,520
Carr Road	Light Industry	Puketapapa	108,673	107,125	925	1,548	14	0	461	485	0	0
Cartwright	Light Industry	Whau	17,845	17,845	251	0	0	709	523	0	186	1
Cartwright	Mixed Use	Whau	32,262	29,259	241	3,003	44	36,509	0	495	38,259	382

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Cascades Road	Light Industry	Howick	122,061	97,325	950	24,736	0	0	23,515	634	0	0
Central Business District	City Centre	Waitemata	5,004,375	3,169,682	92,777	1,834,693	22,035	5,626,444	3,208,809	94,912	2,417,635	31,810
Chelsea	Light Industry	Kaipatiki	36,950	36,950	190	0	0	0	0	0	0	0
Clendon	Local Centre	Manurewa	17,728	17,728	235	0	0	38,950	4,943	341	34,007	340
College Hill	Mixed Use	Waitemata	145,684	70,579	2,303	75,105	598	0	0	0	12,305	123
Constellation Drive	General Business	Upper Harbour	19,265	19,265	700	0	0	9,230	8,945	0	285	2
Constellation Drive	Light Industry	Upper Harbour	125,587	116,431	1,690	9,156	0	0	7,900	0	0	0
Crummer Road	Mixed Use	Waitemata	91,469	68,204	984	23,265	221	30,061	0	317	49,653	496
Dawson	Local Centre	Otara - Papatoetoe	9,213	7,823	130	1,390	0	18,541	3,279	152	15,262	152
Devonport	Light Industry	Devonport - Takapuna	2,723	2,045	56	678	4	0	651	0	0	0
Devonport	Town Centre	Devonport - Takapuna	34,251	26,781	699	7,470	42	0	0	0	9,656	96
Devonport Naval Base	Light Industry	Devonport - Takapuna	0	0	220	0	0	0	0	0	0	0
Devonport Naval Base	Mixed Use	Devonport - Takapuna	51,743	0	2,303	51,743	7	0	0	0	0	0
Dominion Road	Mixed Use	Albert - Eden	33,866	25,229	958	8,637	26	2,307	0	0	13,067	130
Don Buck Road	Local Centre	Henderson - Massey	20,606	10,081	139	10,525	80	67,532	25,174	757	42,358	423
Drury	Light Industry	Papakura	53,160	53,000	830	160	7	57,489	56,542	606	946	9
Drury	Local Centre	Papakura	3,500	3,207	91	293	0	15,447	4,372	102	11,075	110
Drury	Mixed Use	Papakura	2,684	2,684	30	0	0	14,857	4,333	158	10,525	105
Duke Street	Neighbourhood Centre	Puketapapa	3,626	2,459	86	1,167	7	2,801	754	0	2,046	20
East Tamaki	Heavy Industry	Howick	779,924	779,924	8,726	0	4	0	0	0	0	0
East Tamaki North	Light Industry	Howick	308,243	308,243	3,748	0	0	16,033	12,790	459	3,243	32
East Tamaki Road	Neighbourhood Centre	Otara - Papatoetoe	7,078	7,078	158	0	8	10,377	1,649	6	8,727	87
East Tamaki South	Light Industry	Howick	362,381	359,356	5,443	3,025	6	62,825	61,598	74	1,227	12
Eastridge	Local Centre	Orakei	7,110	7,110	385	0	0	24,008	5,337	0	18,671	186
Eden Terrace	Light Industry	Waitemata	17,888	17,888	230	0	0	0	0	2	179	1
Eden Terrace	Mixed Use	Waitemata	171,739	99,017	3,283	72,722	650	0	0	0	30,321	303
Ellerslie	Light Industry	Orakei	24,247	19,370	443	4,877	0	0	4,635	0	0	0
Ellerslie	Mixed Use	Orakei	996	996	563	0	0	215	0	0	727	7
Ellerslie	Town Centre	Orakei	16,593	16,509	235	84	0	0	0	0	8,213	82
Ellerslie Racecourse	Mixed Use	Orakei	29,798	25,779	1,338	4,019	27	7,646	0	0	18,447	184
Ellerslie South	Light Industry	Maungakiekie - Tamaki	196,774	192,535	2,545	4,239	6	71,563	73,119	937	0	0
Ellerslie South	Mixed Use	Maungakiekie - Tamaki	12,493	0	500	12,493	124	39,234	20,691	54	18,543	185
Favona	Light Industry	Mangere - Otahuhu	125,375	125,375	1,039	0	7	0	0	588	1,254	12
Flat Bush	Light Industry	Otara - Papatoetoe	142,972	141,027	1,422	1,945	0	17,502	17,842	660	0	0
Foodstuffs Mt Roskill	Light Industry	Puketapapa	83,010	82,690	1,050	320	3	25,451	24,687	357	765	7
Franklin Road	Mixed Use	Waitemata	21,362	18,850	1,140	2,512	21	0	0	0	10,305	103

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Franklin Road (Pukekohe)	Mixed Use	Franklin	6,448	4,946	57	1,502	0	7,495	631	92	6,864	68
Glen Eden	Town Centre	Waitakere Ranges	41,915	30,945	531	10,970	73	87,438	33,731	905	53,706	537
Glen Innes	Light Industry	Orakei	32,207	32,207	335	0	0	0	0	83	322	3
Glen Innes	Mixed Use	Orakei	49,554	46,437	810	3,117	48	64,241	0	408	65,160	651
Glen Innes	Town Centre	Maungakiekie - Tamaki	53,608	53,200	1,055	408	12	111,129	29,168	774	81,960	819
Glenbrook	Heavy Industry	Franklin	250,610	250,610	1,320	0	1	0	0	133	0	0
Glendene	Local Centre	Henderson - Massey	7,319	7,319	86	0	0	10,484	0	95	10,682	106
Glenfield	Town Centre	Kaipatiki	35,789	35,789	1,089	0	0	53,680	8,946	0	44,735	447
Grafton	Mixed Use	Waitemata	27,331	26,698	865	633	2	547	0	0	16,094	160
Great North Road	Mixed Use	Waitemata	92,698	73,471	2,087	19,227	187	4,352	0	0	39,003	390
Great South Road	Mixed Use	Maungakiekie - Tamaki	2,348	1,647	56	701	9	5,017	1,299	23	3,718	37
Great South Road/Ellerslie West	Business Park	Maungakiekie - Tamaki	34,952	34,952	4,016	0	0	14,854	14,356	0	498	4
Great South Road/Ellerslie West	Light Industry	Maungakiekie - Tamaki	164,158	156,749	5,078	7,409	44	0	5,767	0	0	0
Great South Road/Ellerslie West	Mixed Use	Maungakiekie - Tamaki	13,481	876	2,147	12,605	95	33,997	18,115	0	15,882	158
Greenlane	Light Industry	Albert - Eden	39,848	38,311	897	1,537	10	0	1,139	0	0	0
Greenlane	Local Centre	Albert - Eden	17,603	17,603	680	0	0	19,616	0	0	22,331	223
Greenlane	Mixed Use	Albert - Eden	8,348	4,849	251	3,499	2	8,162	1,755	0	6,407	64
Greenlane West	Local Centre	Albert - Eden	22,180	20,378	419	1,802	22	0	0	0	0	0
Greenwoods Corner	Local Centre	Albert - Eden	4,896	3,275	109	1,621	13	8,065	1,909	23	6,155	61
Greville Road	Local Centre	Upper Harbour	2,813	2,813	98	0	0	35,095	12,350	287	22,745	227
Grey Lynn	Local Centre	Waitemata	14,292	11,214	353	3,078	23	9,264	0	0	11,056	110
Gulf Harbour	Local Centre	Hibiscus and Bays	4,990	3,197	40	1,793	37	0	0	0	0	0
Hauraki Corner	Local Centre	Devonport - Takapuna	4,172	4,172	146	0	0	2,941	0	0	4,268	42
Helensville	Town Centre	Rodney	29,359	23,081	309	6,278	26	44,703	13,950	513	30,753	307
Helensville North	Light Industry	Rodney	20,336	16,896	69	3,440	9	20,215	23,250	457	0	0
Helensville West	Light Industry	Rodney	17,837	16,585	88	1,252	24	81,065	81,328	1,195	0	0
Henderson	Metropolitan Centre	Henderson - Massey	235,384	217,601	5,803	17,783	85	372,633	86,408	2,302	286,226	3,180
Henderson South	Light Industry	Henderson - Massey	314,727	311,761	2,759	2,966	32	69,901	69,021	2,231	880	8
Henderson South	Mixed Use	Henderson - Massey	6,607	3,275	576	3,332	40	24,996	9,366	0	15,630	156
Highbrook	Light Industry	Howick	518,193	517,779	6,264	414	0	261,085	253,707	3,847	7,379	73
Highbury	Light Industry	Kaipatiki	14,028	13,854	192	174	0	0	34	0	0	0
Highbury	Mixed Use	Kaipatiki	9,080	6,050	163	3,030	5	6,527	193	4	6,334	63
Highbury	Town Centre	Kaipatiki	71,609	49,807	1,259	21,802	187	41,456	6,726	0	34,731	347
Highland Park	Mixed Use	Howick	9,305	8,905	186	400	8	11,157	0	33	11,877	118
Highland Park	Town Centre	Howick	31,561	31,561	730	0	0	107,424	37,931	813	69,492	694
Hinemoa Street	Local Centre	Kaipatiki	5,185	4,186	35	999	10	1,957	0	38	3,286	32

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Hingaia	Light Industry	Papakura	31,389	31,389	26	0	6	0	0	0	0	0
Hingaia	Local Centre	Papakura	0	0	24	0	0	0	0	0	0	0
Hingaia	Mixed Use	Papakura	20	20	24	0	0	137,093	54,825	1,444	82,268	822
Hobsonville Corridor	Light Industry	Upper Harbour	5,080	4,369	100	711	19	279,162	277,031	3,588	2,131	21
Hobsonville Village	Local Centre	Upper Harbour	1,995	1,625	55	370	5	63,962	24,758	615	39,204	392
Hobsonville Village	Mixed Use	Upper Harbour	1,390	1,250	10	140	11	72,551	28,326	781	44,225	442
Howick	Mixed Use	Howick	24,399	15,415	473	8,984	46	0	0	0	5,655	56
Howick	Town Centre	Howick	35,098	28,480	731	6,618	55	1,790	0	0	11,826	118
Huapai	Light Industry	Rodney	20,160	20,160	156	0	0	45,185	44,532	692	653	6
Huapai	Town Centre	Rodney	10,034	8,203	202	1,831	14	37,213	15,421	323	21,793	217
Huapai	Mixed Use	Rodney	2,834	1,734	18	1,100	15	25,348	9,539	284	15,809	158
Hudson Road	Light Industry	Rodney	11,010	11,010	170	0	0	22,204	21,872	261	332	3
Hunters Corner	Town Centre	Otara - Papatoetoe	96,241	86,351	1,211	9,890	99	67,849	0	611	72,155	721
Hunters Park Drive	General Business	Puketapapa	23,999	23,999	56	0	0	0	0	346	240	2
Hunua Road	Heavy Industry	Papakura	188,116	185,604	1,390	2,512	2	177,110	179,622	2,631	0	0
Hunua Road	Light Industry	Papakura	27,866	25,863	350	2,003	0	68,081	69,125	895	0	0
Interplex	Light Industry	Upper Harbour	153,758	152,165	4,396	1,593	2	0	55	0	0	0
Jervois Road	Local Centre	Waitemata	14,706	10,989	289	3,717	37	2,826	0	0	6,802	68
K Road/Newton	City Centre	Waitemata	77,424	52,952	2,050	24,472	215	52,064	24,741	236	27,323	359
Kahika	Light Industry	Kaipatiki	33,793	29,133	215	4,660	6	629	4,944	232	0	0
Kawana	Light Industry	Kaipatiki	34,643	34,553	687	90	0	0	0	0	256	2
Kelston	Local Centre	Whau	10,674	10,674	150	0	0	11,490	0	75	13,298	132
Kingsland	Local Centre	Albert - Eden	12,549	11,814	306	735	2	0	0	0	6,794	67
Kingsland	Mixed Use	Albert - Eden	21,925	11,871	177	10,054	97	0	0	58	3,101	31
Kitchener Road	Light Industry	Franklin	7,508	7,508	45	0	0	12,160	11,964	210	197	1
Kitchener Road	Mixed Use	Franklin	4,735	4,735	27	0	0	10,218	1,246	133	8,972	89
Kumeu	Light Industry	Rodney	43,405	41,998	449	1,407	11	148,156	147,647	2,036	509	5
Kumeu	Mixed Use	Rodney	11,691	11,631	106	60	1	52,595	14,083	582	38,512	385
Kumeu	Town Centre	Rodney	0	0	156	0	3	41,073	20,537	300	20,537	205
Lincoln Radio	Light Industry	Henderson - Massey	1,416	750	107	666	7	33,853	34,166	351	0	0
Lincoln Road	General Business	Henderson - Massey	53,286	53,216	1,248	70	0	18,506	17,859	0	648	6
Lincoln Road	Light Industry	Henderson - Massey	241,504	232,051	3,622	9,453	14	96,098	102,175	758	0	0
Lincoln Road	Mixed Use	Henderson - Massey	14,878	14,878	400	0	0	12,753	0	0	16,579	165
Lincoln Road	Mixed Use	Henderson - Massey	21,156	17,781	483	3,375	49	38,264	5,987	153	32,277	322
Lunn Ave/Marua Road	Light Industry	Maungakiekie - Tamaki	190,452	178,764	2,310	11,688	103	3,770	13,516	210	0	0
Lynfield	Local Centre	Puketapapa	11,592	7,124	220	4,468	51	21,906	6,275	120	15,631	156

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Macleod Road	Light Industry	Henderson - Massey	27,529	27,003	226	526	28	21,786	21,819	414	0	0
Mahunga Drive	Light Industry	Mangere - Otahuhu	144,515	139,667	873	4,848	0	0	3,403	1,002	0	0
Mairangi Bay	Local Centre	Hibiscus and Bays	9,859	9,499	310	360	2	6,137	0	0	9,238	92
Mairangi Bay	Mixed Use	Hibiscus and Bays	5,012	0	36	5,012	31	848	2,344	27	0	0
Makoia Road	Local Centre	Kaipatiki	11,937	8,841	290	3,096	25	14,355	1,676	0	12,679	126
Mangere	Town Centre	Mangere - Otahuhu	70,801	43,740	1,325	27,061	5	173,562	78,442	1,388	95,121	951
Mangere Bridge	Local Centre	Mangere - Otahuhu	5,481	5,481	75	0	0	3,766	0	19	5,548	55
Mangere Bridge	Mixed Use	Mangere - Otahuhu	14,298	350	42	13,948	110	69,634	33,223	856	36,411	364
Mangere East	Light Industry	Mangere - Otahuhu	73,147	69,965	700	3,182	0	74,380	76,086	1,214	0	0
Manukau	General Business	Otara - Papatoetoe	65,089	62,177	1,228	2,912	16	35,421	37,327	457	0	0
Manukau	Metropolitan Centre	Otara - Papatoetoe	248,351	214,335	5,722	34,016	316	757,924	288,803	7,692	469,122	5,212
Manukau	Mixed Use	Otara - Papatoetoe	23,421	19,421	384	4,000	0	211,050	74,368	2,126	136,683	1,366
Manukau North	Light Industry	Otara - Papatoetoe	89,359	87,649	1,444	1,710	0	27,754	28,293	75	0	0
Manukau North	Mixed Use	Otara - Papatoetoe	8,736	8,736	101	0	0	16,804	1,480	172	15,324	153
Manukau Road (Pukekohe)	General Business	Franklin	60,499	60,499	739	0	0	52,268	51,140	1,152	1,128	11
Manukau Road (Pukekohe)	Light Industry	Franklin	84,629	84,181	784	448	7	89,835	88,539	1,480	1,297	12
Manukau Road (Pukekohe)	Mixed Use	Franklin	23,893	22,480	707	1,413	2	55,378	9,228	142	46,150	461
Manukau Road North	Mixed Use	Albert - Eden	45,886	21,086	740	24,800	194	23,770	6,777	6	16,994	169
Manukau Road South	Mixed Use	Albert - Eden	21,713	7,620	218	14,093	113	10,981	5,458	132	5,524	55
Manukau West	General Business	Otara - Papatoetoe	83,990	83,822	1,020	168	0	19,480	18,613	715	867	8
Manukau West	Light Industry	Otara - Papatoetoe	107,889	97,130	2,264	10,759	3	5,714	15,337	0	0	0
Manurewa	Light Industry	Manurewa	26,076	25,786	288	290	6	2,911	2,911	88	0	0
Manurewa	Town Centre	Manurewa	50,699	46,956	1,031	3,743	0	123,548	40,167	903	83,380	833
Market Road	Local Centre	Albert - Eden	6,656	6,566	435	90	1	2,845	0	0	5,611	56
Market Road	Mixed Use	Albert - Eden	13,935	13,775	450	160	1	6,036	0	0	11,823	118
Market Road	Local Centre	Albert - Eden	6,656	6,566	435	90	1	2,845	0	0	5,611	56
Market Road	Mixed Use	Albert - Eden	13,935	13,775	450	160	1	6,036	0	0	11,823	118
Massey North	General Business	Henderson - Massey	250	250	33	0	2	54,807	54,257	890	551	5
Massey North	Light Industry	Henderson - Massey	6,576	6,316	33	260	21	231,887	229,762	3,061	2,125	21
Massey North	Metropolitan Centre	Henderson - Massey	964	964	33	0	4	277,657	138,346	3,681	139,310	1,547
Massey North	Mixed Use	Henderson - Massey	630	270	33	360	7	121,229	48,473	1,271	72,755	727
Meadowbank	Local Centre	Orakei	12,231	9,599	321	2,632	6	21,861	4,038	25	17,823	178
Meadowlands	Local Centre	Howick	19,914	19,914	480	0	0	35,257	2,154	81	33,103	331
Milford	Light Industry	Devonport - Takapuna	3,338	3,338	33	0	0	0	0	10	33	0
Milford	Mixed Use	Devonport - Takapuna	1,348	778	13	570	2	1,742	458	20	1,284	12
Milford	Town Centre	Devonport - Takapuna	34,127	31,781	970	2,346	18	38,573	4,569	0	34,004	340

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Mission Bay	Local Centre	Orakei	6,302	5,859	368	443	6	3,626	0	0	5,514	55
Mission Bay	Mixed Use	Orakei	9,435	1,403	168	8,032	70	6,320	4,899	1	1,421	14
Moore Street	Light Industry	Howick	38,938	38,938	434	0	1	0	0	71	389	3
Morin Road	Light Industry	Maungakiekie - Tamaki	125,102	122,436	825	2,666	20	0	1,415	798	0	0
Morin Road	Mixed Use	Maungakiekie - Tamaki	40,096	39,387	210	709	0	51,361	0	769	54,165	541
Morningside	Light Industry	Albert - Eden	78,139	77,836	885	303	0	0	0	129	478	4
Morningside	Local Centre	Albert - Eden	11,919	7,859	137	4,060	36	1,900	0	3	4,231	42
Morningside	Mixed Use	Albert - Eden	31,211	23,518	521	7,693	68	13,637	0	0	19,216	192
Mt Albert	Mixed Use	Albert - Eden	14,202	3,478	196	10,724	78	274	2,312	0	0	0
Mt Albert	Town Centre	Albert - Eden	21,403	20,333	371	1,070	12	0	0	0	9,632	96
Mt Albert	Business Park	Albert - Eden	18,113	0	500	18,113	0	46,933	64,395	4,453	0	0
Mt Eden	Local Centre	Albert - Eden	12,893	12,011	506	882	2	0	0	0	6,854	68
Mt Eden	Mixed Use	Albert - Eden	13,721	9,572	196	4,149	30	1,892	0	0	5,219	52
Mt Eden/Normanby	Mixed Use	Albert - Eden	107,772	73,240	3,580	34,532	327	20,297	0	0	42,309	423
Mt Roskill	Local Centre	Puketapapa	10,409	10,409	150	0	0	10,152	0	59	12,337	123
Mt Roskill	Mixed Use	Puketapapa	31,119	22,624	425	8,495	89	19,498	0	117	21,875	218
Mt Wellington	Local Centre	Maungakiekie - Tamaki	12,299	11,573	129	726	4	14,673	0	145	15,457	154
Mt Wellington	Mixed Use	Maungakiekie - Tamaki	4,312	3,093	20	1,219	17	5,721	920	87	4,801	48
Mt Wellington Highway	Mixed Use	Maungakiekie - Tamaki	12,364	9,412	311	2,952	25	18,746	3,032	22	15,714	157
Mt Wellington North	General Business	Maungakiekie - Tamaki	36,417	36,417	396	0	0	2,658	2,267	259	391	3
Mt Wellington North	Light Industry	Maungakiekie - Tamaki	20,914	20,914	87	0	0	0	0	184	209	2
Mt Wellington North	Mixed Use	Maungakiekie - Tamaki	63,212	55,157	497	8,055	121	45,915	0	671	57,421	574
New Lynn	General Business	Whau	30,755	30,755	386	0	1	0	0	130	308	3
New Lynn	Light Industry	Whau	173,736	169,679	1,515	4,057	49	0	2,320	739	0	0
New Lynn	Metropolitan Centre	Whau	171,983	158,181	3,870	13,802	205	366,701	111,161	3,311	255,540	2,839
New North Road	Mixed Use	Albert - Eden	119,480	100,521	2,151	18,959	211	9,047	0	0	58,157	581
Newmarket	Metropolitan Centre	Waitemata	214,989	158,273	5,463	56,716	749	25,037	0	0	63,297	703
Newmarket North	Mixed Use	Waitemata	190,599	142,481	5,506	48,118	260	133	0	0	66,321	663
Newmarket South	Mixed Use	Albert - Eden	87,762	82,098	1,043	5,664	30	15,403	0	61	56,235	562
Newmarket West	Mixed Use	Waitemata	136,963	132,616	2,782	4,347	77	54,767	0	0	110,691	1,106
Newton	Mixed Use	Waitemata	116,756	74,821	1,623	41,935	388	0	0	0	0	0
Newton - Upper Symonds St	Town Centre	Waitemata	49,190	34,859	769	14,331	154	0	0	0	10,264	102
Newton/Grafton	Mixed Use	Waitemata	158,163	116,482	3,395	41,681	459	0	0	0	0	0
North Harbour Industrial Estate	General Business	Upper Harbour	7,045	7,045	300	0	0	1,057	976	0	81	0
North Harbour Industrial Estate	Light Industry	Upper Harbour	620,623	612,859	10,850	7,764	42	0	1,558	0	0	0
Northcote	Town Centre	Kaipatiki	17,193	15,863	260	1,330	0	31,657	8,562	282	23,095	230

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Northcote Road/Akoranga	General Business	Kaipatiki	10,129	10,129	261	0	0	5,144	4,991	0	153	1
Onehunga	Town Centre	Maungakiekie - Tamaki	112,907	82,559	1,962	30,348	218	103,153	25,471	437	77,682	776
Onehunga East	Light Industry	Maungakiekie - Tamaki	65,614	64,782	558	832	1	0	176	293	0	0
Onehunga East	Mixed Use	Maungakiekie - Tamaki	20,267	19,343	198	924	12	15,009	0	180	20,242	202
Onehunga South	Heavy Industry	Maungakiekie - Tamaki	79,533	79,358	705	175	0	25,754	25,929	454	0	0
Onehunga South	Light Industry	Maungakiekie - Tamaki	12,450	8,692	96	3,758	39	0	3,634	66	0	0
Onehunga South	Mixed Use	Maungakiekie - Tamaki	31,739	28,878	214	2,861	3	21,627	0	357	29,158	291
Onehunga West	Light Industry	Maungakiekie - Tamaki	10,144	10,144	53	0	0	1,432	1,316	97	116	1
Onehunga West	Mixed Use	Maungakiekie - Tamaki	90,616	85,927	790	4,689	72	58,847	0	810	84,989	849
Onewa Road	Light Industry	Kaipatiki	8,042	4,780	67	3,262	0	0	3,182	37	0	0
Orakei	Mixed Use	Orakei	9,053	9,053	59	0	1	0	0	0	0	0
Orewa	Mixed Use	Hibiscus and Bays	17,370	5,504	124	11,866	76	30,728	13,735	391	16,993	169
Orewa	Town Centre	Hibiscus and Bays	59,966	40,223	1,103	19,743	204	44,002	11,761	51	32,241	322
Ormiston	Town Centre	Howick	0	0	0	0	0	0	0	0	0	0
Ormiston Road	Light Industry	Otara - Papatoetoe	291,341	291,251	3,308	90	125	206,288	201,402	3,148	4,886	48
Ormiston Road	Local Centre	Howick	10,998	10,998	450	0	0	10,331	0	0	12,797	127
Oruarangi Road	Light Industry	Mangere - Otahuhu	18,997	18,997	24	0	9	0	0	0	0	0
Otahuhu	Mixed Use	Mangere - Otahuhu	106,724	85,969	1,639	20,755	210	157,777	19,831	1,192	137,945	1,379
Otahuhu	Town Centre	Mangere - Otahuhu	82,046	76,616	890	5,430	20	85,650	7,232	972	78,418	784
Otahuhu East	Light Industry	Otara - Papatoetoe	20,229	20,229	230	0	0	256,786	254,016	3,364	2,770	27
Otahuhu Industrial	Light Industry	Mangere - Otahuhu	213,701	199,506	2,119	14,195	130	17,401	29,285	879	0	0
Otahuhu Industrial	Mixed Use	Mangere - Otahuhu	52,832	43,749	503	9,083	52	73,149	6,643	845	66,506	665
Otahuhu South	Mixed Use	Mangere - Otahuhu	9,367	1,079	152	8,288	70	33,627	16,119	308	17,508	175
Otahuhu West	Heavy Industry	Mangere - Otahuhu	296,486	296,486	1,468	0	6	49,050	49,050	2,336	0	0
Otahuhu West	Light Industry	Mangere - Otahuhu	40,042	39,842	426	200	0	63,389	62,555	916	834	8
Otara	Light Industry	Otara - Papatoetoe	62,677	61,171	560	1,506	0	0	879	253	0	0
Otara	Town Centre	Otara - Papatoetoe	21,150	21,138	244	12	0	15,495	0	163	18,311	183
Pacific Events Drive	Mixed Use	Manurewa	3,441	3,441	108	0	0	98,797	37,454	986	61,343	613
Paerata	Light Industry	Franklin	19,000	19,000	180	0	14	51,613	50,907	736	706	7
Pah Road	Light Industry	Puketapapa	36,747	36,747	310	0	0	0	0	167	367	3
Pah Road	Mixed Use	Puketapapa	7,897	7,897	337	0	0	5,054	0	0	7,771	77
Pakuranga	Mixed Use	Howick	17,403	5,260	149	12,143	109	30,885	14,055	368	16,830	168
Pakuranga	Town Centre	Howick	54,438	50,561	817	3,877	20	156,961	55,139	1,530	101,823	1,018
Panmure	Mixed Use	Maungakiekie - Tamaki	30,539	20,647	60	9,892	99	0	0	267	8,431	84
Panmure	Town Centre	Maungakiekie - Tamaki	78,875	58,168	952	20,707	76	0	0	0	0	0
Papakura	Metropolitan Centre	Papakura	141,539	128,650	2,328	12,889	18	82,193	0	654	98,977	1,099

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Papakura	Mixed Use	Papakura	22,516	16,144	242	6,372	53	45,831	11,195	490	34,636	346
Papakura East	Light Industry	Papakura	8,840	8,840	100	0	0	0	0	15	88	0
Papakura West	Light Industry	Papakura	3,226	3,226	90	0	0	4,395	4,319	9	76	0
Papatoetoe	Town Centre	Otara - Papatoetoe	39,262	33,574	531	5,688	21	106,163	39,139	1,083	67,025	670
Parnell	Mixed Use	Waitemata	34,675	21,019	610	13,656	237	0	0	0	7,149	71
Parnell	Town Centre	Waitemata	77,037	60,214	1,500	16,823	131	0	0	0	21,696	216
Parnell North	Light Industry	Waitemata	56,163	41,784	1,014	14,379	76	0	13,817	0	0	0
Parnell North	Mixed Use	Waitemata	128,823	84,324	2,109	44,499	354	0	0	0	32,795	327
Penrose	Light Industry	Maungakiekie - Tamaki	507,179	501,191	8,054	5,988	28	0	916	0	0	0
Pilkington Road	Light Industry	Orakei	91,415	91,415	730	0	0	0	0	456	914	9
Plunket Avenue	Heavy Industry	Otara - Papatoetoe	214,320	214,320	1,728	0	0	11,411	11,411	757	0	0
Plunket Avenue	Light Industry	Otara - Papatoetoe	24,088	23,197	208	891	32	8,516	9,081	215	0	0
Ponsonby Road	Town Centre	Waitemata	82,763	67,216	2,504	15,547	92	0	0	0	25,835	258
Portage Road	Light Industry	Mangere - Otahuhu	23,466	23,466	165	0	0	0	0	139	235	2
Pt Chevalier	Mixed Use	Albert - Eden	6,401	608	51	5,793	46	10,633	6,205	131	4,427	44
Pt Chevalier	Town Centre	Albert - Eden	15,722	14,814	248	908	3	31,163	8,628	272	22,534	225
Puhinui	Heavy Industry	Manurewa	79,830	79,830	1,366	0	1	185,644	185,644	1,557	0	0
Puhinui	Light Industry	Otara - Papatoetoe	178,145	176,258	993	1,887	0	66,343	65,785	2,179	558	5
Pukekohe	Mixed Use	Franklin	16,822	10,880	803	5,942	28	57,384	18,803	0	38,582	385
Pukekohe	Town Centre	Franklin	79,721	73,679	1,474	6,042	4	60,291	0	80	63,964	639
Pukekohe Pak n Save	General Business	Franklin	10,338	8,710	220	1,628	10	8,696	10,133	99	0	0
Ranui	Local Centre	Henderson - Massey	4,850	980	13	3,870	14	23,994	10,557	280	13,436	134
Remuera	Town Centre	Orakei	27,618	26,618	774	1,000	0	1,324	0	0	13,471	134
Remuera Road	Mixed Use	Orakei	77,845	46,897	996	30,948	188	46,591	2,877	336	43,714	437
Richmond Road	General Business	Waitemata	0	0	243	0	0	2,544	2,518	0	25	0
Richmond Road	Local Centre	Waitemata	12,915	8,042	426	4,873	35	0	0	0	2,876	28
Richmond Road	Mixed Use	Waitemata	46,856	29,717	915	17,139	167	5,433	0	0	14,234	142
Riverhead	Local Centre	Rodney	1,103	482	35	621	5	4,844	1,897	25	2,947	29
Riverhead	Mixed Use	Rodney	830	0	15	830	8	8,113	3,577	81	4,536	45
Rosebank Road	Heavy Industry	Whau	250,387	250,305	3,850	82	1	0	82	0	0	0
Rosebank Road	Light Industry	Whau	359,943	357,886	3,970	2,057	0	27,670	25,851	1,059	1,819	18
Rosedale Road/Tawa Road	General Business	Upper Harbour	6,232	4,999	176	1,233	10	5,792	6,905	26	0	0
Rosedale Road/Tawa Road	Light Industry	Upper Harbour	96,683	96,463	1,820	220	0	12,300	11,430	0	870	8
Roskill South	Neighbourhood Centre	Puketapapa	3,453	3,453	60	0	0	1,206	0	0	2,329	23
Royal Oak	Town Centre	Maungakiekie - Tamaki	49,126	37,361	1,249	11,765	82	84,311	29,357	232	54,953	549
Sandringham	Local Centre	Albert - Eden	8,848	6,396	107	2,452	10	1,367	0	0	3,677	36

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Sawmill Road	Light Industry	Rodney	3,252	3,252	12	0	0	59,733	59,104	805	630	6
Silverdale	Town Centre	Hibiscus and Bays	33,041	28,136	420	4,905	23	174,044	75,407	1,879	98,638	986
Silverdale South	General Business	Hibiscus and Bays	10,041	7,507	170	2,534	17	62,014	63,828	1,038	0	0
Silverdale South	Heavy Industry	Hibiscus and Bays	63,866	63,816	640	50	1	21,226	21,276	297	0	0
Silverdale South	Light Industry	Hibiscus and Bays	103,501	102,856	1,594	645	8	184,439	182,204	2,142	2,234	22
Silverdale South	Mixed Use	Hibiscus and Bays	9,196	8,080	246	1,116	19	39,663	11,464	277	28,199	281
Silverdale West	General Business	Hibiscus and Bays	510	510	55	0	3	157,431	155,851	2,594	1,579	15
Smales Farm	Business Park	Devonport - Takapuna	41,037	41,037	2,025	0	0	54,248	53,295	5,231	953	9
Snells Beach	Light Industry	Rodney	692	692	13	0	0	2,074	2,047	23	28	0
Snells Beach	Local Centre	Rodney	11,493	11,463	117	30	0	65,177	19,205	662	45,972	459
Southdown	General Business	Maungakiekie - Tamaki	33,662	33,662	514	0	0	10,835	10,390	232	445	4
Southdown	Heavy Industry	Maungakiekie - Tamaki	0	0	144	0	0	0	0	0	0	0
Southdown	Light Industry	Maungakiekie - Tamaki	473,698	473,698	6,971	0	0	0	0	0	4,737	47
Span Farm	Heavy Industry	Whau	93,626	93,340	890	286	2	11,990	12,276	273	0	0
St Heliers	Local Centre	Orakei	13,963	11,072	360	2,891	9	2,075	0	0	6,732	67
St Lukes	Mixed Use	Albert - Eden	109,587	53,237	665	56,350	555	33,018	3,805	861	29,213	292
St Lukes	Town Centre	Albert - Eden	49,765	41,633	1,588	8,132	58	0	0	0	16,751	167
Stadium Drive	Mixed Use	Franklin	11,283	10,063	174	1,220	17	16,659	1,114	125	15,545	155
Stanley Street/Carlaw Park	Mixed Use	Waitemata	50,389	47,239	1,597	3,150	34	12,491	0	0	34,578	345
Stoddard Road	General Business	Puketapapa	12,743	12,743	170	0	0	4,638	4,464	121	174	1
Stoddard Road	Light Industry	Puketapapa	18,874	15,696	167	3,178	0	0	2,989	78	0	0
Stoddard Road	Mixed Use	Puketapapa	26,955	20,682	176	6,273	96	38,737	5,595	527	33,142	331
Stoddard Road	Town Centre	Puketapapa	62,948	51,281	449	11,667	46	7,505	0	333	23,559	235
Stonefields	Local Centre	Orakei	2,280	2,280	0	0	0	23,832	8,165	265	15,667	156
Stonefields	Mixed Use	Orakei	0	0	63	0	0	42,056	16,823	387	25,234	252
Sunnynook	Local Centre	Devonport - Takapuna	6,355	5,931	108	424	0	12,580	1,643	84	10,937	109
Surrey Crescent	Mixed Use	Waitemata	20,946	17,169	286	3,777	32	0	0	0	8,791	87
Swanson	Local Centre	Waitakere Ranges	4,154	2,884	68	1,270	10	8,185	2,051	57	6,133	61
Swanson-Airdrie	Light Industry	Henderson - Massey	43,889	42,652	421	1,237	68	88,777	88,687	1,300	90	0
Swanson-Brick Street	Light Industry	Henderson - Massey	89,760	88,927	730	833	1	21,277	21,000	711	277	2
Sylvia Park	General Business	Maungakiekie - Tamaki	19,849	19,849	110	0	0	0	0	223	198	1
Sylvia Park	Metropolitan Centre	Maungakiekie - Tamaki	72,919	72,919	2,220	0	0	360,673	143,877	3,560	216,796	2,408
Sylvia Park	Mixed Use	Maungakiekie - Tamaki	10,264	3,121	33	7,143	71	37,297	15,903	476	21,393	213
Taharoto Road	Mixed Use	Devonport - Takapuna	44,071	23,691	1,406	20,380	166	49,071	13,566	0	35,505	355
Takanini	Light Industry	Papakura	137,607	134,654	1,588	2,953	28	40,036	41,212	717	0	0
Takanini	Mixed Use	Papakura	0	0	0	0	0	0	0	0	0	0

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Takanini	Town Centre	Papakura	32,832	32,832	462	0	0	60,307	13,738	572	46,570	465
Takanini North	Light Industry	Papakura	154,991	154,871	2,220	120	25	152,209	149,257	1,766	2,952	29
Takapuna	Metropolitan Centre	Devonport - Takapuna	272,472	209,723	7,449	62,749	379	121,732	0	0	134,353	1,492
Takapuna	Mixed Use	Devonport - Takapuna	9,361	5,014	298	4,347	21	14,537	4,545	0	9,992	99
Te Atatu Peninsula	Mixed Use	Henderson - Massey	4,562	1,678	55	2,884	37	1,636	801	11	835	8
Te Atatu Peninsula	Town Centre	Henderson - Massey	14,100	13,105	256	995	11	31,661	9,776	252	21,886	218
Te Atatu South	Local Centre	Henderson - Massey	13,931	8,795	273	5,136	37	30,940	9,153	183	21,787	217
Te Mahia	Light Industry	Manurewa	63,326	62,296	520	1,030	4	34,478	34,530	749	0	0
Te Papapa/Penrose South	Heavy Industry	Maungakiekie - Tamaki	657,191	657,191	7,814	0	0	0	0	0	0	0
Te Papapa/Penrose South	Light Industry	Maungakiekie - Tamaki	263,341	254,078	2,776	9,263	118	0	6,630	641	0	0
The Concourse	Heavy Industry	Henderson - Massey	72,878	69,483	963	3,395	2	0	3,395	0	0	0
Thornton Road	Mixed Use	Devonport - Takapuna	14,699	5,150	218	9,549	83	39,980	16,722	367	23,259	232
Three Kings	Town Centre	Puketapapa	16,289	12,805	601	3,484	5	28,883	9,781	0	19,102	191
Three Lamps	Mixed Use	Waitemata	34,247	12,643	568	21,604	203	0	1,056	0	0	0
Three Lamps	Town Centre	Waitemata	25,961	22,433	753	3,528	17	0	0	0	9,453	94
Titirangi	Local Centre	Waitakere Ranges	5,863	5,863	297	0	0	0	0	0	0	0
Upland Road	Neighbourhood Centre	Orakei	5,138	5,055	130	83	1	2,018	0	0	3,495	34
Valley Road	Local Centre	Albert - Eden	36,121	35,669	790	452	5	6,751	0	0	25,271	252
Verrans Corner	Light Industry	Kaipatiki	2,146	2,146	110	0	1	1,354	1,319	0	35	0
Waikaukau Road	Light Industry	Waitakere Ranges	37,390	36,497	190	893	10	25,494	25,758	626	0	0
Waikaukau Road	Neighbourhood Centre	Waitakere Ranges	1,468	1,184	15	284	1	3,131	1,116	28	2,016	20
Waikuku South	Mixed Use	Franklin	9,151	8,465	152	686	8	30,545	7,413	273	23,132	231
Waikumete	Light Industry	Waitakere Ranges	4,635	4,635	45	0	0	3,060	2,983	55	77	0
Wairau Valley	General Business	Kaipatiki	41,801	41,801	612	0	0	4,740	4,274	168	465	4
Wairau Valley	Light Industry	Kaipatiki	678,645	670,946	8,947	7,699	4	0	913	0	0	0
Wairau Valley	Mixed Use	Kaipatiki	17,853	17,853	459	0	0	37,317	4,215	132	33,102	331
Waiuku	Local Centre	Franklin	36,027	31,326	480	4,701	14	74,740	12,981	646	61,759	617
Waiuku East	Light Industry	Franklin	14,218	12,132	132	2,086	13	476,766	473,942	6,238	2,824	28
Warkworth	General Business	Rodney	4,009	3,928	31	81	3	1,091	1,121	55	0	0
Warkworth	Mixed Use	Rodney	12,515	806	91	11,709	102	38,550	19,620	456	18,930	189
Warkworth	Town Centre	Rodney	49,125	45,069	969	4,056	31	47,842	3,414	107	44,427	444
Warkworth Industrial	Light Industry	Rodney	53,683	53,408	935	275	1	77,101	76,069	762	1,033	10
Warkworth Retail Park	General Business	Rodney	7,111	7,111	80	0	0	22,859	22,560	423	300	2
Wellsford	Town Centre	Rodney	22,588	21,228	351	1,360	14	0	0	0	0	0
Wellsford East	Light Industry	Rodney	4,787	4,537	132	250	3	23,335	23,304	233	31	0
Wellsford South	Light Industry	Rodney	5,224	5,144	64	80	2	76,183	75,449	992	734	7

Business area name	Business area type	Local board	Current Total Floor Space (m2)	Current Business Floor Space (m^2)	Current Estimated Employees	Current Residential Floor Space (m^2)	Current Dwellings	Total Floor Space Capacity (m^2)	Business Floor Space Capacity (m^2)	Total Estimated Employee Capacity	Residential Floor Space Capacity (m^2)	Total Dwelling Capacity (on Business Land)
Wellsford West	Light Industry	Rodney	11,049	10,649	72	400	0	5,533	5,767	143	0	0
Westech Place	Light Industry	Waitakere Ranges	27,950	27,950	380	0	0	0	0	0	280	2
Westech Place	Mixed Use	Waitakere Ranges	4,248	1,700	11	2,548	7	7,927	3,170	119	4,757	47
Westfield/Mt Wellington Highway	Light Industry	Maungakiekie - Tamaki	460,135	460,135	7,016	0	0	10,685	5,976	0	4,708	47
Westgate	General Business	Henderson - Massey	19,295	18,945	460	350	1	17,716	17,696	161	20	0
Westgate	Metropolitan Centre	Henderson - Massey	45,626	45,626	690	0	0	87,387	47,483	1,792	39,904	443
Westlynn	Neighbourhood Centre	Waitemata	2,875	1,157	2	1,718	12	0	281	25	0	0
Whangaparaoa	Town Centre	Hibiscus and Bays	31,245	26,358	606	4,887	0	25,823	2,176	28	23,647	236
Whangaparaoa Business	Mixed Use	Hibiscus and Bays	59,412	56,171	530	3,241	13	141,015	24,000	1,615	117,015	1,170
Wharf Road	Light Industry	Henderson - Massey	30,375	30,375	360	0	1	7,129	6,754	127	375	3
Whenuapai Pinepac	Light Industry	Upper Harbour	6,220	6,070	18	150	1	11,918	11,887	217	31	0
Whenuapai Village	Neighbourhood Centre	Upper Harbour	2,520	2,520	25	0	0	3,022	251	27	2,771	27
Whenuapai Village	Light Industry	Upper Harbour	0	0	0	0	0	0	0	0	0	0
Wiri	Heavy Industry	Manurewa	421,131	421,131	3,941	0	0	87,629	87,629	1,660	0	0
Wiri East	Light Industry	Manurewa	199,095	198,709	2,416	386	0	78,314	75,926	1,183	2,388	23
Wiri West	General Business	Manurewa	5,190	5,190	151	0	0	3,188	3,104	0	84	0
Wiri West	Light Industry	Manurewa	171,311	164,867	939	6,444	14	170,040	173,071	3,490	0	0
Wolverton Street	Light Industry	Whau	70,976	56,887	640	14,089	45	0	13,379	281	0	0
Wolverton Street	Mixed Use	Whau	5,652	106	28	5,546	44	20,509	10,358	252	10,150	101

Appendix E: Special areas (including Future Urban zoned areas, identified for the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan)

Notes on the information contained in Table 32:

- Many of the special areas identified as part of the Proposed Auckland Unitary Plan do not have capacity for either residential or business, and it is for this reason that they are likely to have been made 'special areas' under the provisions of the proposed plan. Special areas are like a spot zone that provides for a specific area; often these do not have residential or business capacity (i.e. quarry). Structure plans have gone through a some planning processes to determine land uses and are included in the PAUP as a precinct.
- Due to the nature of special areas and their contribution to longer-term supply of capacity, figures published in this table are likely to change. It must be remembered that dwelling and business land yields for each structure plan is not fixed and may change over time depending in the nature of the plan(s) and where the plan(s) are in the council planning pipeline.
- Total dwelling potential for areas is sourced from the Proposed Auckland Unitary Plan or other published material.
- Dwelling capacity is calculated by subtracting the current dwelling count away from the total potential of an area. Dwelling count data is sourced from PropertyIQ Ltd. (known as CoreLogic from February 2014), based on valuation assessments undertaken in and since 2011. 'Current dwelling counts' are generated from parcels that fell within the bounds of the special area at the time of the study.
- Total business land potential for areas is sourced from the Proposed Auckland Unitary Plan or other published material.
- Business land capacity is calculated by subtracting the current business land area away from the total potential of an area. Current business zoned land is sourced from zoning information contained in the notified version of the Proposed Auckland Unitary Plan, and has been generated as part of this study, from parcels that fell within the bounds of the structure plan or special area at the time of the study.
- Special area size (area in hectares) was calculated in GIS, and summed for each area. This has been included to provide some context as to the size of the special area.

Table 32: List of special areas including capacity (where available) identified for the Capacity for Growth Study 2013 (Proposed Auckland Unitary Plan)

Name	Area Type	Capacity availability (special area type)	Local Board	Location	MUL (2010)	RUB (PAUP)	Rural Town (if applicable)	Special area size (hectares)	Total dwelling potential for area	Dwelling Capacity	Total business land potential for area	Business Land Capacity	Notes and comments
Airport	Special Activity		Multi	Multi	Multi	Multi		170.9					Not applicable This special area applies to several small airports across the region, and while it applies to some area surrounding Auckland International Airport, it does not apply to the main airport operations area
Boat Building	Special Activity		Multi	Multi	Multi	Multi		8.1					Provides for existing boat building activities
Chelsea sub-precinct C	Special Activity		Kaipatiki	Urban	Inside	Inside		13.7					Prior to cessation of sugar refining activities, the activities in the Light Industry zone apply. Framework plan requited for further development. No maximum dwellings or business land provision outlined in PAUP
Ellerslie 1 sub-precinct B	Structure Plan		Orakei	Urban	Inside	Inside		4.0					No maximum dwellings or business land provision outlined in PAUP
Ellerslie 1 sub-precinct D	Structure Plan		Orakei	Urban	Inside	Inside		0.2					Residential not permitted under PAUP
Ellerslie 2 sub-precinct A	Structure Plan		Orakei	Urban	Inside	Inside		0.6					No maximum dwellings or business land provision outlined in PAUP
Ellerslie 2 sub-precinct B	Structure Plan		Orakei	Urban	Inside	Inside		0.7					No maximum dwellings of business land provision outlined in PAUP
Karaka 1	Special Activity		Papakura	Urban	Inside	Inside		18.2					Residential not permitted under Proposed Auckland Unitary Plan Provides for existing horse stock yards
Orakei Point sub-precinct A	Structure Plan		Orakei	Urban	Inside	Inside		1.3					GFA maximum set for special area, but no limit on dwellings given in Proposed Auckland Unitary Plan. Note that since the publication of the PAUP and the strike-date for our capacity calculations, a structure plan has been approved for Orakei Point that will include 64,000 m^2 for residential use - or approximately 700 dwellings
Orakei Point sub-precinct B	Structure Plan		Orakei	Urban	Inside	Inside		1.2					
Orakei Point sub-precinct C	Structure Plan		Orakei	Urban	Inside	Inside		0.7					
Orakei Point sub-precinct D	Structure Plan		Orakei	Urban	Inside	Inside		0.4					
Orakei Point sub-precinct E	Structure Plan		Orakei	Urban	Inside	Inside		0.4					
Orakei Point sub-precinct F	Structure Plan		Orakei	Urban	Inside	Inside		0.8					
Saint Lukes	Structure Plan		Albert - Eden	Urban	Inside	Inside		8.7					
Silverdale 2 sub-precinct A	Structure Plan		Hibiscus and Bays	Urban	Outside	Outside		14.2					Residential not permitted under PAUP
Silverdale 2	Structure Plan		Hibiscus and Bays	Urban	Outside	Outside		33.8					Residential not permitted under PAUP
Smales 2 sub-precinct A	Structure Plan	Other	Devonport - Takapuna	Urban	Inside	Inside		2.7	68	67	0.00	0.00	Dwelling max set in PAUP precinct rules. GFA maximum set for special area, as well as other controls. Total potential business land unknown.
Smales 2 sub-precinct B	Structure Plan	Other	Devonport - Takapuna	Urban	Inside	Inside		2.2	145	144	0.00	0.00	
Wairaka sub-precinct A	Special Activity		Albert - Eden	Urban	Inside	Inside		3.9					Unitec campus in Mt Albert. No info in PAUP about capacity
Wairaka	Special Activity		Albert - Eden	Urban	Inside	Inside		57.9					Unitec campus in Mt Albert. No info in PAUP about capacity

Name	Area Type	Capacity availability (special area type)	Local Board	Location	MUL (2010)	RUB (PAUP)	Rural Town (if applicable)	Special area size (hectares)	Total dwelling potential for area	Dwelling Capacity	Total business land potential for area	Business Land Capacity	Notes and comments
Bayswater Marina sub-precinct A [rcp/dp]	Special Activity		Devonport - Takapuna	Urban	Outside	Outside		1.0					Residential not permitted under PAUP Provides for existing marina activity
Bayswater Marina sub-precinct B [rcp/dp]	Special Activity		Devonport - Takapuna	Urban	Outside	Outside		2.1					
Bayswater Marina sub-precinct C [rcp/dp]	Special Activity		Devonport - Takapuna	Urban	Outside	Outside		0.1					
Bayswater Marina sub-precinct F [rcp/dp]	Special Activity		Devonport - Takapuna	Urban	Inside	Inside		0.1					
Gulf Harbour Marina sub-precinct A [rcp]	Special Activity		Hibiscus and Bays	Urban	Inside	Inside		38.5					Residential not permitted under PAUP Provides for existing marina activity
Gulf Harbour Marina sub-precinct B [rcp]	Special Activity		Hibiscus and Bays	Urban	Inside	Inside		4.5					
Westpark Marina sub-precinct A	Structure Plan		Upper Harbour	Urban	Inside	Inside		2.9					Residential development permitted under PAUP, but no information in precinct section on numbers of dwellings
Westpark Marina sub-precinct B	Structure Plan		Upper Harbour	Urban	Inside	Inside	Warkworth	1.2					
Westpark Marina sub-precinct C	Structure Plan		Upper Harbour	Urban	Inside	Inside		0.6					
Westpark Marina sub-precinct D	Structure Plan		Upper Harbour	Urban	Inside	Inside		0.2					Residential not permitted under PAUP
Westpark Marina sub-precinct E [rcp]	Special Activity		Upper Harbour	Urban	Inside	Inside		13.0					Residential not permitted under PAUP
Westpark Marina sub-precinct F [rcp/dp]	Special Activity		Upper Harbour	Urban	Outside	Outside		19.5					Residential not permitted under PAUP Provides for existing marina activity
Alexandra Park sub-precinct A	Special Activity		Albert - Eden	Urban	Inside	Inside		16.9					
Flat Bush sub-precinct A	Structure Plan	Other	Howick	Urban	Inside	Inside		866.6	12,224	7,987	0.00	30.00	Flat Bush numbers carried across from original structure plan as reported in the 2012 Capacity for Growth Study.
Flat Bush sub-precinct B	Structure Plan		Howick	Urban	Inside	Inside		165.7					
Flat Bush	Structure Plan		Howick	Urban	Inside	Inside		204.8					
Greenfield Urban	Structure Plan		Rodney	Rural Town	Both	Both	Helensville	112.7					Residential permitted but a structure plan required on some sites. Yield unable to be determined
Gulf Harbour sub-precinct A	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		2.5	2,913	1,457	0.00	0.00	Gulf Harbour numbers carried across from original structure plan as reported in the 2012 Capacity for Growth Study.
Gulf Harbour sub-precinct B	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		5.3					
Gulf Harbour sub-precinct C	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		35.7					
Gulf Harbour sub-precinct D	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		78.6					
Gulf Harbour sub-precinct E	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		38.1					
Integrated Development sub-precinct A	Structure Plan		Multi	Multi	Multi	Multi		98.2					Residential permitted but a framework plan required on large sites. Height and bulk restrictions on development. Yield unable to be determined
Integrated Development sub-precinct B	Structure Plan		Multi	Multi	Multi	Multi		9.5					Residential permitted but a framework plan required on large sites. Height and bulk restrictions on development. Yield unable to be determined
Kingseat sub-precinct B	Structure Plan		Franklin	Rural Town	Outside	Outside		146.5					Structure plan in UP does not give dwelling maximum, but provides other development controls. Unable to be modelled.
Kingseat sub-precinct C	Structure Plan		Franklin	Rural Town	Outside	Outside		9.2					
Kingseat sub-precinct D	Structure Plan		Franklin	Rural Town	Outside	Outside		51.4					
Long Bay sub-precinct A	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		147.6	2,200	2,049	0.00	0.00	Max number of dwellings taken from legacy structure plan information, as reported in Capacity for Growth Study 2012.
Long Bay sub-precinct B	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		105.0					
Long Bay sub-precinct C	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		16.6					
Long Bay sub-precinct D	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		11.7					
Long Bay sub-precinct F	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		15.0					
Long Bay sub-precinct G	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		19.2					
Long Bay sub-precinct H	Structure Plan		Hibiscus and Bays	Urban	Inside	Inside		8.0					
Mangere Gateway sub-precinct A	Structure Plan	Other	Mangere - Otahuhu	Urban	Outside	Inside		25.2	0	0	0.00	209.00	No indication in UP as to total business land. Number extracted from Capacity for Growth Study 2012.
Mangere Gateway sub-precinct B	Structure Plan		Mangere - Otahuhu	Urban	Outside	Inside		22.2					
Mangere Gateway sub-precinct C	Structure Plan		Mangere - Otahuhu	Urban	Outside	Inside		15.0					
Mangere Gateway sub-precinct D	Structure Plan		Mangere - Otahuhu	Urban	Outside	Inside		127.4					
Pine Harbour sub-precinct C	Structure Plan	Other	Franklin	Rural Town	Outside	Outside	Beachlands-Pine Harbour	6.2	62	61	0.00	0.00	No maximum dwellings of business land provision outlined in PAUP. Used structure plan info from 2012 Capacity for Growth Study as a base.

Name	Area Type	Capacity availability (special area type)	Local Board	Location	MUL (2010)	RUB (PAUP)	Rural Town (if applicable)	Special area size (hectares)	Total dwelling potential for area	Dwelling Capacity	Total business land potential for area	Business Land Capacity	Notes and comments
Takanini sub-precinct A	Structure Plan	Other	Papakura	Urban	Outside	Inside		54.8	70	61	0.00	50.00	No maximum dwellings of business land provision outlined in PAUP. Used structure plan info from 2012 Capacity for Growth Study as a base.
Takanini sub-precinct C	Structure Plan	Other	Papakura	Urban	Inside	Inside		5.4					
Takanini sub-precinct D	Structure Plan	Other	Papakura	Urban	Inside	Inside		221.0	2,882	2,023	0.00	0.00	
Takanini sub-precinct E	Structure Plan	Other	Papakura	Urban	Inside	Inside		55.2	477	467	0.00	0.00	
Whitford Village sub-precinct C	Structure Plan	Other	Franklin	Rural Town	Outside	Outside	Whitford	9.3	105	100	0.00	0.00	Dwelling max set in PAUP precinct rules
Defence [rcp/dp]	Special Activity		Multi	Multi	Multi	Multi		16.3					Not applicable Provides for existing defence activities
Ferry Terminal [rcp/dp]	Special Activity		Multi	Multi	Multi	Multi		5.3					Not applicable Provides for existing ferry terminal activities
Birdwood (Crows Road)	Future Urban Zone		Waitakere Ranges	Future Urban - Urban	Outside	Inside		26.1					Future Urban zoned area - no enabled capacity from the PAUP. No information on capacity was available in that study
Brigham Creek	Future Urban Zone		Waitakere Ranges and Henderson-Massey	Future Urban - Urban	Outside	Inside		565.1					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Clarks Beach	Future Urban Zone		Franklin	Future Urban - Urban	Outside	Outside		120.0					
Dairy Flat	Future Urban Zone		Rodney	Future Urban - Urban	Outside	Inside		143.7					
Drury Plan Change	Future Urban Zone		Franklin	Future Urban - Urban	Outside	Inside		346.5					
Glenbrook Beach	Future Urban Zone		Franklin	Future Urban - Rural Town	Outside	Outside		18.9					Future Urban zoned area - no enabled capacity from the PAUP.
Helensville	Future Urban Zone	Pipeline	Rodney	Future Urban - Rural Town	Outside	Outside		42.8	1,000	993	0.00	14.00	Future Urban zoned area - no enabled capacity from the PAUP. Formed from part of the Helensville SP area from the 2012 Capacity for Growth Study. No indication of what the new capacity is likely to be, so old numbers used
Hingaia	Future Urban Zone	Pipeline	Papakura	Future Urban - Urban	Both	Inside		419.2	2,260	2,088	0.00	0.00	Future Urban zoned area - no enabled capacity from the PAUP. The same as the grouping of Hingaia SP areas from the 2012 Capacity for Growth Study (excl. Stage 1). No indication of what the new capacity is likely to be, so old numbers used. Note that there is no business land total even though a portion of this area is allocated to be a town centre.
Huapai - North East	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside		138.8					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Huapai South	Future Urban Zone	Pipeline	Rodney	Future Urban - Rural Town	Outside	Inside		184.1	2,000	1,943	0.00	0.00	Future Urban zoned area - no enabled capacity from the PAUP. Made up of the 2 former SP areas (Huapai South). Note that area formerly planned for business has been replaced with a SHA. Only yield for SHA available.
Huapai West	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside		472.1					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Karaka	Future Urban Zone		Papakura and Franklin	Future Urban - Urban	Outside	Inside		959.1					
Opaheke	Future Urban Zone		Papakura and Franklin	Future Urban - Urban	Outside	Inside		1,068.8					
Peninsula Golf Course	Future Urban Zone		Hibiscus and Bays	Future Urban - Urban	Inside	Inside		42.5					
Pukekohe North - Paerata	Future Urban Zone		Franklin	Future Urban - Rural Town	Outside	Outside		824.0					Future Urban zoned area - no enabled capacity from the PAUP. Incorporates areas formerly covered by the Paerata and some/portions of the numerous Pukekohe future SP areas. No new information available.
Pukekohe South	Future Urban Zone		Franklin	Future Urban - Rural Town	Outside	Outside		629.5					Future Urban zoned area - no enabled capacity from the PAUP. Incorporates areas formerly covered by some of the numerous Pukekohe future SP areas. No new information available.
Red Hills (Pipeline)	Future Urban Zone		Rodney and Henderson-Massey	Future Urban - Urban	Outside	Inside		530.4					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares
Red Hills North	Future Urban Zone		Rodney and Henderson-Massey	Future Urban - Urban	Outside	Inside		179.4					

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Riverhead West	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside		72.7					of business land (as outlined in The Auckland Plan)
Scott Point (Pipeline)	Future Urban Zone		Upper Harbour	Future Urban - Urban	Outside	Inside		145.2					
Silverdale	Future Urban Zone		Hibiscus and Bays	Future Urban - Urban	Outside	Inside		72.9					Future Urban zoned area - no enabled capacity from the PAUP. This FUA is a portion of the SP for Hibiscus Gateway identified as part of the 2012 study. No new information on this smaller area is available.
Silverdale West Business	Future Urban Zone		Rodney	Future Urban - Urban	Outside	Inside		228.7					Future Urban zoned area - no enabled capacity from the PAUP. Precinct is the same as the old Silverdale West special area, despite this there is no information to hand on the capacity of the area
Snells Algies	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Outside		38.9					Future Urban zoned area - no enabled capacity from the PAUP. This FUA is a portion of the SP for Snells/Algies identified as part of the 2012 study. No new information on this smaller area is available.
Takanini	Future Urban Zone		Papakura	Future Urban - Urban	Outside	Inside		469.0					Future Urban zoned area - no enabled capacity from the PAUP. Made up of Takanini Stages 5, 7 and 8 from legacy planning. No planning work had been done on the yields for these areas. No new information.
Trig Road (Pipeline)	Future Urban Zone		Henderson-Massey and Upper Harbour	Future Urban - Urban	Outside	Inside		101.1					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Wainui East	Future Urban Zone		Rodney	Future Urban - Urban	Outside	Inside		621.7					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Warkworth (Other)	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	56.8					Future Urban zoned area - no enabled capacity from the PAUP. None of the Warkworth FU areas are the same as the proposed structure plans seen in legacy planning documents, as such they will have to fall into the 90,000/1,400 total for all areas
Warkworth East	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	99.2					
Warkworth Future Business	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	48.7					
Warkworth North	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	163.9					
Warkworth South	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	389.6					
Warkworth West	Future Urban Zone		Rodney	Future Urban - Rural Town	Outside	Inside	Warkworth	39.2					
Wellsford	Future Urban Zone	Pipeline	Rodney	Future Urban - Rural Town	Outside	Outside	Wellsford	63.7	350	340	0.00	0.00	Future Urban zoned area - no enabled capacity from the PAUP. Same as Wellsford area as reported in Capacity for Growth Study 2012, number carried across.
Wellsford South	Future Urban Zone	Pipeline	Rodney	Future Urban - Rural Town	Outside	Outside	Wellsford	16.2	0	0	21.00	21.00	Future Urban zoned area - no enabled capacity from the PAUP. Same as Wellsford South area as reported in Capacity for Growth Study 2012, number carried across.
Whenuapai Airbase	Future Urban Zone		Upper Harbour	Future Urban - Urban	Outside	Inside		288.0					Future Urban zoned area - no enabled capacity from the PAUP. Subdivision/residential development is not permitted in FUA, and currently there has been no work undertaken to determine the potential capacity of FUA areas apart from the region total of an additional 90,000 dwellings and 1,400 hectares of business land (as outlined in The Auckland Plan)
Whenuapai Business	Future Urban Zone		Henderson-Massey and Upper Harbour	Future Urban - Urban	Outside	Inside		367.0					
Healthcare Facility	Special Activity		Multi	Multi	Multi	Multi		152.9					Not applicable. Provides for existing healthcare activities
Ardmore 1	Special Activity		Franklin	Rural	Outside	Outside		156.5					No information on the amount of business land being provided in PAUP. Provides for existing aerodrome activities
Ardmore 2	Structure Plan/ Special Area?		Franklin	Rural	Outside	Outside		2.7					
Auckland Airport sub-precinct Coastal	Special Activity		Mangere - Otahuhu	Urban	Outside	Outside		1,075.6					No information on the amount of business land being provided in PAUP. Dwellings not permitted under the PAUP

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Auckland Airport sub-precinct Core	Special Activity		Mangere - Otahuhu	Urban	Outside	Inside		996.6					No information on the amount of business land being provided in PAUP. Dwellings not permitted under the PAUP
Devonport Naval Base sub-precinct A	Special Activity		Devonport - Takapuna	Urban	Inside	Inside		2.6					Not applicable Provides for existing defence activities
Devonport Naval Base sub-precinct B	Special Activity		Devonport - Takapuna	Urban	Inside	Inside		4.9					
HMNZ Dockyard	Special Activity		Devonport - Takapuna	Urban	Inside	Inside		6.3					Not applicable Provides for existing defence activities
Rodney Thermal Energy Generation	Special Activity		Rodney	Urban	Outside	Outside		53.7					Not applicable Provides for possible future energy generation activities
Maori Purpose	Special Activity		Multi	Multi	Multi	Multi		95.2					Not applicable Provides for existing and future Māori activities
Orakei 1	Structure Plan		Orakei	Urban	Inside	Inside		24.0					No maximum number of dwellings indicated in PAUP.
Minor Port [rcp/dp]	Special Activity		Multi	Multi	Multi	Multi		24.3					Not applicable Provides for existing port activities
Quarry	Special Activity		Multi	Multi	Multi	Multi		1,426.2					Not applicable Provides for existing quarry activities
Kakanui Point	Special Activity		Rodney	Rural	Outside	Outside		328.0					No maximum number of dwellings indicated in PAUP.
Karaka 2	Structure Plan		Franklin	Rural	Outside	Outside		54.2					No maximum number of dwellings indicated in PAUP.
Kellys Cove	Structure Plan	Other	Franklin	Rural Town	Outside	Outside	Beachlands-Pine Harbour	69.1	420	185	0.00	0.00	Maximum number of dwellings set in PAUP
Mangere 1 - SPCA	Special Activity		Mangere - Otahuhu	Urban	Inside	Inside		4.0					Dwellings not permitted under the PAUP
Martins Bay	Structure Plan	Other	Rodney	Rural Town	Outside	Outside		4.6	65	33	0.00	0.00	Maximum number of dwellings set in PAUP
Mill Road	Structure Plan	Other	Manurewa	Urban	Outside	Inside		5.1	45	41	0.00	0.00	Maximum number of dwellings set in PAUP
Mount Albert 2 sub-precinct A - AIS St Helens	Special Activity		Albert - Eden	Urban	Inside	Inside		1.7					Dwellings not permitted under the PAUP
Mount Albert 2 sub-precinct B - AIS St Helens	Special Activity		Albert - Eden	Urban	Inside	Inside		1.9					Dwellings not permitted under the PAUP
Orewa 1 sub-precinct A	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		2.0	690	640	0.00	0.00	Maximum number of dwellings set in UP
Orewa 1 sub-precinct B	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		5.6					
Orewa 1 sub-precinct C	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		2.0					
Orewa 1 sub-precinct D	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		1.6					
Orewa 1 sub-precinct E	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		2.4					
Orewa 1 sub-precinct F	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		2.1					
Orewa 2	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		196.5	3,100	3,062	0.00	0.00	Total from Orewa West SP info (as per 2012 study) minus 826 dwellings in Orewa 3
Orewa 3	Structure Plan	Other	Hibiscus and Bays	Urban	Inside	Inside		32.0	826	824	0.00	0.00	Almost the same as Orewa West structure plan area as reported in Capacity for Growth Study 2012, number carried across.
Pukekohe Hill sub-precinct C	Structure Plan		Franklin	Rural	Outside	Outside		42.6					No maximum number of dwellings indicated in PAUP.
Pukekohe Hill sub-precinct D	Structure Plan		Franklin	Rural	Outside	Outside		18.0					No maximum number of dwellings indicated in PAUP.
Riverhead South	Structure Plan	Other	Rodney	Rural Town	Outside	Inside	Riverhead	58.6	601	585	0.00	0.00	No indication in UP as to total business land. Number extracted from structure plan number as reported in the Capacity for Growth Study 2012.
Waimana Point	Structure Plan	Other	Rodney	Rural Town	Outside	Outside	Snells Beach-Algies Bay	33.3	32	25	0.00	0.00	Max dwellings indicated in PAUP
Retirement Village	Structure Plan		Multi	Multi	Multi	Multi		174.3					Not applicable
Omaha Flats	Structure Plan	Other	Rodney	Urban	Outside	Outside		603.6	1,714	1,593	0.00	0.00	Same as Point Wells/Omaha Flats Structure plan from 2012 Study
Orewa Countryside	Structure Plan	Other	Rodney	Rural	Outside	Outside		86.0	86	86	0.00	0.00	Precinct plan limits 86 sites on which a dwelling can be built
Pararekau and Kopuahingahinga Islands	Structure Plan		Papakura	Urban	Outside	Outside		25.9	11	8	0.00	0.00	Formerly part of the Hingaia Structure Plan area. Landscape concept plan in PAUP indicates allocation for 11 dwellings total.

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Riverhead 3	Structure Plan	Other	Rodney	Rural Town	Outside	Outside	Riverhead	81.9	20	20	0.00	0.00	Max dwellings indicated in PAUP
Weiti sub-precinct A	Structure Plan	Other	Hibiscus and Bays	Rural Town	Outside	Outside	Weiti Village	81.8	150	150	0.00	0.00	Same as Weiti area as used in the 2012 Capacity for Growth Study, so legacy numbers used
Weiti sub-precinct B	Structure Plan	Other	Hibiscus and Bays	Rural Town	Outside	Outside	Weiti Village	43.3	1,050	1,050	0.00	0.00	
Weiti sub-precinct C	Structure Plan		Hibiscus and Bays	Rural	Outside	Outside		735.8					
Leigh Marine Laboratory	Special Activity		Rodney	Rural	Outside	Outside		55.2					Not applicable Provides for existing laboratory activities