

### APPENDIX 3.4.4 – Industrial Land Demand

The demand for industrial land was estimated (2008) using the Auckland Regional Council's employment projections as undertaken by Property Economics Ltd. Assessing the employment projections against the employee to land ratio for each Group 1 Sector (being manufacturing, construction, wholesale trade, transport and storage, and some utilities) results in an estimated land demand of 1,380ha to 2031 as shown in Table 9.

**Table 9: Industrial land demand to 2031 (Property Economics Ltd 2009)**

(Hectares)	Manufacturing	Transport & Storage	Construction	Wholesale Trade	Other	Total
<b>Rodney District</b>	18.0	10.7	6.9	11.4	0.7	47.8
<b>North Shore</b>	70.8	14.8	0.4	68.2	0.0	154.1
<b>Waitakere City</b>	64.7	12.4	6.0	28.3	0.0	111.4
<b>Auckland City</b>	229.9	73.9	-2.0	234.6	21.2	557.5
<b>Manukau City</b>	257.3	55.4	-2.9	129.3	11.1	450.2
<b>Papakura District</b>	23.9	6.2	5.7	13.8	0.3	49.9
<b>Auckland Portion of Franklin District</b>	-1.9	2.3	1.6	7.3	2.5	11.7
<b>Auckland Region</b>	662.6	175.8	16.7	492.9	35.8	1,382.7

*Source: Property Economics Ltd, ARC (2009) – Evidence for Change 6*

However, industrial land supply was calculated (for the same sectors) as providing a vacancy of only 477ha, providing as of 2008 only six-seven years supply. Given the dated information, this level of vacancy is expected to be somewhat less today. More recent analysis of industrial land supply and demand, across the southern sector of the region, was carried out by Market Economics Ltd in relation to proposed new industrial land at Drury South (March 2011). That also identified more urgent demand for additional industrial land, particularly given the time it takes to rezone rural land and develop it for industrial activities.

Previous predictions have estimated that an additional 680 to 720 hectares of greenfield land would be needed to meet demand between 2011 and 2031 (Group 1 Additional Greenfield Land Requirements 2001-2031, Market Economics Ltd for the Auckland Regional Council 2007). However, the most up-to-date projections that accounted for the impacts of the global financial crisis beginning in 2008, estimated that at least 1,000 hectares would be needed up to 2041 (Auckland Plan p 157). The latter informed the approach adopted in the Auckland Plan which seeks to actively manage the existing resource of industrial land and to ensure there is provision of new industrial land.