

VACANT INDUSTRIAL LAND, AS AT JUNE 2000



INDUSTRIAL LAND, ISLINGTON.

TECHNICAL REPORT.

01/6
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Vacant Industrial Land Technical Report.

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Introduction

This report presents information about vacant industrial land in Christchurch City as at June 2000. It includes the current status of vacant industrial land; highlights the differences between the old and a new method of recording this information; and also presents the trends in take-up over the past decade.

Methodology

This year the industrial component of the vacant land register was migrated to a GIS (MapInfo) and audited. This process was carried out in 1998 for residential vacant land in the city. The change means that future updates should be faster and more accurate. As well as presenting the updated register of vacant land this report documents the difference between the old and new methods.

In converting the Vacant industrial land Register to GIS, several steps were completed. Firstly, records in the Microsoft Access database were linked by their address to a Prulpi (unique parcel ID). The database was then opened in MapInfo where the records were geocoded and mapped by prulpi. A small percentage of records failed to geocode and were sorted through using Webmap, fixing the obvious address matches. The remaining records had to be dealt with on a case by case basis. Comparisons were made between the vacant land layer and the digitised aerial photos (flown 1996), obvious anomalies were noted, and site visits were undertaken. Site checks frequently identified other vacant land, as well as finding built-on sites which had not been removed from the register. This method thereby established a new baseline.

Main Points

At June 2000 there was 463 ha of vacant industrial land. The largest proportion (36% or 169 ha) of this land consisted of sites greater than 5 hectares. The next largest proportion, 34 per cent (155 ha) was in sites between 1 and 5 ha in size. Twenty per cent (93 ha) was smaller than 0.5 ha while sites between 0.5 and 1 ha made up the remaining 10% (46 ha).

The Notified Christchurch City Plan (1995) designated industrially zoned land as B3 to B6. Previously, the vacant industrial land register included land which fell under other zones (including some Business, Living and Rural Zones). These zones accounted for a total of 91 ha in the old method. Under the new method only land within the B3 to B6 zones is accounted for. Of the 91 ha, 85 ha had been rezoned to fall within the B3 to B6 zones, with the remaining 6.87 ha likely to be contributing to the difference (25.35 ha) between the old and new methods.

At June 2000, the area units with the most vacant industrial land were

- Islington, 102.8 ha
- Styx, 61.4 ha
- Wigram, 54.5 ha

Following these were Hornby North, Rapaki Track, Bromley, Belfast and Russley ranging from 32 ha down to 19 ha (Table 2).

In the year to June 2000, the area units with the most take-up (Table 7) of vacant land were:

- Rapaki Track (10 ha)
- Ferrymead (4.7 ha)
- Islington (3.8 ha)
- and Wigram(3 ha).

Over the last ten years however, Islington has had the highest take-up (Table 7), with 42.5 ha having been removed from the vacant land register for buildings or roads and reserves. Following this are Hornby North (36.9 ha), Wigram (30.4 ha), Rapaki Track (25.8 ha) and Bromley (16 ha).

There is a growing trend for retail developments in B4 zones. This means that not all land take up is being used for industrial purposes. Some of this type of development has occurred recently in the Ferrymead area unit, with a Woolworths Supermarket and smaller surrounding retail being built in the B4 zone.

Scope for future work

Now that the vacant land register is in a GIS it will be possible to map the actual location of take up. Over time this will provide a useful picture as to how development progresses through the industrial zones, and make it easier to predict future areas of take up.

Table 1
Industrial Vacant Land Balance Sheet, July 1999 - June 2000

Industrial Vacant Land As At June 1999

Vacant Lots (number of lots = 765) **510.9 ha**

Total Vacant Land - June 1999 **510.9 ha**

Land Added 10.1 ha
 Other 1.0

Total Land Added **11.1 ha**

Land Used
 Roads/Reserves 1.69 ha
 Land Developed 30.1 ha
 Land Removed due to City Plan changes and other Adjustments 1.9 ha

Total Land Used **33.7 ha**

Change in Vacant Land Land Added - Land Used **-22.6 ha**

Industrial Vacant Land As At June 2000

Vacant Lots	Size of lots	Lots	Hectares
	0-0.5 ha	641	92.82
	0.5-1.0 ha	62	44.92
	1.0-5.0 ha	67	150.12
	>5.0 ha	17	200.48

Total **787** **488.3 ha**

Total Industrial Vacant Land - June 2000, using old method. **488.3 ha**

Industrial Vacant Land As At June 2000 Audited in GIS (new method) **463.0 ha**

Differences in size classes	Size of lots	No. of Lots	Hectares
	0-0.5 ha	650	93.0
	0.5-1.0 ha	63	46.1
	1.0-5.0 ha	73	155.3
	>5.0 ha	22	168.6

Total **808** **463.0 ha**

Difference between old and new methods, to June 2000 **25.35 ha**

Table 2 Vacant Industrial Land by Area Unit, at June 2000

Area Unit	0 to 0.5 ha		0.5 to 1 ha		1 to 5 ha		>5 ha		Total No. Lots	Total Area(ha)
	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)		
Addington	21	1.2							21	1.2
Avon Loop	1	0.4							1	0.4
Barrington North	5	1.7	2	1.6	1	1.3			8	4.7
Belfast	12	1.7	3	2.0	5	13.0	1	6.7	21	23.3
Bromley	14	2.4	7	5.1	6	12.1	1	7.0	28	26.6
Casebrook	3	0.2	1	1.0	2	3.0			6	4.2
Cathedral Square	5	0.4							5	0.4
Chisnall	5	1.4	1	0.7					6	2.1
Ensors	6	0.4							6	0.4
Ferrymead	6	1.7			2	5.1			8	6.8
Hillmorton							1	8.0	1	8.0
Hornby North	31	5.2	7	5.5	9	15.3	1	6.3	48	32.2
Hornby South	12	1.9	1	1.0	1	1.2			14	4.0
Islington	84	20.7	13	9.6	16	36.5	4	36.0	117	102.8
Kaimahi	1	0.3			1	2.0	1	7.0	3	9.4
Marshland					1	1.4			1	1.4
Middleton	57	7.2	5	3.3					62	10.6
Northcote	1	0.1			1	2.1			2	2.2
Opawa	49	4.2	1	0.5	1	1.2			51	5.9
Papanui	2	0.2							2	0.2
Phillipstown	8	0.3							8	0.3
Rapaki Track	19	2.9	2	1.4	6	13.2	2	11.6	29	29.2
Redwood South			1	0.6					1	0.6
Riccarton South	25	2.6			1	2.1	1	11.9	27	16.6
Russley	3	0.9	4	2.9	2	2.9	2	12.4	11	19.0
Sawyers Arms							1	5.3	1	5.3
Sockburn	16	1.8			1	2.5			17	4.2
Styx	6	1.9	2	1.2	7	19.6	5	38.7	20	61.4
Styx Mill	1	0.1			3	4.3			4	4.4
Sydenham	40	3.4	1	0.7					41	4.2
Waltham	14	1.1	1	0.5					15	1.6
Wigram	72	15.2	8	6.2	6	15.4	2	17.7	88	54.5
Woolston South	131	11.4	3	2.1	1	1.4			135	14.9
Grand Total	650	93.0	63	46.1	73	155.3	22	168.6	808	463.0

Table 3 Vacant Industrial Land by Industrial Area, at June 2000

Industrial Areas	0 to 0.5 ha		0.5 to 1 ha		1 to 5 ha		>5 ha		Total No. Lots	Total Area(ha)
	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)		
AVON LOOP	1	0.4							1	0.4
BELFAST	12	1.7	3	2.0	5	13.0	1	6.7	21	23.3
BROMLEY	14	2.4	7	5.1	6	12.1	1	7.0	28	26.6
CHISNALL	5	1.4	1	0.7					6	2.1
FERRYMEAD	6	1.7			2	5.1			8	6.8
HORNBY NORTH	30	5.1	7	5.5	9	15.3	1	6.3	47	32.2
HORNBY STH/ISLGTN	97	22.6	14	10.6	20	43.6	4	36.0	135	112.9
KAIMAHI/SAWYERS ARMS	1	0.3			1	2.0	2	12.3	4	14.7
MARSHLAND					1	1.4			1	1.4
NORTHCOTE	1	0.1			1	2.1			2	2.2
PAPANUI/CASEBROOK	5	0.5	1	1.0	2	3.0			8	4.4
RAPTRCK/OPAWA	61	6.5	3	2.0	7	14.4	2	11.6	73	34.5
REDWOOD SOUTH			1	0.6					1	0.6
RICC&STH/BARR NTH	30	4.3	2	1.6	2	3.4	1	11.9	35	21.3
RUSSLEY/HAREWOOD	3	0.9	4	2.9	2	2.9	2	12.4	11	19.0
SOCKBURN	16	1.8			1	2.5			17	4.2
STYX	6	1.9	2	1.2	7	19.6	5	38.7	20	61.4
STYX MILL	1	0.1			3	4.3			4	4.4
SYDENHAM/CCSTH	101	7.5	2	1.2					103	8.7
WIGRAM/HILLMTN/MDLTN	129	22.4	13	9.5	3	9.4	3	25.7	148	67.1
WOOLSTON SOUTH	131	11.4	3	2.1	1	1.4			135	14.9
Grand Total	650	93.0	63	46.1	73	155.3	22	168.6	808	463.0

Table 4 Vacant Industrial Zone, Number of Part Lots by Industrial Area, at June 2000

Industrial Area	0 to 0.5 ha		0.5 to 1 ha		1 to 5 ha		>5 ha		Total No. Part Lots	Total Area (ha)
	No. Part Lots	Area (ha)	No. Part Lots	Area (ha)	No. Part Lots	Area (ha)	No. Part Lots	Area (ha)		
BROMLEY	1	0.231	3	2.512	2	2.070			6	4.813
CHISNALL	1	0.445							1	0.445
FERRYMEAD	2	0.393			1	3.415			3	3.807
HORNBY NORTH	1	0.246	1	0.580	2	2.897	1	6.277	5	10.000
HORNBY STH/ISLGTN	2	0.444	2	1.873	7	16.323	3	25.195	14	43.836
MARSHLAND					1	1.388			1	1.388
PAPANUI/CASEBROOK			1	0.970	1	1.534			2	2.504
RAPTRCK/OPAWA			1	0.528	1	2.109			2	2.637
RICC&STH/BARR NTH	3	0.512	1	0.774					4	1.285
RUSSLEY/HAREWOOD			1	0.550					1	0.550
SOCKBURN	2	0.554							2	0.554
STYX MILL					1	1.149			1	1.149
SYDENHAM/CCSTH	1	0.120							1	0.120
WIGRAM/HILLMTN/MDLTN	3	1.146	1	0.905					4	2.051
WOOLSTON SOUTH	6	0.571	1	0.996	1	1.357			8	2.923
Grand Total	22	4.661	12	9.688	17	32.243	4	31.472	55	78.063

Table 5 Vacant Industrial Land, with existing Dwellings by Industrial Area, at June 2000

Industrial Area	Total No. Dwellings	Total Area (ha)
BELFAST	2	0.195
HORNBY NORTH	14	1.195
HORNBY STH/ISLGTN	8	0.959
NORTHCOTE	1	0.133
PAPANUI/CASEBROOK	3	0.259
RAPTRCK/OPAWA	32	2.652
RICC&STH/BARR NTH	1	0.050
SOCKBURN	2	0.162
STYX	2	0.504
SYDENHAM/CCSTH	41	2.478
WIGRAM/HILLMTN/MDLTN	31	2.594
WOOLSTON SOUTH	69	5.442
Grand Total	206	16.623

Table 6 Vacant Industrial Land by Zone, at June 2000

Zone	0 to 0.5 ha		0.5 to 1 ha		1 to 5 ha		>5 ha		Total No. Lots	Total Area(ha)
	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)	No. Lots	Area(ha)		
B3	55	4.5	2	1.2					57	5.7
B3B	47	3.4							47	3.4
B4	270	32.6	22	16.7	24	45.9	8	59.9	324	155.1
B4P	22	6.8	7	4.6	2	5.5			31	17.0
B4T	3	0.9	3	2.2	1	1.0			7	4.1
B5	246	42.6	27	20.1	38	81.3	7	57.7	318	201.6
B6	7	2.2	2	1.2	8	21.6	7	51.0	24	76.1
Grand Total	650	93.0	63	46.1	73	155.3	22	168.6	808	463.0

Table 7 Vacant Industrial Land by Area Unit at June 2000, using old method

Area Unit	Size of Vacant Industrial Lot								Total	
	0 to 0.5 ha		0.5 to 1 ha		1 to 5 ha		>5 ha			
	No.	ha.	No.	ha.	No.	ha.	No.	ha.	No.	ha.
Addington	16	1.066							16	1.066
Barrington North	4	1.212	2	1.333	2	2.514			8	5.059
Belfast	13	1.806	1	0.520	6	22.480	2	28.710	22	53.516
Bromley	20	3.207	7	4.660	3	10.723	1	7.005	31	25.595
Broomfield					1	1.200			1	1.200
Casebrook	6	0.495	1	0.971	3	4.055			10	5.521
Chisnall	6	1.270	1	0.684					7	1.954
Ferrymead	3	0.550	1	0.901	1	2.729			5	4.180
Hillmorton							1	8.000	1	8.000
Hornby Nth	6	0.894							6	0.894
Hornby Sth	40	6.700	10	7.383	7	12.636	1	5.772	58	32.491
Islington	105	22.898	17	12.320	17	42.745	1	9.216	140	87.179
Kaimahi	1	0.297			1	2.424	1	6.930	3	9.651
Marshlands			1	0.930	1	1.380			2	2.310
Middleton	76	8.756	4	3.733	1	1.018			81	13.507
Northcote	5	0.692			1	1.515			6	2.207
Oaklands			1	0.627	1	2.380			2	3.007
Opawa	8	0.655	1	0.500	1	1.551			10	2.706
Papanui	2	0.232							2	0.232
Philipstown	3	0.102							3	0.102
Rapaki Track	22	2.724	2	1.510	5	9.797	2	35.414	31	49.445
Riccarton	6	0.804							6	0.804
Riccarton Sth	30	2.977							30	2.977
Russley	6	1.147	4	2.825	4	5.355	1	10.095	15	19.422
Rutland	1	0.288			1	1.138			2	1.426
Sawyers Arms					1	2.310	1	20.507	2	22.817
Sockburn	17	1.659			1	2.500			18	4.159
St Martins	1	0.272							1	0.272
Styx (Chaneys)	6	0.714	1	0.690	3	8.672	4	55.401	14	65.477
Styx Mill	3	0.360	1	0.880	2	3.116			6	4.356
Sydenham	42	3.403			1	1.104			43	4.507
Waltham	9	0.998	1	0.509					10	1.507
Wigram	99	18.676	5	3.426	2	5.311	2	13.429	108	40.842
Woolston Sth	85	7.963	1	0.517	1	1.464			87	9.944
Total	641	92.817	62	44.919	67	150.117	17	200.479	787	488.332

Table 8 Take-up of Vacant Industrial Land - July 1991 to June 2000

Area Unit	Take-up* (hectares) - Year Ended June									Total Takeup 1992-2000
	1992	1993	1994	1995	1996	1997	1998	1999	2000	
Addington	0.06	0.00	0.15	0.00	0.00	0.00	0.06	0.00		0.27
Barrington North										
Belfast	0.18	0.00	0.00	0.00	0.25	0.00	0.00	0.44	1.6	2.47
Bexley										
Bromley	0.55	0.23	4.32	0.20	0.96	3.96	5.19	0.00	0.55	15.97
Broomfield										
Casebrook	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00		0.09
Chisnall	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00		0.18
Ferrymead	0.26	0.25	0.74	1.82	0.30	0.32	2.28	0.26	4.66	10.88
Hillmorton										
Hornby North	7.39	5.37	4.28	9.03	2.06	1.29	4.28	2.20	1.031	36.93
Hornby South										
Islington	0.23	0.00	0.55	17.59	5.40	4.61	0.96	9.33	3.795	42.47
Kaimahi	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00		0.30
Marshland										
Middleton	0.23	2.51	0.98	0.63	1.21	0.18	0.52	1.05	1.329	8.62
Northcote										
Oaklands										
Opawa	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.51	0.57
Papanui										
Phillipstown	0.00	0.00	0.00	0.00	0.20	0.00	0.00		0.13	0.33
Rapaki Track	0.40	0.00	0.12	0.10	0.64	0.00	1.36	13.22	9.71	25.55
Riccarton	0.00	0.19	0.23	0.59			0.18	0.00	0.16	1.35
Riccarton South	0.06	0.18	0.00	0.00	1.24	0.30	0.38	0.07		2.23
Russley	0.00	3.21	1.19	0.68	1.71	0.76	0.74	0.60	0.38	9.27
Rutland										
Sawyers Arms										
Sockburn	0.07	0.10	0.65	0.13	0.09	0.00	0.09			1.13
St Martins	0.00	0.00	0.15	0.00						0.15
Styx	0.00	0.00	0.00	0.00			0.76	0.45	0.46	1.67
Styx Mill	0.00	0.66	0.00	0.00	0.00	0.00	0.00	0.36	1.40	2.42
Sydenham	0.28	2.36	2.10	0.59	1.31	0.55	0.12	0.15		7.44
Waltham	0.22	0.30	0.36	0.96	0.00	0.00	0.00	0.20	0.18	2.22
Wigram	0.86	3.59	3.30	1.43	4.72	3.53	4.23	5.74	3.04	30.43
Woolston South	0.19	0.31	0.30	0.00	0.91	0.09	0.00	2.34	1.78	5.93
Total	10.97	19.28	19.56	33.84	21.31	15.65	21.12	36.41	30.71	208.84

* Takeup refers to the amount of land used for building development and roads and reserves. It does not include land added to or removed from the Vacant Land Register for other reasons.

Chart 1 Vacant industrial Land, Number of Parcels and Area (ha), 1992 to 2000

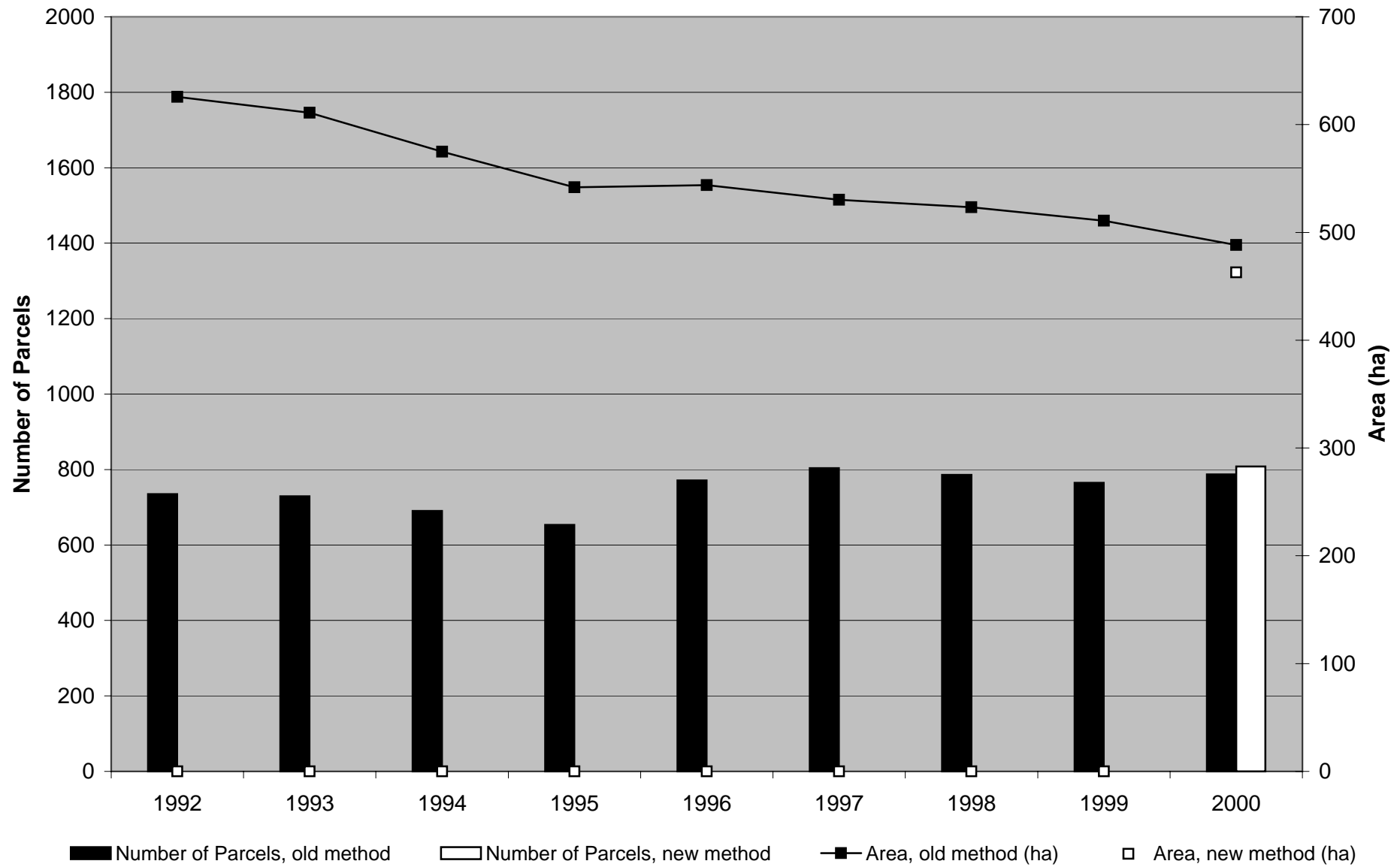
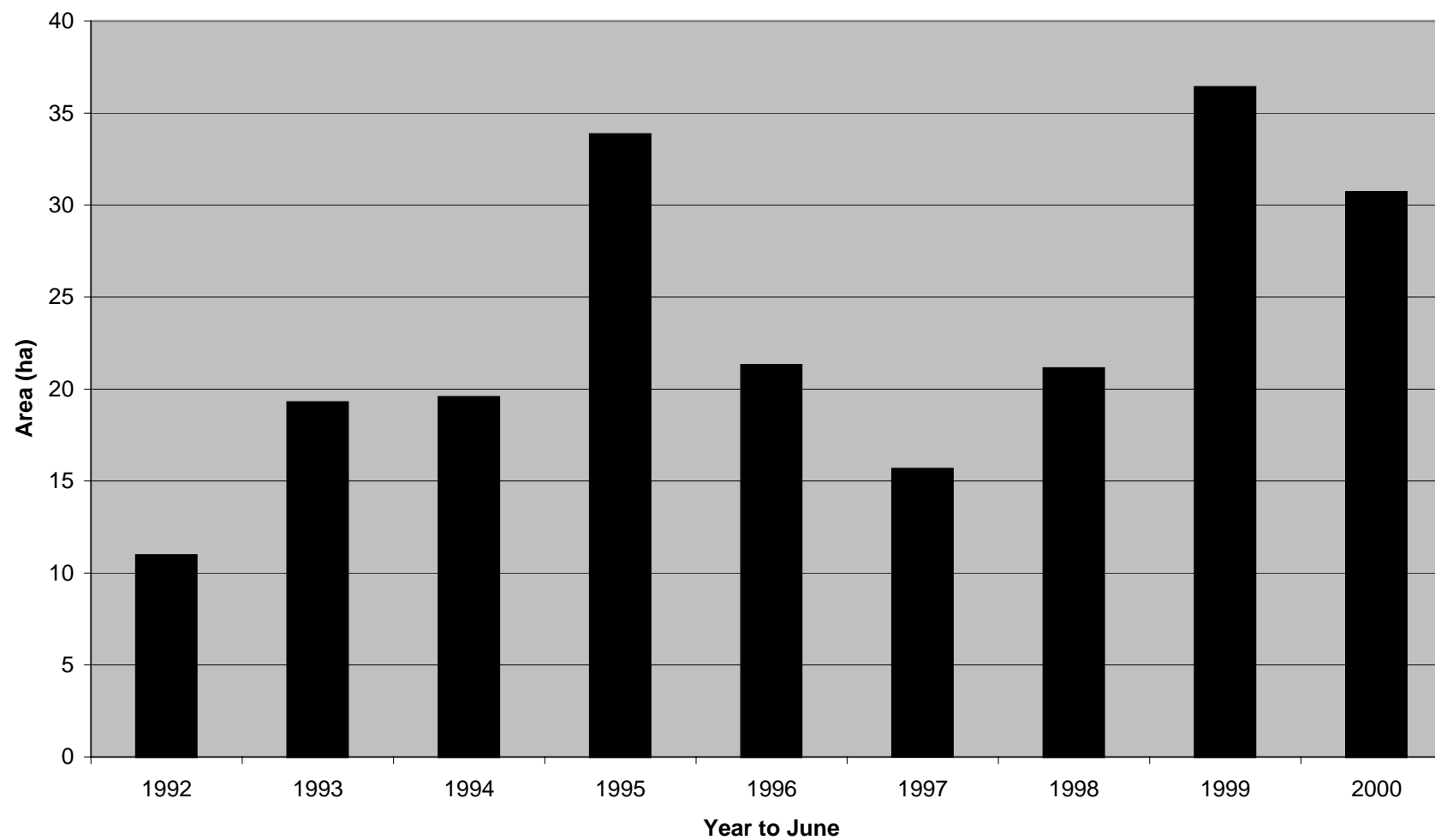
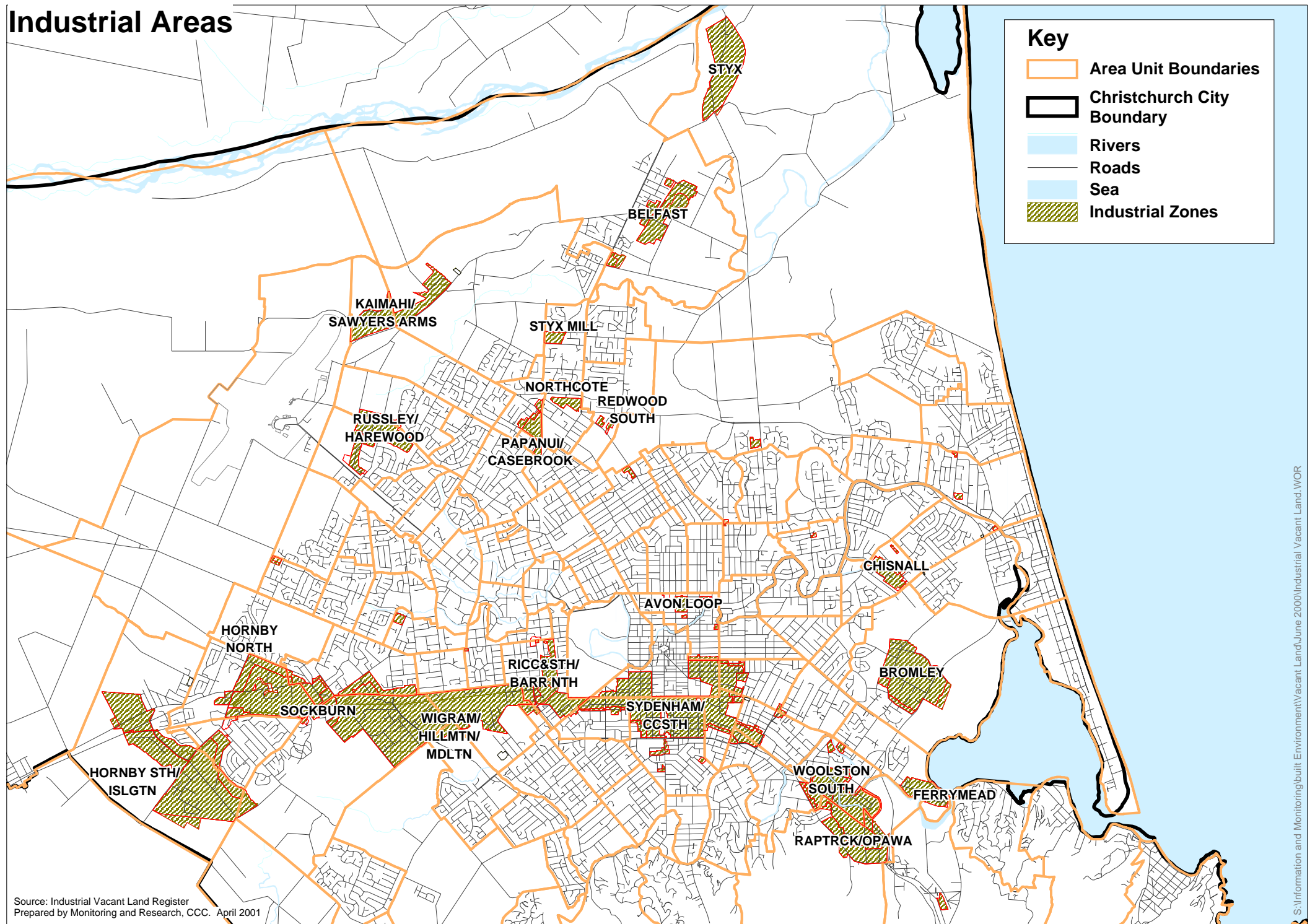


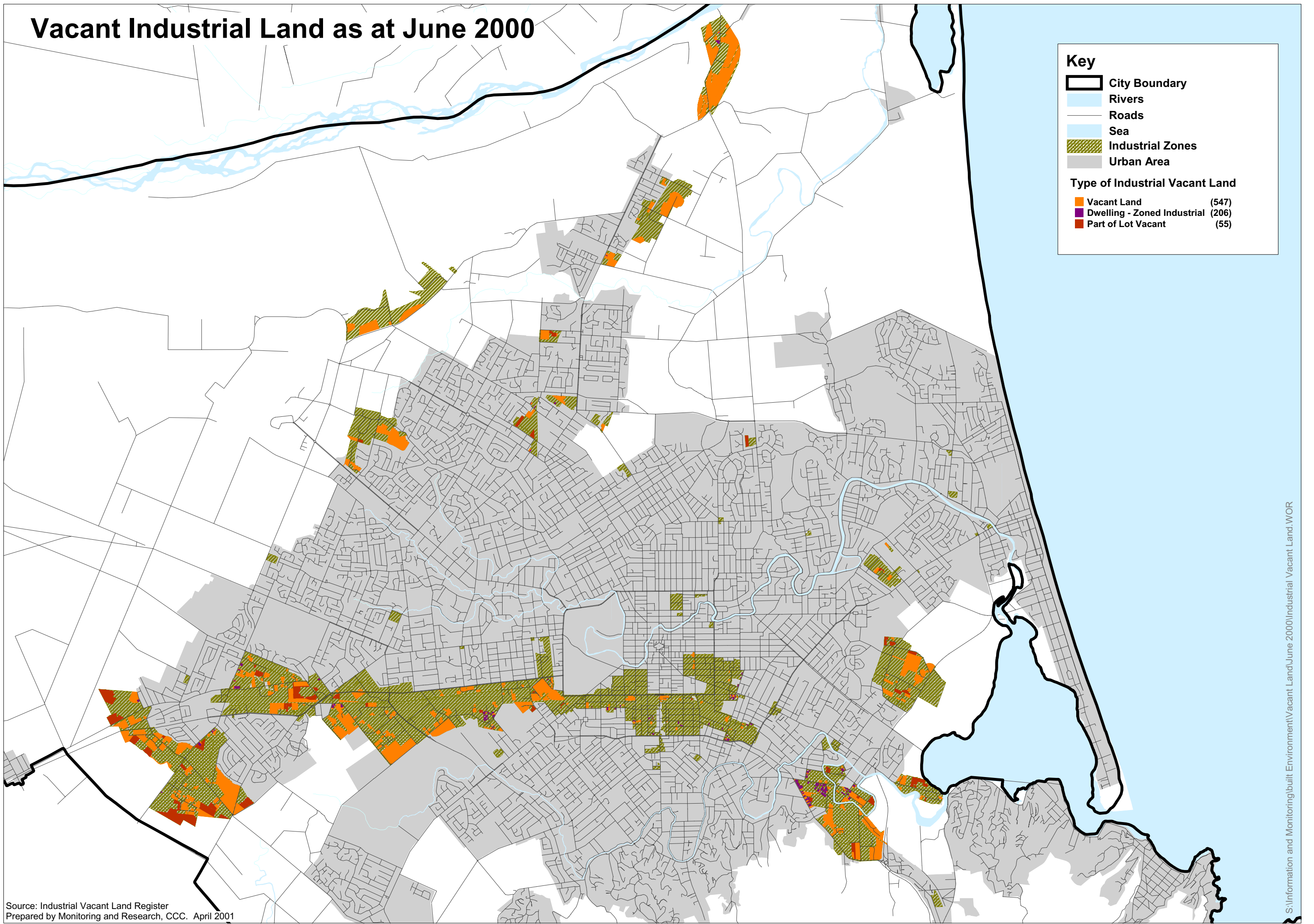
Chart 2 Take-up of Vacant Industrial Land, 1992 to 2000



Industrial Areas



Vacant Industrial Land as at June 2000



Key

- City Boundary
- Rivers
- Roads
- Sea
- Industrial Zones
- Urban Area

Type of Industrial Vacant Land

- Vacant Land (547)
- Dwelling - Zoned Industrial (206)
- Part of Lot Vacant (55)