

Appendix A: Results Capacity for Growth Study 2006

Table 51: Metropolitan Auckland: Total Dwelling Capacity for Residential Development (includes Residential Infill only) 2006 Policy

Territorial Authority	Vacant and Vacant Potential (dwelling units) 2006	Vacant Structure Planned areas within current MUL	Structure Plan area Capacity (dwelling units) 2006	Residential Infill (dwelling units) 2006	Residential on Business Zoned Land (dwelling units) 2006	Total Household Capacity 2006	Projected years until all Capacity Exhausted (high to low projections)
RDC	2,392	Gulf Harbour Silverdale North Orewa West	1,965 2,137 2,797	356	1,140	10,787	23 to 50
NSCC	9,218	Long Bay	1,600	2,890	10,890	24,598	13 to 21
WCC	6,615	Birdwood Babich	928 1,050	4,259	6,160	19,012	12 to 17
ACC	4,458	Stonefields (Mt Wgt Quarry)	2,600	5,423	44,480	56,961	14 to 20
MCC	5,177	Flat Bush	12,920	6,251	6,140	30,488	10 to 15
PDC	1,130	Hingaia Stage 1 Takanini 1A, 1B, 3	1,966 2,310	1,123	560	7,089	31 to 50
Metropolitan Total	28,990		30,273	20,302	69,370	148,935	14 to 20

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

Table 52: Metropolitan Auckland: Total Dwelling Capacity for Residential Development (Residential Refill) 2006 Policy

Territorial Authority	Vacant and Vacant Potential (dwelling units) 2006	Vacant Structure Planned areas within current MUL	Structure Plan area Capacity (dwelling units) 2006	Residential Refill (dwelling units) 2006	Residential on Business Zoned Land (dwelling units) 2006	Total Household Capacity 2006	Projected years until all Capacity Exhausted (high to low projections)
RDC	2,392	Gulf Harbour Silverdale North Orewa West	1,965 2,137 2,797	1,616	1,140	12,047	26 to 50
NSCC	9,218	Long Bay	1,600	12,529	10,890	34,237	19 to 40
WCC	6,615	Birdwood Babich	928 1,050	13,371	6,160	28,124	18 to 31
ACC	4,458	Stonefields (Mt Wgt Quarry)	2,600	17,366	44,480	69,904	18 to 26
MCC	5,177	Flat Bush	12,920	16,159	6,140	40,396	14 to 23
PDC	1,130	Hingaia Stage 1 Takanini 1A, 1B, 3	1,966 2,310	3,110	560	9,076	40+
Metropolitan Total	28,990		30,273	64,151	69,370	192,784	18 to 29

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

Table 53: Metropolitan Auckland: Vacant Land for Business Development, 2006

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

1. The Projected Years until all Capacity Exhausted column is a guide only. It is unlikely that all capacity will be available for development.

Table 54: Metropolitan Auckland: Vacant and Brownfield Land for Business Development, 2006

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

1. The Projected Years until all Capacity Exhausted column is a guide only. It is unlikely that all capacity will be available for development.

Table 55: Redevelopment Capacity on Business Land – Metropolitan Area Total

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

Table 56: Redevelopment Capacity on Business Land – Metropolitan Area – Centres

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

Table 57: Redevelopment Capacity on Business Land – Metropolitan Area – Non-Centres

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

Table 58: Rural Capacity: Rural Townships and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Territorial Authority	Dwellings 2006 ⁵¹ (RDUs)	Unoccupied Dwellings	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
RDC	6,639	2,001	329.9 ha	3,053	Wellsford Warkworth Snells-Agies Helensville Kumeu- Huapai Riverhead Omaha South Parakai Waimauku	5,740	174	434	1,549	10,516	10,776
NSCC	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WCC	1,155	402	52.1 ha	209	-	-	-	-	-	209	209
ACC	2,697	1,269	149.6 ha	1,040	n/a	-	-	-	-	1,040	1,040
MCC	2,181	264	80.7 ha	799	Kellys Cove	420	46	105	-	1,265	1,324
PDC	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FDC	8,661	498	456.2 ha	4,640	Patumahoe	1,085	1,053	3,198	1,379	7,242	9,387
Rural Town and Coastal Settlement Total	21,333	4,434	1,069 ha	9,741		6,330	1,273	3,737	2,928	20,272	22,736

RDU – Residential Dwelling Units

⁵¹ Census 2006 Total Occupied and Unoccupied Dwellings based upon best fit of Statistics NZ meshblocks to rural town and coastal settlement zoning.

Table 59: Rodney District Rural Towns and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Settlement Name	Dwellings 2006 (RDUs)	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
Wellsford	630	37.4	386	Wellsford North	146	13	45	326	871	903
Warkworth	1,326	67.6	596	McKinney Valley (Area B) Woodcocks Rd (Area C) View Rd (Area F) Alnwick Riverfront (Area M) Campbell Dr (Area P) Total	532 258 62 46 67 <u>965</u>	33	83	361	1,955	2,005
Snells-Algies	1,386	11.5	153	Algies Bay Snells Beach Central Snells South Total	252 168 151 <u>571</u>	15	31	168	907	923
Helensville	930	22.4	273	Te Makari	900	35	63	423	1,631	1,659
Kumeu-Huapai	363	3.6	43	Huapai	2,100	47	83	271	2,461	2,497
Riverhead	303	13.2	148	Riverhead	600	-	-	-	748	748
Omaha	153	5.6	92	Omaha South	250	-	-	-	342	342
Leigh	216	43.6	208		-	-	-	-	208	208
Matakana	63	24.7	316		-	13	21	-	329	337
Parakai	150	13.7	173	Parakai	123	9	13	-	305	309
Point wells	132	7.1	42		-	-	-	-	42	42
Puhoi	81	16.1	38		-	-	-	-	38	38
Waimauku	201	19.8	117	South West	85	-	1	-	202	203
Muriwai	309	20.6	126		-	-	-	-	126	126
Waiwera	111	14.4	231		-	-	71	-	231	302
Stillwater	285	8.5	111		-	9	23	-	120	134
Rodney	6,639	329.9 ha	3,053		5,740	174	434	1,549	10,516	10,776

RDU – Residential Dwelling Units

Table 60: Waitakere City Rural Towns and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Settlement Name	Dwellings 2006 (RDUs)	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
Herald Island	258	1.3	14		-	-	-	-	14	14
Huia	36	8.8	28		-	-	-	-	28	28
Parau	84	4.2	13		-	-	-	-	13	13
Piha	261	27.6	127		-	-	-	-	130	130
Waitakere Village	105	9.7	24		-	-	-	-	25	25
Whenuapai Coastal	321	0.7	3		-	-	-	-	10	10
Whenuapai Village	90	-	-		-	-	-	-	-	-
Waitakere City Total	1,155	52.1 ha	209		-	-	-	-	209	209

Table 61: Auckland City Rural Towns and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Settlement Name	Dwellings 2006 (RDUs)	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
Waiheke	2,697	149.6	1,040		-	-	-	-	1,040	1,040
Auckland City Total	2,697	149.6 ha	1,040						1,040	1,040

RDU – Residential Dwelling Units

Table 62: Manukau City Rural Towns and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Settlement Name	Dwellings 2006 (RDUs)	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
Beachlands/Maraetai	1830	50.6	599	Kellys Cove	420	46	109	-	1,065	1,124
Clevedon	60	1.5	10		-	-	-	-	10	10
Kawakawa Bay	54	18.5	122		-	-	-	-	122	122
Orere Beach	126	9.6	66		-	-	-	-	66	66
Whitford	111	0.4	2		-	-	-	-	2	2
Manukau City Total	2,181	80.7 ha	799		420	46	109	-	1,265	1,324

Table 63: Franklin District Rural Towns and Coastal Settlements: Total Dwelling Capacity for Residential Development 2006 Policy

Settlement Name	Dwellings 2006 (RDUs)	Vacant and Vacant Potential Area (ha)	Vacant and Vacant Potential (RDUs) 2006	Vacant Structure Planned Areas	Structure Plan area Capacity (RDUs) 2006	Residential Infill (RDUs) 2006	Residential Refill (RDUs)	Residential on Business Zoned Land (RDUs) 2006	Total Household Capacity 2006 (Infill)	Total Household Capacity 2006 (Refill)
Pukekohe	5,136	151.2	1,469			258	1,320	1,227	3,869	4,931
Waiuku	2,196	161.5	1,193			467	1,024	152	1,812	2,369
Patumahoe	144	8.4	94	Patumahoe	170	54	89	-	318	353
Tuakau	1,185	135.2	994			274	765	-	1,268	1,759
Franklin District Total	8,661	456.2 ha	4,640		1,085	1,053	3,198	1,379	7,242	9,387

RDU – Residential Dwelling Units

Note:

Tuakau - (outside region however, required for transport planning)

Table 64: Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Territorial Authority	Business zoned Vacant and Vacant Potential	Brownfield Land 2006	Future Urban areas or Special zoned areas for business use	Area (hectares) 2006	Total Vacant Land (hectares) 2006	Total Vacant Land with Brownfield (hectares) 2006
RDC	59.8	11.0	Wellsford Warkworth Kumeu-Huapai	112.6	172.4	183.4
NSSC	n/a	n/a	n/a	n/a	n/a	n/a
WCC	1.2	0	n/a	n/a	1.2	1.2
ACC	4.4	0	n/a	n/a	4.4	4.4
MCC	1.1	0	n/a	n/a	1.1	1.1
PDC	n/a	n/a	n/a	n/a	n/a	n/a
FDC	52.7	0.6	n/a	n/a	52.7	53.3
Rural Town and Coastal Settlement Total	119.3	11.6		112.6	231.9	243.5

Table 65: Rodney District Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Settlement name	Business zoned Vacant and Vacant Potential 2006 (hectares)	Brownfield Land 2006 (hectares)	Future Urban areas or Special zoned areas for business use 2006 (hectares)	Area 2006 (hectares)	Total Vacant Land 2006 (hectares)	Total Vacant Land with Brownfield 2006 (hectares)
Wellsford	13.1		Corry Block Future Industrial	19.9	33.0	33.0
Warkworth	15.6		New business park	25.7	41.3	41.3
Snells-Algies	2.9				2.9	2.9
Helensville	4.9	9.9			4.9	14.8
Kumeu-Huapai	19.3	1.1	Huapai South Future Urban	67	86.3	87.3
Riverhead	0.3				0.3	0.3
Omaha	-				-	-
Leigh	0.3				0.3	0.3
Matakana	0.7				0.7	0.7
Parakai	1.6				1.6	1.6
Point Wells	-				-	-
Puhoi	0				-	-
Waimauku	1.2				1.2	1.2
Muriwai	-				-	-
Waiwera	-				-	-
Stillwater	-				-	-
Rodney District Total	59.6	11.0		112.6	172.4	183.4

Table 66: Waitakere City Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Settlement name	Business zoned Vacant and Vacant Potential 2006 (hectares)	Brownfield Land 2006 (hectares)	Future Urban areas or Special zoned areas for business use 2006 (hectares)	Area 2006 (hectares)	Total Vacant Land 2006 (hectares)	Total Vacant Land with Brownfield 2006 (hectares)
Herald Island	-	-			-	-
Huia	-	-			-	-
Parau	-	-			-	-
Piha	-	-			-	-
Waitakere Village	1.1	-			1.1	1.1
Whenuapai Coastal	-	-			-	-
Whenuapai Village	0.1	-			0.1	0.1
Waitakere City Total	1.2	0		0	1.2	1.2

Table 67: Auckland City Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Settlement name	Business zoned Vacant and Vacant Potential 2006 (hectares)	Brownfield Land 2006 (hectares)	Future Urban areas or Special zoned areas for business use 2006 (hectares)	Area 2006 (hectares)	Total Vacant Land 2006 (hectares)	Total Vacant Land with Brownfield 2006 (hectares)
Waiheke Island	4.4	0		0	4.4	4.4
Auckland City Total	4.4	0		0	4.4	4.4

Table 68: Manukau City Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Settlement name	Business zoned Vacant and Vacant Potential 2006 (hectares)	Brownfield Land 2006 (hectares)	Future Urban areas or Special zoned areas for business use 2006 (hectares)	Area 2006 (hectares)	Total Vacant Land 2006 (hectares)	Total Vacant Land with Brownfield 2006 (hectares)
Beachlands-Maraetai	0.6	0		n/a	0.6	0.6
Clevedon	0.2	0		n/a	0.2	0.2
Kawakawa Bay	0.1	0		n/a	0.1	0.1
Orere Beach	-	0		n/a	-	-
Whitford	0.2	0		n/a	0.2	0.2
Manukau City Total	1.1	0		n/a	1.1	1.1

Table 69: Franklin District Rural Towns and Coastal Settlements Region Summary: Vacant, Brownfield and Future Urban Land for Business Development, 2006

Settlement name	Business zoned Vacant and Vacant Potential 2006 (hectares)	Brownfield Land 2006 (hectares)	Future Urban areas or Special zoned areas for business use 2006 (hectares)	Area 2006 (hectares)	Total Vacant Land 2006 (hectares)	Total Vacant Land with Brownfield 2006 (hectares)
Pukekohe	34.2	0.6		n/a	34.2	34.8
Waiuku	5.5	-		n/a	5.5	5.5
Patumahoe	0.4	-		n/a	0.4	0.4
Tuakau	12.7	-		n/a	12.7	12.7
Franklin District Total	52.7	0.6		n/a	52.7	53.3

Note:

Tuakau is outside the Auckland region however, its inclusion is required for transport planning purposes

Table 70 Redevelopment Capacity on Business Land –Rural Towns

Territorial Authority	Development as at 2006			Development Potential as at 2006			Capacity Remaining as % of Potential		
	Business Floor Space (m ²)	Employment (EC)	Dwelling Units	Business Floor Space Potential (m ²)	Employment Potential (EC)	Dwelling Units	Business Floor Space (m ²)	Employment Capacity (EC)	Dwelling Unit Capacity
RDC	231,750	4,360	36	1,267,190	23,900	1,650	82%	82%	98%
FDC	368,660	5,850	75	1,034,810	18,510	1,450	64%	68%	95%
Rural Town Total	600,410	10,210	111	2,302,000	42,410	3,100	74%	76%	96%

Table 71 Rural Area Capacity: Total Dwelling Capacity for Residential Development 2006 District Plan Policy

Territorial Authority	Vacant titles with no subdivision potential	Vacant titles with subdivision potential	New titles	Total Capacity
RDC	2,661	1,097	13,096	16,854
NSCC	267	21	123	411
WCC	512	112	947	1,571
ACC	442	34	354	830
MCC	479	140	1,124	1,743
PDC	465	57	175	697
FDC	910	192	1,245	2,347
Total	5,736	1,653	17,064	24,453

Table 72: Rural Area Capacity by Rural Zone Type. Total Dwelling Capacity for Residential Development 2006 District Plan Policy

Territorial Authority	Rural Residential/ Countryside Living	Rural General	Landscape or Ecological Protection	Special Rural	Total Capacity
RDC	1,684	13,659	1,511		16,854
NSCC		56	355		411
WCC	284		1,287		1,571
ACC			830		830
MCC	957	786			1,743
PDC	175	497	23	2	697
FDC		2,347			2,347
Total	3,100	17,345	4,006	2	24,453

Table 73: Rural Area Countryside Living Capacity. Total Dwelling Capacity for Residential Development 2006 District Plan Policy

Territorial Authority	Countryside Living	Other	Total Capacity
RDC	13,630	3,224	16,854
NSCC	123	288	411
WCC	1,021	550	1,571
ACC	30	800	830
MCC	976	767	1,743
PDC	301	396	697
FDC	1,245	1,102	2,347
Total	17,326	7,127	24,453