Future Development Strategy

Organisations

WRITTEN FEEDBACK
Volume 18

Date published: **Friday, 10 August 2023**

Future Development Plan 2023 #8631

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The Neil Group

THE NEIL GROUP

Introduction and Qualifications

Land Extensive Business Capacity

Draft Future Development Strategy

THE NEIL GROUP

Growth since 2018

Hobsonville Case Study



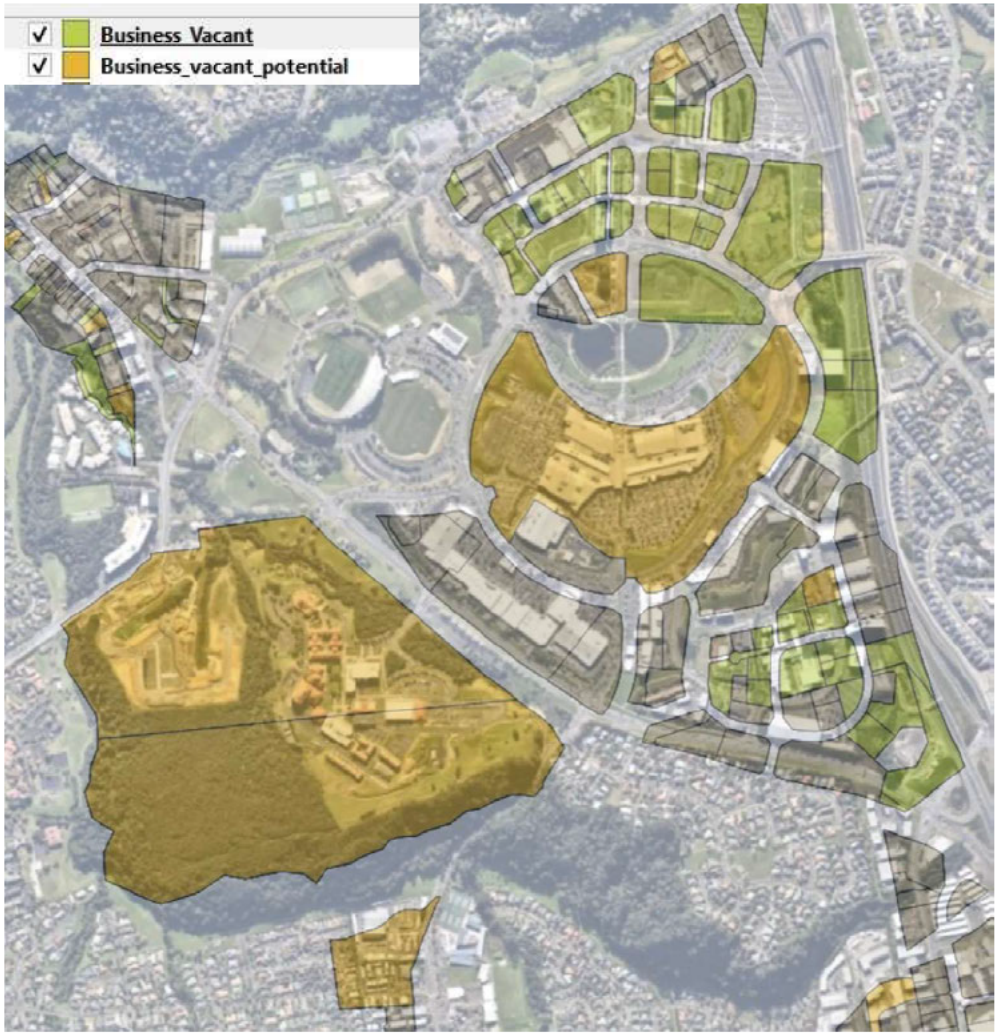


Focus Area: Business Light Industry

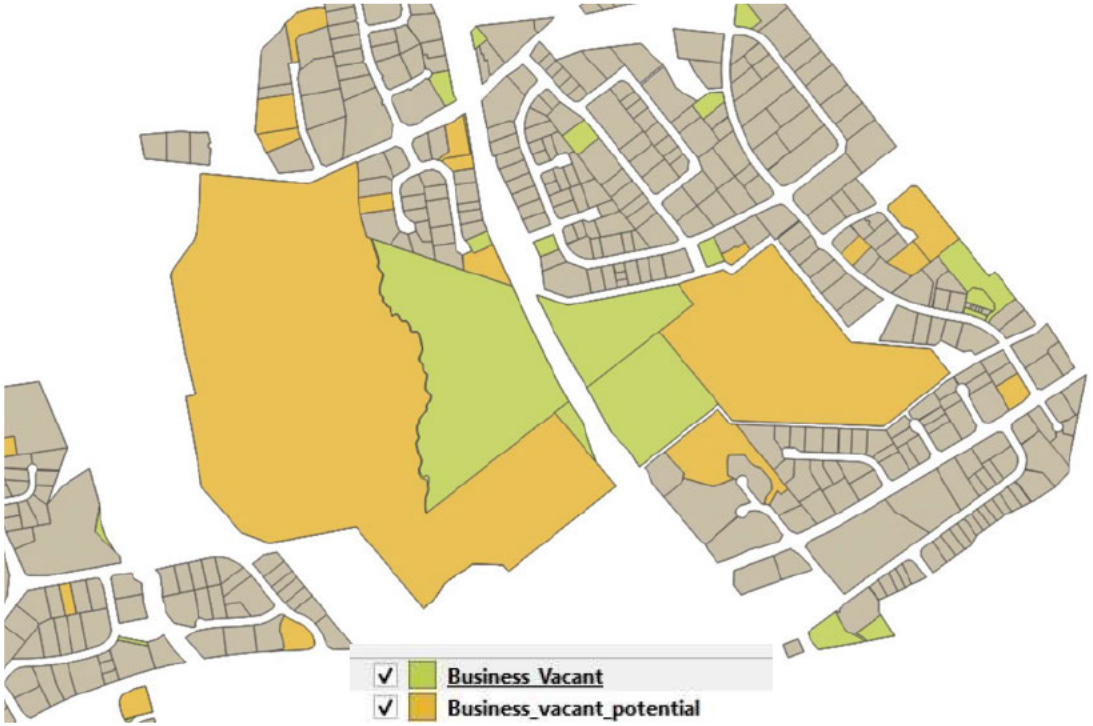
FDS Economic Impact on Growth North and West of Auckland

Issues with business land assessment

- Information is dated and has very significant errors:
- “Vacant or Potential Vacant” includes Rosedale Wastewater Treatment Plant and Ponds, Massey University and Westfield Albany
- Wellsford, Warkworth, Kingseat, Waiuku and Ramamara are included as viable despite being up to 100km from the Airport. But Whenuapai and Silverdale to be cancelled.
- NZ Steel at Glenbrook is 78% of the assessed “vacant” heavy industrial land, leaving only 93ha in East Tamaki Penrose and Wiri







https://knowledgeauckland.org.nz/publications/auckland-council-capacity-for-growth-study-20222023-data-business-capacity/

Business land process

- Legal requirements not met
- Business land assessment to be finalised in August 2023 (after FDS)
- No assessment of demand or land absorption rates
- Redevelopment is assumed feasible when in fact it is NOT
- Experts in the sector were not consulted in a market clearly starved of supply





Light Industry expertise missing from FDS



- Only 3 of 150 pages devoted to 5.4.4 Business and employment land capacity. (Overall Evidence Report pp75-78)
- Industrial "plan enabled capacity" assumes 90% building coverage x 5 levels (FAR = 4.5)
- Real demand is for 10m – 20m stud height, at less than 50% site coverage. THIS MEANS MUCH MORE LAND IS REQUIRED
- Assessment ignores unit titled developments, and properties subject to long term leases that cannot easily be redeveloped.
- North and West industrial building average age 30 years, not ready for demolition / redevelopment
- The Evidence Report acknowledges that: **existing industrial land is highly constrained for expansion**." (Page 72)

Table 7

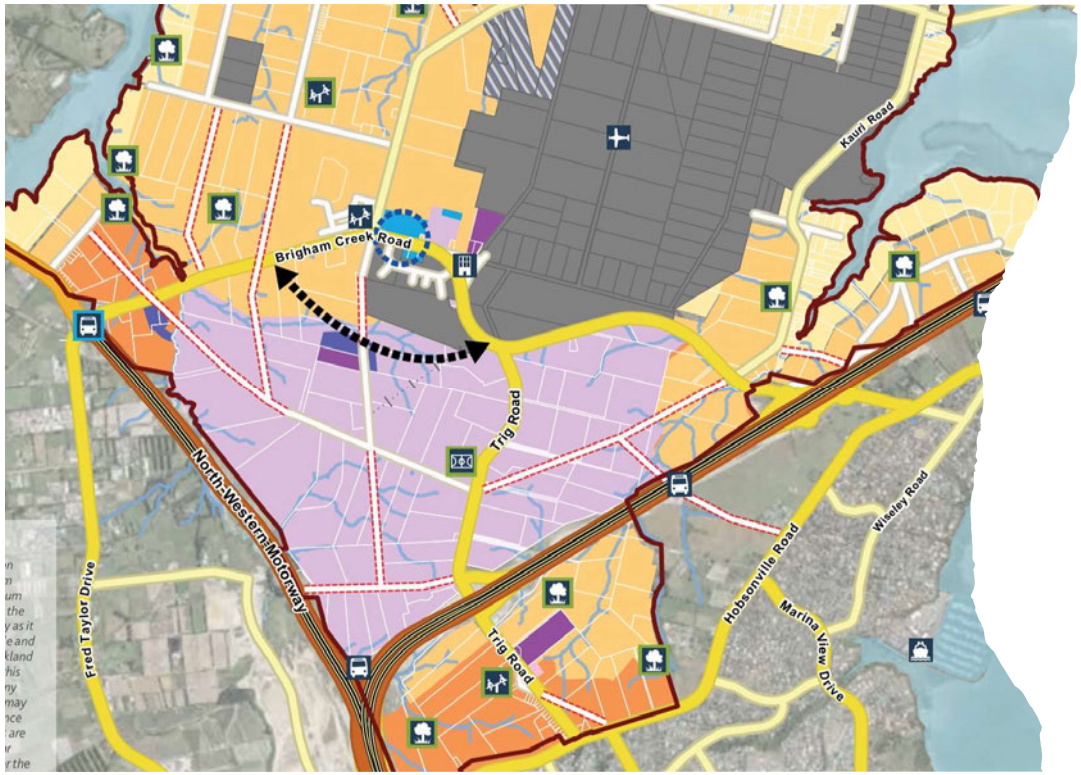
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- Plan Change 5, enabling the Whenuapai industrial withdrawn by Council in 2022
- Proposed FDS Triggers will **not** be achieved by 2035

Location	Identified from 2007 onwards	Planned area 2020
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Silverdale	226ha Deleted	350ha
Warkworth	-	57ha
North-West		**302ha**
Whenuapai	382ha Deleted	302ha
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South		**1,095ha**
Drury South	338ha	285ha
Drury West & Drury-Ōpaheke	-	236ha
Pukekohe-Paerata	94ha	229ha
Glenbrook	112ha	0ha
Takaanini*	25ha	40ha
Ardmore Airport	17ha	0ha
Hingaia Stage 2	50ha	0ha
Waiuku	65ha	75ha
Auckland Airport/Kirkbride	203ha	203ha
Favona	35.5ha	27ha

Whenuapai case study

Based on our knowledge of the market and having completed multiple industrial land projects

Whenuapai


Kauri Road
Brigham Creek Road
Trig Road
North Western Motorway
Fred Taylor Drive
Trig Road
Hobsonville Road
Wiseley Road
Marina View Drive

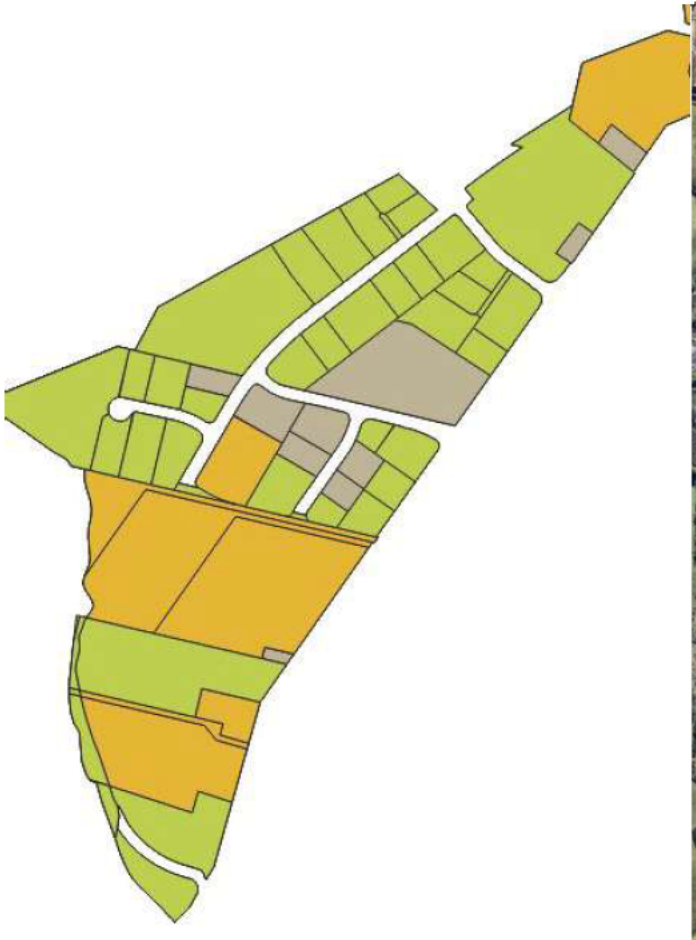
#8631



Feb 2018 Hobsonville "vacant" June 2023

https://knowledgeauckland.org.nz/publications/auckland-council-capacity-for-growth-study-20222023-data-business-capacity/








Metalcraft

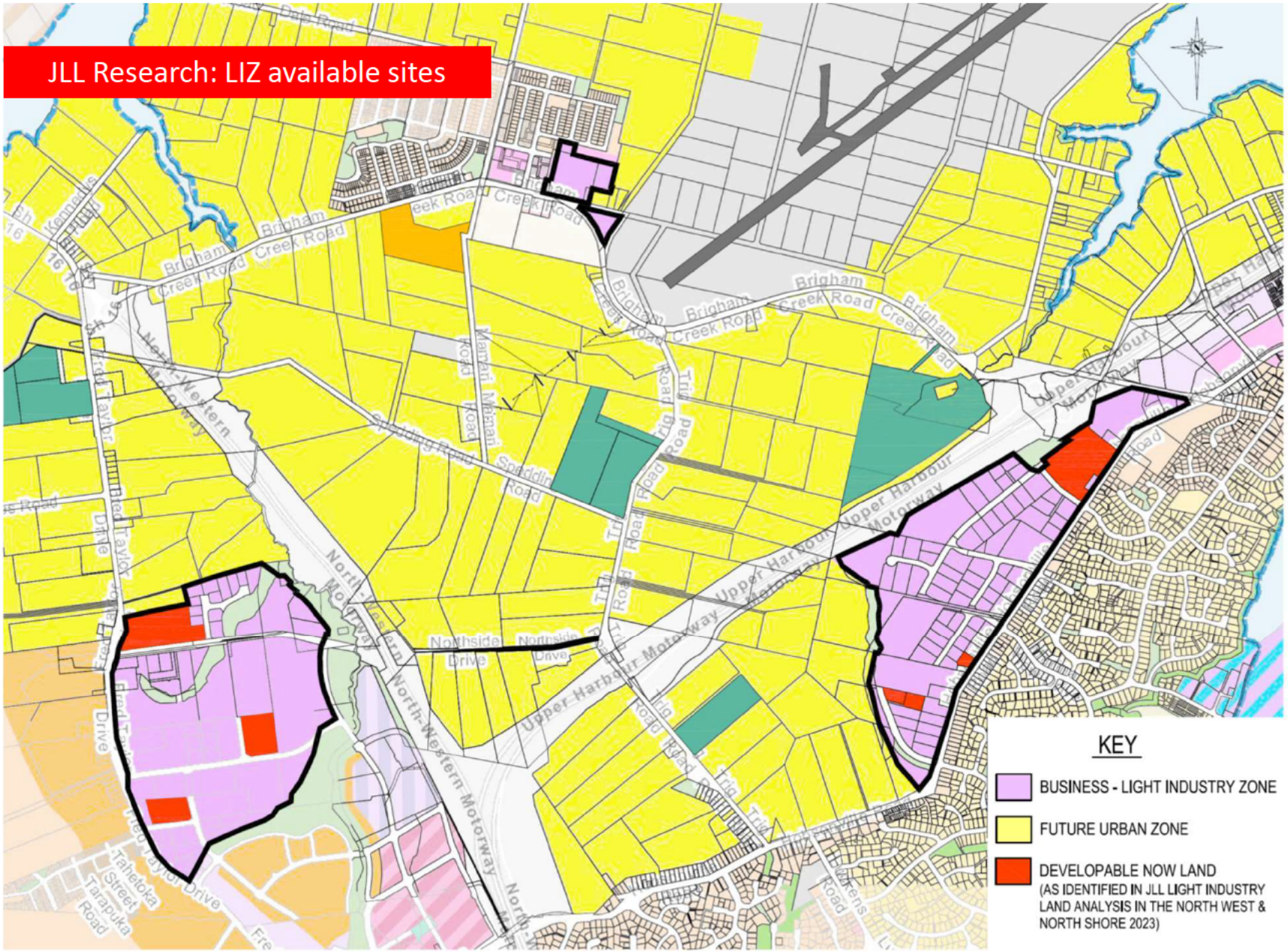
JLL Land Supply Report May 2023

- Demand = 10ha per year
- Available NOW:
- Hobsonville 13ha
- Westgate 6ha
- 2 years' supply
- We have demand for more than 10ha immediately including 6.5ha for a global scale data centre

North Shore and North West of Auckland

Summary of May 2023 survey of available Light Industry zoned development land

	All area nn hectares			
Westgate	Light industrial development started around 2016			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
57.113	9.74	10.04	25.3	13.4
Hobsonville	(fist titles issued in 2016)			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
47.14	4.6		12.9	6.15
Highgate	*first industrial development in 2017*			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
29.8	4	4.39	19.6	12.2
North Shore				
			Vacant land	Land Developable today
			117.8	2.8
Henderson/Lincoln Road				
			Vacant land	Land Developable today
			15.7	0
Kumeu/Riverhead				
			Vacant land	Land Developable today
			38.1	2.44
Total Vacant Land Light Industry Land			**229.4**	
"Developable now" Light Industry Zoned Land				**36.99**


JLL Research: LIZ available sites
KEY
BUSINESS - LIGHT INDUSTRY ZONE
FUTURE URBAN ZONE
DEVELOPABLE NOW LAND
(AS IDENTIFIED IN JLL LIGHT INDUSTRY LAND ANALYSIS IN THE NORTH WEST & NORTH SHORE 2023)

North-west employment capacity

FULSS 2017	FDS 2023
Jobs – 12,644	Jobs – 1,000?
Light Industry Zoning – 300ha	Light Industry Zoning – NIL
Demand – 10 ha per year (JLL)	Demand – 10 ha per year (JLL)
Supply under FULSS = 30 years	Supply under FDS = 2 years max?
Supply NOW 20ha (JLL)	Future Supply – 5 years at best *

* Only achieved by PPC69 = 43ha in about 5 years' time. Controlled by one land owner

Comparing JLL with Council assessment North & West

Location	Available NOW (JLL)	Total Supply (JLL)	Supply (Council) *	Airport (km)	Port (Km
Henderson	0	16.4 ha	18.9 ha	29	18
Westgate	13.4 ha	25.3 ha	23.2 ha	32	21
Hobsonville	6.2 ha	12.9 ha	29.1 ha	34	23
Whenuapai	0	46 ha (PC 69 timing unknown)	3.7 ha	35	24
North Shore	2 ha	14.3 ha	35.3 ha	44	21
Silverdale (Highgate)	12.2 ha	19.6 ha	33.9 ha	64	38
TOTAL	**33.8 ha**	**134.5 ha**	**144.1 ha**		

* Appendix 6 – Overall Evidence Report. Includes land since developed. 144ha is far less than 30 years' supply even if the data were correct

Massive Council investment in Whenuapai

- Northern Interceptor $180m
- Council Parks Acquisitions $30m+
- Arterial Road Designations Notified
- Trig Road South Arterial Consent application under way



- Council has already Invested in Whenuapai
- The planners are aware
- AT and Watercare aware
- Perhaps the FDS authors are more focussed on residential, but where will people work?

Upper Harbour Local Board
25 May 2023

Upper Harbour Local Board
Auckland Council

That the Upper Harbour Local Board:

a) request that as a matter of urgency Auckland Council prioritise and fund the development of a detailed plan change for the parts of Whenuapai zoned currently Future Urban. This new plan change should build on the existing structure plan, investigations during plan change 5, and all the significant National Policy Statements and Acts that have come into effect since 2016. These include National Policy Statement on Urban Development, National Policy Statement on Biodiversity, National Freshwater Policy Statement, National Adaptation Plan, National Emission Reduction Plan, and the Parliamentary Commissioner for the Environment Report - 'Are we building harder, hotter cities. It should be a holistic document taking into account the above and including the following considerations:

c) consider it vital that the Development Contributions Policy in place for Drury is expanded to include Whenuapai as soon as possible given how quickly development is occurring. We need to ensure that developers pay for infrastructure that will be required over the longer-term planning horizon.

d) request the opportunity to speak to the Planning and Environment Committee on this matter.

CARRIED UNANIMOUSLY

Live Local

Work Local

Investor confidence damaged

- Structure Plan 2016
- FULSS 2017
- PC5 2018 -2022
- Covid and Infrastructure blamed but no costing or funding suggestions made by Council
- FDS effectively cancels business land supply till currently unfunded projects are **completed**

The Private Sector has heavily Invested in Whenuapai based on Council signals

- Neil
- Cabra
- Austino
- CDL Land
- Metlifecare
- Oyster Capital
- And many more

This capital is now stranded and well located land locked away for decades

Gold Plated Transport Triggers not required from Day 1



Spedding Road/ Northside Drive connection over SH16

SH16 to SH18 Connections

North-west Rapid Transit

Spedding Road Upgrade and Extension

Mamari Road Upgrade and Extension

Trig Road Water Reservoir, North Harbour No.2 Watermain Project

Brigham Creek Pump Station Whenuapai Redhill Package 1

Northern Redhills to Brigham Creek Wastewater Project



Conclusions

- Accept that there's vastly insufficient Business LIZ Land
- Act before further land shortages stifle the Auckland economy
- Consider zoning one or more strategic Light Industry areas north west of Auckland
- Create a 20-minute neighbourhood
- Adjust the infrastructure "triggers" to what's actually required for incremental development - sufficient but not excessive
- Develop IFFA/DC funding methods in consultation with land owners
- Consult with market participants

Thank you

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Data check

- There are only 9 sites larger than 1 ha in the West/Northwest totalling 27ha
- See table opposite:
- Source: CoreLogic Database, search for vacant >1ha IND_C zone (Light Industry) Waitakere City Area.

- Future supply: 43ha in PC69 predicted to be 3-5 years from delivery

CoreLogic Data: Waitakere Vacant LIZ > 1 ha

Address	Suburb	Area (m2)	Actual Supply	Future Supply	Comment
365 WEST COAST ROAD	Glen Eden	22,815			Shape, access & contour issues
255A LINCOLN ROAD	Henderson	42,310			Long narrow site
195 CENTRAL PARK DRIVE	Henderson	32,751	32,751		Potentially available
329 LINCOLN ROAD	Henderson	26,316	26,316		Potentially available
225 LINCOLN ROAD	Henderson	12,619			Retirement Village
16 RUPEKE PLACE	Henderson	15,299			Storage yard with significant constraints (stream)
9 NORTH CANDIA ROAD	Swanson	16,992			Under Development 2023
15-19 SPEDDING ROAD	Whenuapai	298,557		298,557	PC69 - Triggers apply
13 SPEDDING ROAD	Whenuapai	133,726		133,726	PC69 - Triggers apply
18 WESTPOINT DRIVE	Hobsonville	44,263	44,263		Potentially available
98 HOBSONVILLE ROAD	Hobsonville	37,666	37,666		Potentially available
37 WESTPOINT DRIVE	Hobsonville	36,287			Mainfreight Building
92D HOBSONVILLE ROAD	Hobsonville	35,133			CDC Data Centres
177 BRIGHAM CREEK ROAD	Hobsonville	30,203	30,203		Retail Potential
103 FRED TAYLOR DRIVE	Westgate	35,490	35,490		Potentially available
13-21 NORTHSIDE DRIVE	Westgate	31,351	31,351		Potentially available
7 KAKANO ROAD	Westgate	28,009			Microsoft Data Centre
59 ROTU DRIVE	Westgate	18,158			Microsoft Data Centre
73 FRED TAYLOR DRIVE	Westgate	26,411			Amazon Data Centre
75 FRED TAYLOR DRIVE	Westgate	13,342			Amazon Data Centre
61 FRED TAYLOR DRIVE	Westgate	17,708	17,708		Potentially available
9 KAKANO ROAD	Westgate	16,934	16,934		Potentially available
3 KAKANO ROAD	Westgate	11,492			DCI Data Centre
Totals		**983,832**	**272,682**	**432,283**	

Slide 1



The Neil Group is here today as an experienced developer having operated in the Auckland market for close to 70 years, developing thousands of residential sections, houses, apartments, industrial and business sites during our long history.

We historically developed land for Westgate Centre, built much of the North Harbour Industrial Estate and our largest ever project was the Albany Centre. We have experience in medium density housing, retirement villages, apartments, and mixed-use developments.

As a Company we have seen this city grow from a population of 400,000 to the 1.7 million it is today so we are well qualified to comment on the effect of urban population growth. At the same time LIZ land value has risen from $50 to $1,200 per m2 – faster than the price growth in residential land.

It is appropriate for the City to have a Future Development Strategy to plan for population growth but it is also important for our civic leaders to recognise that the majority of investment by developers like us is needed to facilitate that growth.

We believe the proposed planning changes generated by the FDS will have an impact equivalent to the Unitary Plan itself.

Property development is not a quick turnover business often taking multiple years to come to fruition, and we rely on the consistency and certainty of long-term planning to make investment decisions.

As a multi-million-dollar business we have relied heavily on the Unitary Plan and the Future Urban Land supply strategy to guide our investment since 2015 and we see much of that investment could be unnecessarily frozen due to the proposals in the FDS.

You will already have heard much about the residential capacity shortcomings of the FDS, with which we strongly concur, but so we do not see any benefit to you in repeating that in the limited time available today.

Slide 2



Instead, we wish to concentrate on a large and important area of our business and that is with the creation of industrial employment land: "Land extensive business". In this segment, floor space consented represents 56% of all new business space (1 July - 30 June 2021-2022) [1] . The Business Light Industry zone is vital to the proper functioning of Auckland's economy.

To devote just three pages and some outdated 2018 data to this important area shows how Council has been blindsided by brownfields housing intensification ideology. We present visual evidence today of the rate of growth in this sector and the errors in Council's analysis for the FDS.

We believe that the FDS has been prepared without meeting its legal requirement to properly assess the future demand for industrial land while at the same time using a naive basis for predicting supply capacity, as if that will then allow for the creation of the 282,600 future jobs [2] that may be needed to cater for the forecast population growth.

The Business Land Assessment will not be available till August – so how can the FDS respond to that ahead of time?

Auckland will need a mix of brownfield industrial land being redeveloped and new greenfield industrial sites to get anywhere near the forecast employment numbers that will be needed.

[1] https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/about-the-auckland-plan/docsdevelopmentstrategyreports/auckland-plan-2050-development-strategy-monitoring-report-for-business-areas.pdf
[2] Section 4.2.4 Business areas

To simply consider “plan enabled” brownfield industrial than development feasible truly vacant land in sufficiently large parcels, and then apply a maximum theoretical build out rate across that land does not solve the problem.

Slide 3



The FDS and Overall Evidence Report both have only 3 pages on business capacity. This is very disappointing given that future growth will be limited by lack of industrial land that is both practical and feasible.

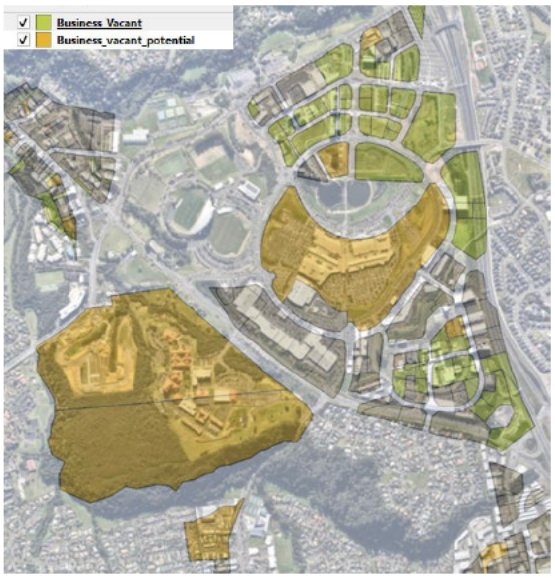
Council Officers advise that the business land capacity study will be released AFTER this process has ended. That cannot be the correct pathway to a successful outcome.

Some examples follow, of a few of the shortcomings in the FDS as it is currently drafted.

Slide 4

Issues with business land assessment

- Information is dated and has very significant errors:
- "Vacant or Potential Vacant" includes Rosedale Wastewater Treatment Plant and Ponds, Massey University and Westfield Albany
- Wellsford, Warkworth, Kingseat, Waiuku and Ramamara are included as viable despite being up to 100km from the Airport. But Whenuapai and Silverdale to be cancelled.
- NZ Steel at Glenbrook is 78% of the assessed "vacant" heavy industrial land, leaving only 93ha in East Tamaki Penrose and Wiri



The capacity alleged is based on incorrect assumptions as to vacant land and a grossly unrealistic assumption that brownfield business sites can be redeveloped at very high density.

Here are Massey University and Westfield Albany in the "vacant potential" category.

NZ Steel in Glenbrook is conveniently cited as 336ha of vacant heavy industrial land, making up 78% of Auckland's vacant land supply in that category.

NOTE: Fewer than 40% of existing **suburban** industrial properties are on fee simple titles, the balance being units held on Unit Title ownership (multiple owners). These sites would be almost impossible to unravel for redevelopment. Incidentally the same applies to residential property but to a slightly lesser extent. But that's another matter.

Location	Fee Simple	Total LIZ Properties	Percent Fee Simple
Waitakere	843	1979	43%
North Shore	704	2695	26%
Rodney	430	819	53%
Manukau	1429	3290	43%
Totals	**3406**	**8783**	**39%**
Auckland City	2383	2979	80%

Auckland City area is an exception, and has some redevelopment potential but suffers from a reduced median lot size of 1,700m2, with only 136 industrial land parcels over 1ha in size, mostly fully developed.

Most industrial sites have very long-term leases with rights of renewal, making short term redevelopment impossible.

Many industrial sites are very small and would require difficult amalgamation of multiple ownership to redevelop.

Like a lot of residential sites, some industrial sites developed since the 1980's have restrictive covenants which limit redevelopment, even if it were economically viable.

Industrial sites have relatively modern buildings on them that will last well in excess of 50 years. From a capital investment perspective these are not feasible to redeveloped within the medium term;

Brownfield redevelopment is typically much more expensive than greenfield on a $/m2 basis and may struggle to cater for flood events like those recently experienced. Of note is that not one of our greenfield development sites suffered from flooding issues in January this year.

Slide 5



https //knowledgeauckland.org.nz/publications/auckland-council-capacity-for-growth-study-20222023-data-business-capacity/

Here is an example of the type of assumptions in the Appendices showing schedules of vacant or potentially vacant business land – the Rosedale Wastewater treatment plant and ponds.

Slide 6



There is no demand analysis in the FDS and the use of plan enabled land to assess future floorspace is flawed.

Associated with a lack of demand analysis is the fact that as a city grows so too does duplication of services in geographical parts of the city. We are already seeing demand for industrial sites in the northwest simply to service those local populations.

For all the reasons that I have just listed, the level of industrial development that is suggested in the FDS simply cannot occur without the addition of more greenfield land.

Slide 7

Light Industry expertise missing from FDS



- Only 3 of 150 pages devoted to 5.4.4 Business and employment land capacity. (Overall Evidence Report pp75-78)
- Industrial "plan enabled capacity" assumes 90% building coverage x 5 levels (FAR = 4.5)
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- The Evidence Report acknowledges that: existing industrial land is highly constrained for expansion." (Page 72)

This is a highly important but seemingly neglected area of the FDS. Having developed Industrial subdivisions at Hobsonville, North Harbour, Mairangi Bay, Westgate and Hobsonville we wish to positively contribute to the discussion today. The Light Industry category is the foundation of Auckland's growing economy and is at risk of being choked, as an unintended consequence of these proposed policy changes.

The alleged future business capacity is based on a maximum build out at up to 5 levels in the light industry zone. Apart from self storage there are no instances of five level industrial development anywhere in Auckland in this zone as it is just not feasible to build multi-level manufacturing and warehousing. In Waitakere there are just 21 Light Industry sites with a Floor Area Ratio (FAR) greater than 1.0.[3]

Council's report acknowledges the constraints on Industrial land but staff appear not to have walked the streets or viewed up to date aerial imagery to see how serious this shortage really is.

You only need to speak with any experienced commercial / industrial real estate agent to know this is a desperate situation leading to bidding wars on land, even in the currently depressed property environment.

It also explains the critical shortage of industrial land right now and why industrial land prices in places like Hobsonville have risen from $400 psm to over $1,200 psm in the last 7-8 years.

[3] Source CoreLogic database search IND-C zone

Slide 8

Table 7

- Silverdale and Whenuapai are being effectively deleted by the FDS
- This Greenfield table in the business "capacity" section is highly misleading
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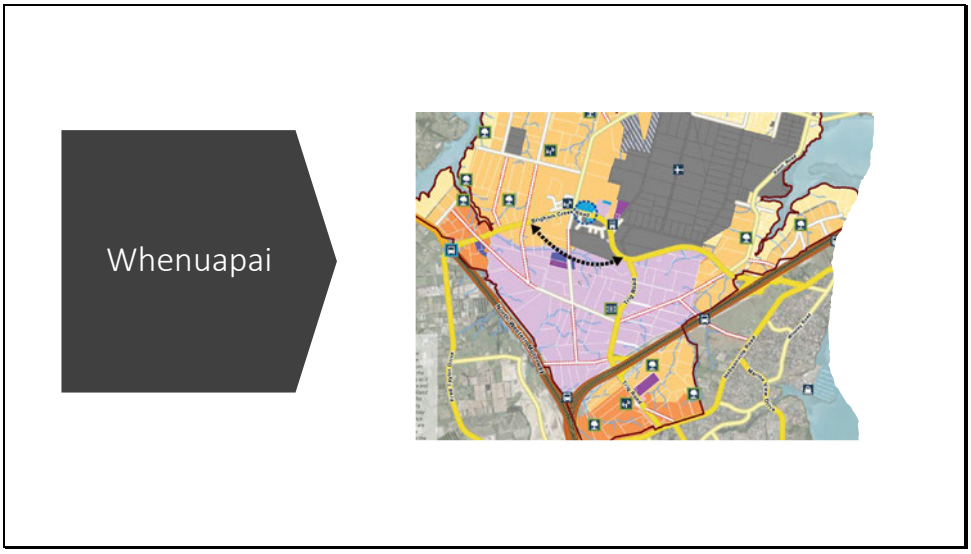
The FDS makes it seems that THIS land is available or will be soon.

That is misleading, given the backwards steps being proposed today. No assessment or allowance seems to have been made for land extensive large format warehouse and distribution centres which are very difficult to accommodate in brownfield areas and which as we saw during Covid are becoming increasingly necessary in large urban environments.

Slide 9


THE
NEIL
GROUP
Whenuapai case study
Based on our knowledge of the market and having completed multiple industrial land projects

Slide 10



Some of the areas which are expected to increase in residential density under the FDS do not have adequate employment and this will add to the amount of commuting by any increase in resident numbers. The 15 minute city with reduced CO2 emissions – not achievable

We have recently been promoting our Whenuapai Business Park through a fast-track consenting process, after Council withdrew Plan Change 5, in order to accommodate just these types of uses including what could be Auckland's largest data centre on a 6.5-hectare site.

Council planners have been resolute in their opposition to this project, and yet there are no alternative sites for these types of businesses in the North and West of Auckland. Likewise, we are fielding a huge level of enquiry for large industrial users as they cannot find alternative sites.

Unless Council releases more greenfield industrial land as matter of urgency we will continue to see investment and jobs exported to other urban areas like Hamilton. It will also result in people travelling further to work around the City.

Industrial development in Whenuapai will meet an essential criterion of creating jobs in local areas and will service those living in Hobsonville, Massey, Kumeu and the North Shore and reduce the amount of commuting for work.

The FDS correctly acknowledges that there is a demand right now for industrial land but hopes it can be satisfied by redevelopment in places South Auckland. These are the last places that people living in the north and west of Auckland would choose to work due to the difficulty in commuting which, from these residential areas, and for these types of trades and industries, have to be car, van or truck based.

Slide 11



Our land at Whenuapai has already been subject to an approved structure plan and is development enabled due to Council having already spent $180 million, of essentially debt funding, on the northern interceptor project taking wastewater to the (vacant and plan enabled!) North Shore Wastewater Treatment Plant. Not to mention $30m in reserves acquisitions right next door to the Light Industry structure planned area.

By effectively quarantining greenfield development in Whenuapai the FDS will defer any payback for Council for these projects for at least another 12 years or more, which will be at least **18 years** after the 2016 Whenuapai Structure Plan was adopted.

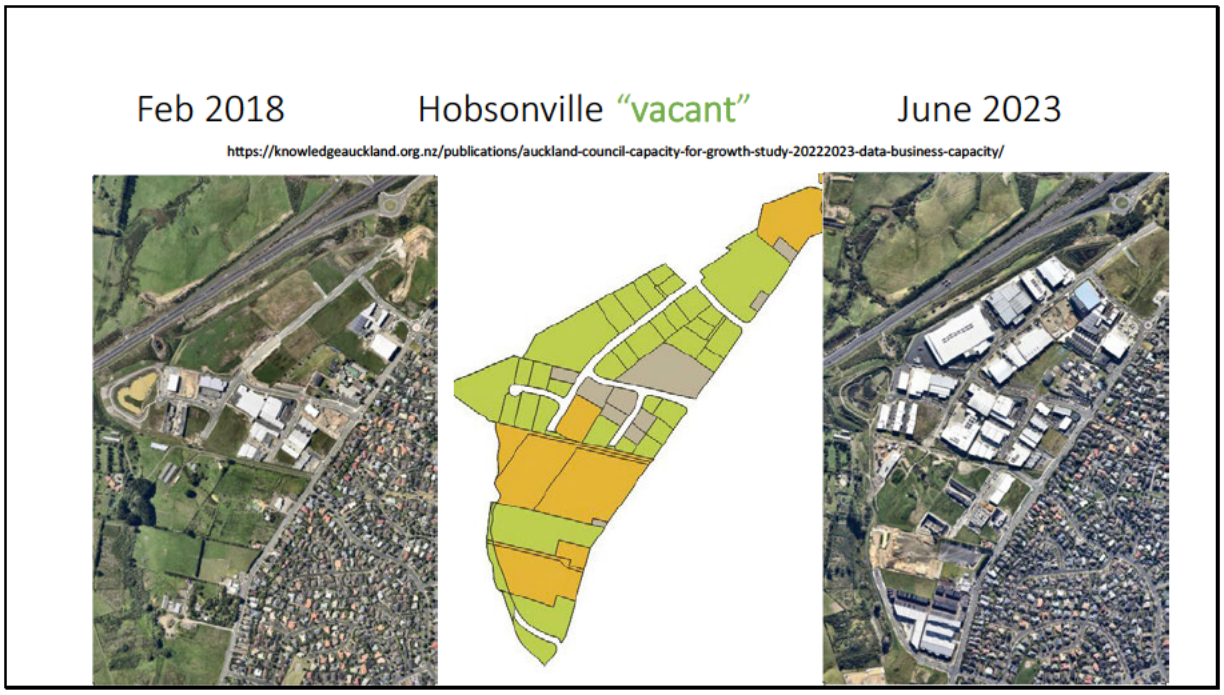
This highlights another shortcoming in the FDS, which is that **all** greenfield development has effectively been quarantined until **all** infrastructure has been built, whereas a great deal of greenfield development can take place on an incremental basis.

Slide 12



I'd like to briefly demonstrate the pace of land take-up in next door Hobsonville. We sold 10ha of light industry land in this area in 2016 and that has virtually all been developed now.

Slide 13



The middle image here is from Council's land supply analysis – green being vacant.

The other images are from Nearmap.

Slide 14



This slide shows the proximity of Hobsonville to Whenupai, and motorway access.

Our site is in the background, having been prepared for development (earthworks consented by Auckland Council).

Slide 15

JLL Land Supply Report May 2023

- Demand = 10ha per year
- Available NOW:
- Hobsonville 13ha
- Westgate 6ha
- 2 years' supply
- We have demand for more than 10ha immediately including 6.5ha for a global scale data centre

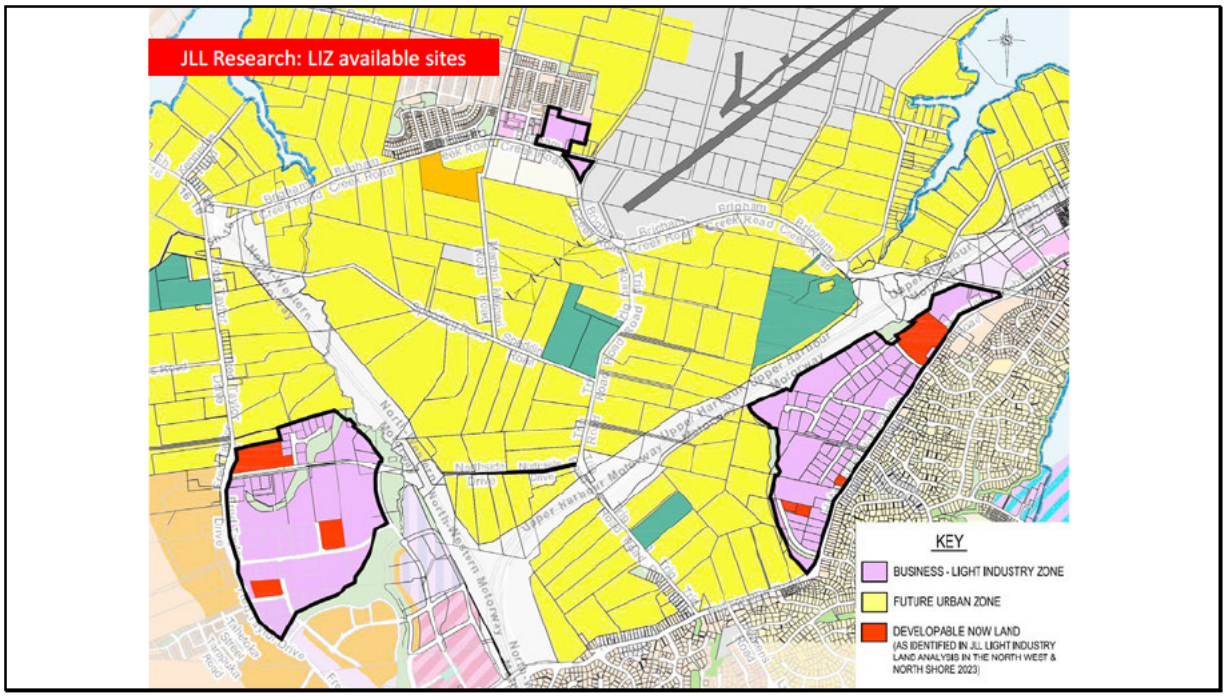
North Shore and North West of Auckland

Summary of May 2023 survey of available Light industry zoned development land

	All area nn hectares			
Westgate	Light industrial development started around 2016			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
57.113	9.74	10.04	25.3	13.4
Hobsonville	(fist titles issued in 2016)			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
47.14	4.6		12.9	6.15
Highgate	*first industrial development in 2017*			
Total land Area	DC land uptake	Other non Industrial uses	Vacant land	Land Developable today
29.8	4	4.39	19.6	12.2
North Shore				
			Vacant land	Land Developable today
			117.8	2.8
Henderson/Lincoln Road				
			Vacant land	Land Developable today
			15.7	0
Kumeu/Riverhead				
			Vacant land	Land Developable today
			38.1	2.44
Total Vacant Land Light Industry Land			229.4	
"Developable now" Light Industry Zoned Land				36.99

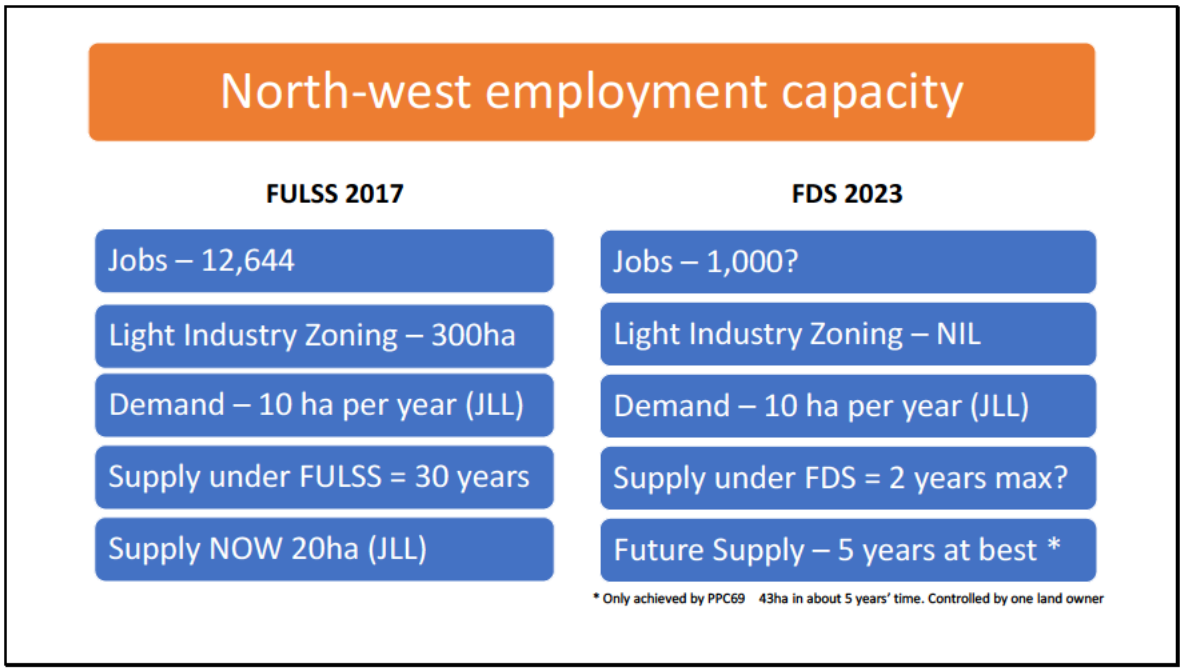
In May 2023 we commissioned an independent report which we would be happy to supply to Council. It shows the scarcity of land for development in this summary table.

Slide 16



Here is another way of viewing the same data – red being the only vacant Light Industry sites now theoretically available (These are not for sale).

Slide 17



Auckland is simply not zoning enough greenfield industrial land for its future growth right now and the FDS ignores that fact with a comment that the demand study work will be done in due course.

It is vital that both the demand study and the development feasible land study is completed ahead of the FDS otherwise the employment assumptions made are simply not worth the paper they are written on.

If the FDS is adopted in its present form millions of dollars of investment already made will be frozen and the rollover of that investment will in turn be prevented, holding up the delivery of much needed housing and industrial employment opportunities.

Slide 18

Comparing JLL with Council assessment North & West

Location	Available NOW (JLL)	Total Supply (JLL)	Supply (Council) *	Airport (km)	Port (Km
Henderson	0	16.4 ha	18.9 ha	29	18
Westgate	13.4 ha	25.3 ha	23.2 ha	32	21
Hobsonville	6.2 ha	12.9 ha	29.1 ha	34	23
Whenuapai	0	46 ha (PC 69 timing unknown)	3.7 ha	35	24
North Shore	2 ha	14.3 ha	35.3 ha	44	21
Silverdale (Highgate)	12.2 ha	19.6 ha	33.9 ha	64	38
TOTAL	**33.8 ha**	**134.5 ha**	**144.1 ha**		

* Appendix 6 – Overall Evidence Report. Includes land since developed. 144ha is far less than 30 years' supply even if the data were correct

In the entire North and Northwest there is only 34ha available now.

Silverdale and Whenuapai are structure planned to solve this shortage at a time when there was a much less significant supply gap.

Now with these deferred till 2035+ we have a crisis on our hands.

And we all know that 2035"+" means that unless something is done now, we will be having this conversation gain in 12 years time.

Slide 19

Massive Council investment in Whenuapai

- Northern Interceptor $180m
- Council Parks Acquisitions $30m+
- Arterial Road Designations Notified
- Trig Road South Arterial Consent application under way

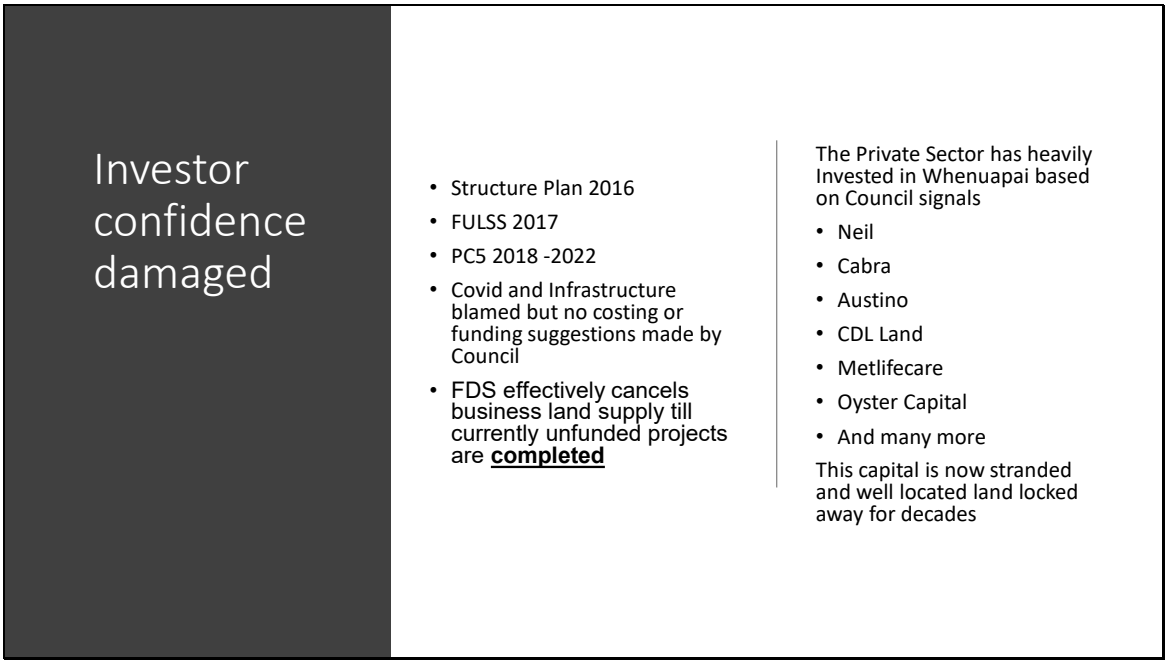


- Council has already Invested in Whenuapai
- The planners are aware
- AT and Watercare aware
- Perhaps the FDS authors are more focussed on residential, but where will people work?

The sensible approach would be for Council to zone the land earmarked for future industrial and some residential development now and collect development contributions on an incremental basis as development occurs, to help pay for the final infrastructure solutions. If nothing gets built till all the infrastructure is there, how do you pay for it?

We are more than happy to pay a fair share of development contributions and Council has a number of additional tools available for it to do so without incurring additional debt.

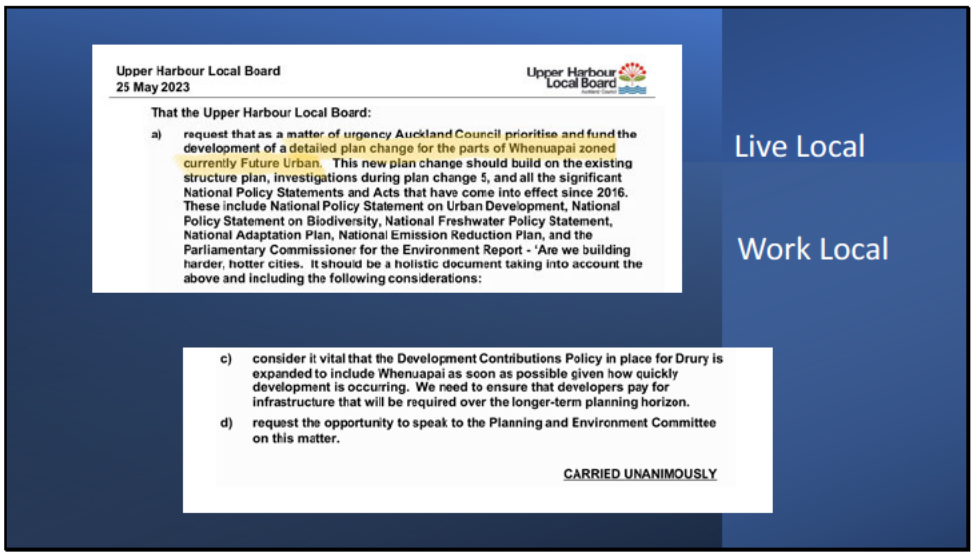
Slide 20



For those today unaware of the sequence of event since 2016

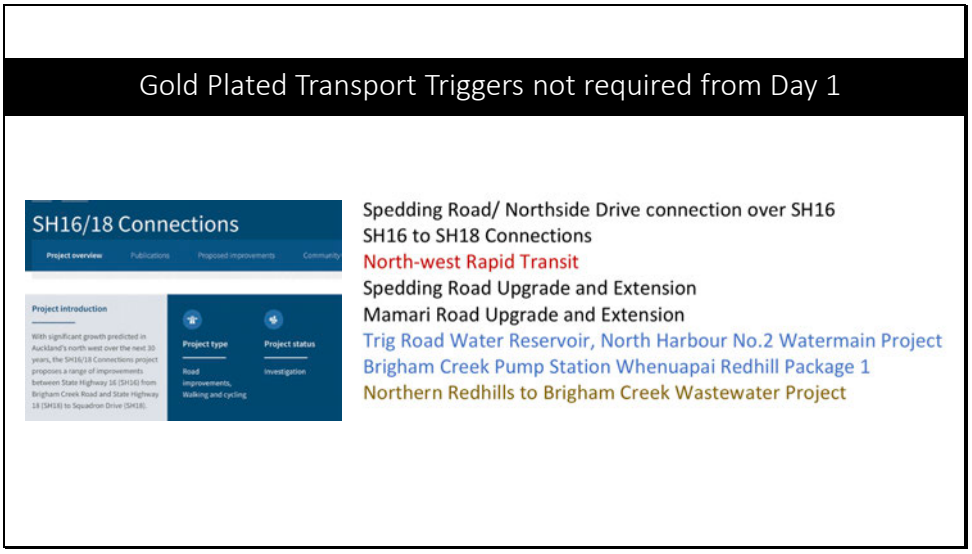
The blunt tool of these unfunded infrastructure triggers will mean no new supply for 18 years since after the Whenuapai Structure Plan was approved in 2016

Slide 21



The Upper Harbour Board supports proactive planning in Whenuapai – it's logical and closer to Airport and Port than some of the brownfield suburbs that are proposed for intensification.

Slide 22



From our perspective we think there are several options available to Council to progress the FDS process.

Firstly, greenfield land which is subject to an approved Structure Plan should be zoned immediately along with an appropriate development contribution policy to release urgently needed industrial land. Silverdale and Whenuapai are the logical places.

Amendment of the FDS could allow development in areas where a Structure Plan has already been approved.

Secondly the FDS should be postponed until such time as a demand study and development feasible land capacity study has been completed. These issues cannot be resolved through this consultation process alone.

Thirdly as one of the larger Auckland developers who will be tasked with delivering the FDS, Council should be seeking appropriate feedback from our Company and the others that have appeared before you today, because as we are the experts in the field and the developers that will be taking the development risk to allow the FDS to happen.

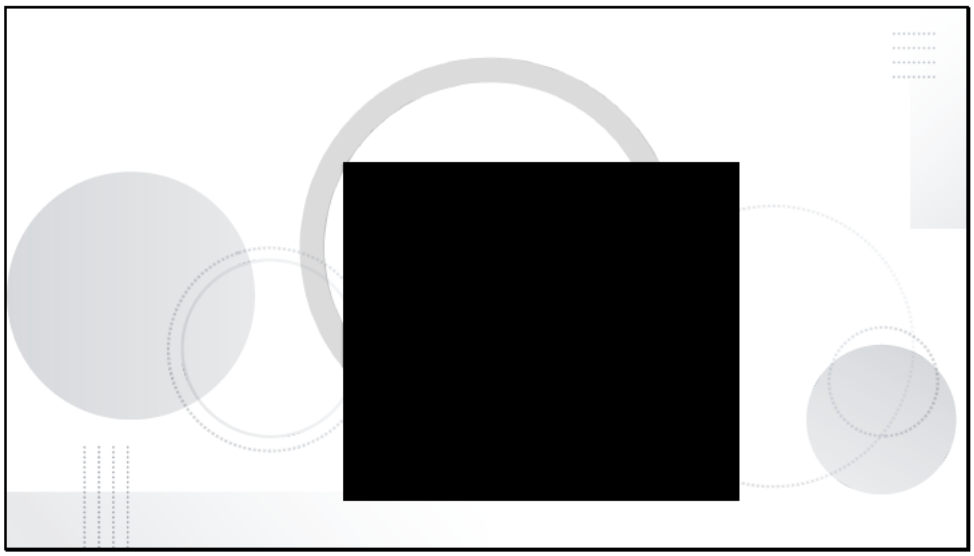
Slide 23



Conclusions

- Accept that there's vastly insufficient Business LIZ Land
- Act before further land shortages stifle the Auckland economy
- Consider zoning one or more strategic Light Industry areas north west of Auckland
- Create a 20-minute neighbourhood
- Adjust the infrastructure "triggers" to what's actually required for incremental development - sufficient but not excessive
- Develop IFFA/DC funding methods in consultation with land owners
- Consult with market participants

Slide 24



Slide 25

Supplementary Data – not required but for information.

Data check

- There are only 9 sites larger than 1 ha in the West/Northwest totalling 27ha
- See table opposite:
- Source: CoreLogic Database, search for vacant >1ha IND_C zone (Light Industry) Waitakere City Area.

- Future supply: 43ha in PC69 predicted to be 3-5 years from delivery

CoreLogic Data: Waitakere Vacant LIZ > 1 ha

Address	Suburb	Area (m2)	Actual Supply	Future Supply	Comment
365 WEST COAST ROAD	Glen Eden	22,815			Shape, access & contour issues
255A LINCOLN ROAD	Henderson	42,310			Long narrow site
195 CENTRAL PARK DRIVE	Henderson	32,751	32,751		Potentially available
329 LINCOLN ROAD	Henderson	26,316	26,316		Potentially available
225 LINCOLN ROAD	Henderson	12,619			Retirement Village
16 RUPEKE PLACE	Henderson	15,299			Storage yard with significant constraints (stream)
9 NORTH CANDIA ROAD	Swanson	16,992			Under Development 2023
15-19 SPEDDING ROAD	Whenuapai	298,557		298,557	PC69 - Triggers apply
13 SPEDDING ROAD	Whenuapai	133,726		133,726	PC69 - Triggers apply
18 WESTPOINT DRIVE	Hobsonville	44,263	44,263		Potentially available
98 HOBSONVILLE ROAD	Hobsonville	37,666	37,666		Potentially available
37 WESTPOINT DRIVE	Hobsonville	36,287			Mainfreight Building
92D HOBSONVILLE ROAD	Hobsonville	35,133			CDC Data Centres
177 BRIGHAM CREEK ROAD	Hobsonville	30,203	30,203		Retail Potential
103 FRED TAYLOR DRIVE	Westgate	35,490	35,490		Potentially available
13-21 NORTHSIDE DRIVE	Westgate	31,351	31,351		Potentially available
7 KAKANO ROAD	Westgate	28,009			Microsoft Data Centre
59 ROTU DRIVE	Westgate	18,156			Microsoft Data Centre
73 FRED TAYLOR DRIVE	Westgate	26,411			Amazon Data Centre
75 FRED TAYLOR DRIVE	Westgate	13,342			Amazon Data Centre
61 FRED TAYLOR DRIVE	Westgate	17,706	17,706		Potentially available
9 KAKANO ROAD	Westgate	16,934	16,934		Potentially available
3 KAKANO ROAD	Westgate	11,492			DCI Data Centre
Totals		**983,832**	**272,682**	**432,283**	

Contact

[redacted]