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# Commercial and industrial land tool

## Far North District Council

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[www.berl.co.nz](http://www.berl.co.nz)

**Authors: Hugh Dixon and Merewyn Groom**

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# 1 Introduction

The following instructions are a step-by-step guide for the commercial and industrial land tool for Far North District Council. Basic instructions are included with the tool.

## 1.1 Upper North Island Industrial Land Demand Study

In 2015, Business and Economic Research Limited (BERL) undertook a study on industrial land in the Upper North Island. Previous studies in the Upper North Island (or UNISA area) have used employment and population forecasts to determine industrial land demand. These studies have considered the number of additional jobs that could be created across a forecast period, and concentrated on growth in specific industries such as manufacturing, wholesale trade, and transport and storage.

These studies have assumed that the current average employment density across all industry types will continue into the future. However, this assumption will not hold true if there are significant differences in employment density across industries, nor if there is projected to be a change in the mix of industries that are located in an area in the future.

For this reason, BERL has suggested that UNISA members adopt a standardised method to determine the demand for industrial land. This method should take into account the characteristics of the industries and firms currently located on industrial land, including employment density. This snapshot of current activity will assist UNISA members to understand how any change in industrial activity and employment density could influence the future demand for industrial land.

The standardised methodology developed in this study has been used by BERL to project future commercial and industrial employment and land use for the Far North District Council. The commercial and industrial land tool for Far North District Council has been developed by BERL to enable the Far North District Council to interact and view our historic data, as well as our future projections. This tool was viewed as a better way of providing this information, compared to a report.

## 1.2 Purpose of the tool

The purpose of the tool is to allow the user to do the following:

- View historic commercial and industrial land use and employment data for the Far North District at a Statistical Area Two (SA2) and population area level
- View the 2045 projected commercial and industrial employment and land use at a SA2 and population area level.

## 2 The Far North District: High-level findings

The Far North District had approximately 1,450 hectares of commercial and industrial land in 2019. The majority of this land was occupied, at 1,394 hectares with 56 hectares of vacant land.

There were four key SA2s in the Far North District with over 100 hectares of commercial and industrial land. These were Karikari Peninsula with 340 hectares, Matawaia-Taumarere with 125 hectares, Puketotara with 103 hectares, and Rangitihi with 150 hectares.

There were also five key SA2s in the Far North District with over 700 employees in commercial and industrial industries. These were Kaikohe with 784 employees, Kaitaia East with 1,599 employees, Kaitaia West with 719 employees, Kerikeri Central with 1,917 employees, and Paihia with 870 employees.

It is interesting to note that not one of the SA2s are on both lists. This is mainly due to the SA2s with high employment having their employment concentrated in commercial industries which require much less land per employee than industrial industries. For example commercial retail has an employee to land area of 80 employees per hectare, while industrial light has an employee to land area of 35 employees per hectare.

Of the 1,450 hectares of commercial and industrial land in 2019, approximately 486 hectares were used by commercial accommodation. Of this 486 hectares, 316 hectares were part of the exclusive Carrington zone in the Karikari Peninsula. In addition 300 hectares, in 2019, were used by industrial heavy land uses, while 175 hectares were used by industrial light land uses, 110 hectares were used by industrial services land uses, and 100 hectares were used by commercial tourist land uses. The remaining 225 hectares, in 2019, of occupied industrial and commercial land were occupied by a variety of commercial and industrial uses.

In 2019, the Far North District had approximately 12,454 employees employed on commercial and industrial land. Of these employees, 3,482 were employed in commercial retail industries, a further 2,091 were employed by commercial social industries, 1,582 worked in industrial service industries, 1,138 employees worked in commercial accommodation industries, 1,087 were employed by commercial office industries, and the final 3,074 employees were employed by the remaining industrial and commercial industries.

Under the business as usual scenario, it is expected that employment in industrial and commercial industries will increase by 2,706 employees, between 2019 and 2045, to 15,160 employees. The largest increases in employment, across 2019 and 2045, are expected in commercial social, commercial retail and industrial warehouse industries. Between 2019 and 2045, it is expected that a further 150 hectares of commercial and industrial land will be needed, to cater for the projected increase in employment. The largest increases across the 26 year period, are expected in commercial social with 36 additional hectares, and industrial food with 29 additional hectares. It is also expected that just 31 hectares of the growth between 2019 and 2045, can be accommodated by currently vacant land in the SA2s experiencing growth.

Under the growth scenario, it is expected that employment in industrial and commercial industries will increase by 5,026 employees, between 2019 and 2045, to 17,480 employees. The largest increases are expected in commercial retail, commercial social and industrial service industries. Between 2019 and 2045, it is expected that a further 171 hectares of commercial and industrial land will be needed. The largest land area increases across the 26 year period, are expected in the commercial social with 36 additional hectares, industrial food with 34 additional hectares, and

industrial services with 28 additional hectares. It is also expected that 31 hectares of this additional growth between 2019 and 2045, can be accommodated by currently vacant land in the SA2s experiencing growth.

## 3 Instructions

### 3.1 Macros

The tool uses Microsoft Excel and you will need to enable the macros to use the worksheets.

To do this, click Enable Content in the warning ribbon at the top of the spread sheet when you first open it.

It is important that you undertake this step as the tool uses hyperlinks and macros.

### 3.2 Introduction page

Once Macros are enabled in the spreadsheet, the introduction page as shown below will open. On this page the user can click on the hyperlink “Enter industrial and commercial land tool” to enter the tool’s main menu page.

## Commercial and industrial land tool for Far North District

*Prepared for Far North District Council (FNDC) by Business and Economic Research Limited (BERL)*

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[Enter industrial and commercial land tool](#)

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BERL  
BERL House  
108 The Terrace  
Wellington 6143

04 931 9200

[info@berl.co.nz](mailto:info@berl.co.nz)  
[www.berl.co.nz](http://www.berl.co.nz)

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Disclaimer: This tool was designed to work in Excel 2016 or later versions, BERL nor any of its employees accepts any responsibility on any ground whatsoever if this tool does not work in earlier versions of Excel.

### 3.3 Main menu

On the main menu page of the tool, the user has the ability to select one of the seven available options. Six of the available options take the user to the six different tables built into the tool, while the seventh option opens this instruction manual for the user.

For each of the six tables within the tool, there is a number of inputs that can be manipulated to alter the data in the tables and charts. These inputs can be found at the top left of each table page.

Each table requires all inputs to have a value selected in order to display the required data. If there is no data available for an input, then no information will be displayed.

The seven options for the user to navigate to are as follows:

- Table 1. Detailed land use SA2
- Table 2. Detailed land use for individual SA2
- Table 3. 2045 scenario projections by SA2
- Table 4. 2045 scenario projections by population areas
- Table 5. Detailed land use by population areas
- Table 6. Detailed land use by individual population areas
- Instructions.

#### Main menu

1. Detailed land use by SA2
  2. Detailed land use for individual SA2
  3. 2045 scenario projections by SA2
  4. 2045 scenario projections by population areas
  5. Detailed land use by population areas
  6. Detailed land use for individual population areas
- Instructions

Each table option page within the tool has a number of hyperlinks available that will allow the user to navigate either back to the main menu or to one of the other tables available.



## 4 Table 1: Detailed land use SA2

This table shows for each SA2 the amount of either employment (employee counts) or land area (hectares), for the selected land use.

Also included on this page are the following charts:

- A pie chart which shows the amount of either employment or land area for the top five SA2's in the selected year
- An area chart which shows the change between 2010 and 2019 in the selected land use across the District.

# 1. Detailed land use by SA2

Land use:  
Variable:  
Pie graph year:

Industrial service  
Land area  
2019

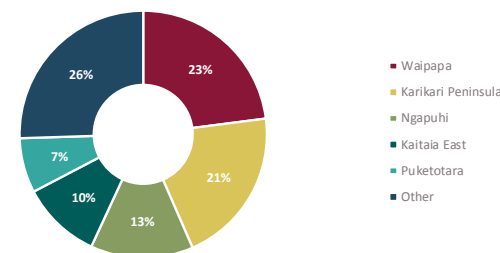
Statistical area two (SA2)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Ahipara	2.6	2.2	2.2	2.2	2.6	2.6	2.6	2.4	2.3	2.2
Haruru	0.2	0.2	0.2	0.2	1.3	5.9	5.9	4.4	2.8	1.3
Herekino-Takahue										
Hokianga North										
Hokianga South	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Kaeo	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Kaikohe	1.9	1.9	1.9	1.9	1.9	1.9	1.9	2.2	2.5	2.8
Kaitaia East	8.6	8.3	8.3	8.3	8.4	8.4	8.4	9.5	10.5	11.5
Kaitaia West	0.6	0.6	0.6	0.6	1.4	1.4	3.8	2.6	1.4	0.1
Karikari Peninsula	4.8	4.8	4.8	20.6	20.6	20.6	20.6	21.3	21.9	22.6
Kawakawa	0.4	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.1	1.1
Kerikeri Central	4.7	4.6	4.6	4.7	6.6	6.6	6.6	6.1	5.5	5.0
Kerikeri South										
Kohukohu-Broadwood	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Lake Manuwai-Kapiro	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.5	1.7	1.8
Maromaku										
Mataraua Forest										
Matawaia-Taumarere	1.1	1.3	1.2	1.2	1.2	1.1	1.1	1.0	0.8	0.6
Moerewa					0.6	0.6	0.6	0.5	0.3	0.1
Ngapuhi	15.2	15.2	15.2	15.2	15.2	15.2	15.2	15.1	14.9	14.8
North Cape	1.2	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.5
Ohaeawai-Waimate North	0.6	0.9	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Okaihau	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Omahuta Forest-Horeke	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.6	0.5	0.3
Opuia (Far North District)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.8	1.2	1.7
Oruru-Parapara										
Paihia	1.1	1.3	1.2	1.2	1.2	1.3	1.3	0.9	0.6	0.2
Pakaraka										
Peria	0.5	0.5	0.5	2.3	2.3	2.3	2.3	1.6	1.0	0.3
Puketona-Waitangi	1.1	1.3	1.2	1.2	1.2	1.1	1.1	1.1	1.1	1.1
Puketotara	6.4	7.0	6.5	6.5	7.3	7.2	7.2	7.4	7.7	7.9
Rangaunu Harbour	0.3	2.1	2.1	2.1	2.1	2.1	2.1	1.5	0.9	0.3
Rangitane-Purerua										
Rangitahi		0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.4
Riverview	0.9	0.9	0.9	0.9	1.3	1.3	1.3	1.6	1.9	2.2
Russell	0.1	0.1	0.1							
Russell Forest-Rawhiti										
Russell Peninsula										
Taemaro-Oruaiti										
Tangonge	0.2	0.2	0.2	0.2	0.5	0.5	1.3	1.5	1.7	1.9
Taumarumaru	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Waima Forest										
Waipapa	16.9	19.0	17.3	17.3	18.1	17.8	17.8	20.3	22.8	25.3
Waipoua Forest	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.9	1.0	1.1
Whakapaku										
Whakarara										
<b>Total commercial and industrial</b>	<b>75.1</b>	<b>79.4</b>	<b>76.8</b>	<b>94.4</b>	<b>101.6</b>	<b>106.1</b>	<b>109.3</b>	<b>109.6</b>	<b>109.9</b>	<b>110.2</b>

## Navigation

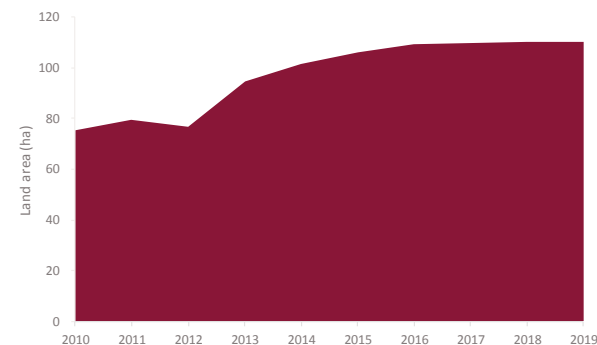
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- [6. Detailed land use for individual population area](#)

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Proportions in 2019 of industrial service



Change in land area over time



## 5 Table 2: Detailed land use for individual SA2

This table shows the amount of either employment (employee counts) or land area (hectares) by different land use, for the selected SA2.

Also included on this page are the following charts:

- An area chart which shows the change between 2010 and 2019 in total occupied commercial and industrial land uses across the SA2
- A tree map chart which shows the count by land use type for the selected SA2 and 2019
- A column chart which shows the amount of existing occupied industrial and commercial land in 2018, the industrial and commercial land newly occupied in 2019, and the amount of vacant land in 2019
- A pie chart which shows the amount of either employment or land area for the top five SA2's in the selected year.

## 2. Detailed land use for individual SA2

SA2: Kaikohe  
 Variable: Land area  
 Pie graph year: 2019

Industry	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Commercial accommodation	2.6	2.6	2.6	2.6	2.6	2.6	1.2	1.3	1.4	1.5
Commercial office	4.4	4.4	4.4	4.4	4.4	4.3	4.3	4.3	4.2	4.1
Commercial other	5.1	5.3	5.3	5.3	5.3	5.4	5.4	5.3	5.2	5.1
Commercial retail	5.9	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.9
Commercial social										
Commercial tourist										
Commercial mixed use		0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.3	0.4
Industrial food										
Industrial heavy industry										
Industrial light industry	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8
Industrial noxious	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Industrial service	1.9	1.9	1.9	1.9	1.9	1.9	1.9	2.2	2.5	2.8
Industrial warehouse	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.7	5.7	5.6
Industrial mixed use										
<b>Total occupied commercial and industrial</b>	<b>37.9</b>	<b>38.2</b>	<b>38.2</b>	<b>38.2</b>	<b>38.2</b>	<b>38.2</b>	<b>36.7</b>	<b>37.0</b>	<b>37.3</b>	<b>37.6</b>
Industrial vacant	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.3	1.4	1.5
Commercial vacant	5.1	5.1	5.1	5.1	5.1	5.2	5.2	5.2	5.2	5.2
<b>Total vacant</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>6.3</b>	<b>6.4</b>	<b>6.4</b>	<b>6.5</b>	<b>6.7</b>	<b>6.8</b>
<b>Total Kaikohe</b>	<b>44.3</b>	<b>44.5</b>	<b>44.5</b>	<b>44.5</b>	<b>44.5</b>	<b>44.6</b>	<b>43.1</b>	<b>43.5</b>	<b>43.9</b>	<b>44.3</b>

### Navigation

[1. Detailed land use by SA2](#)

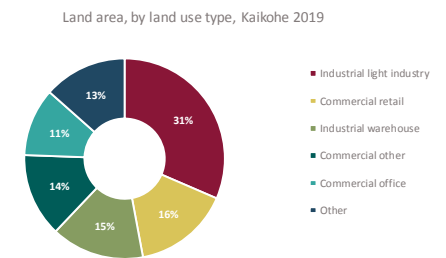
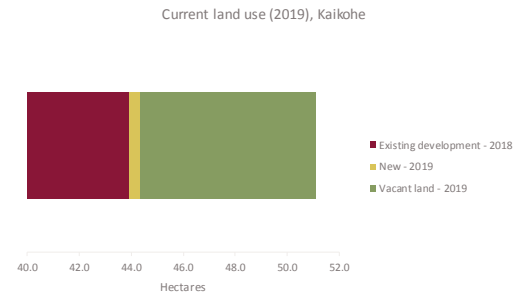
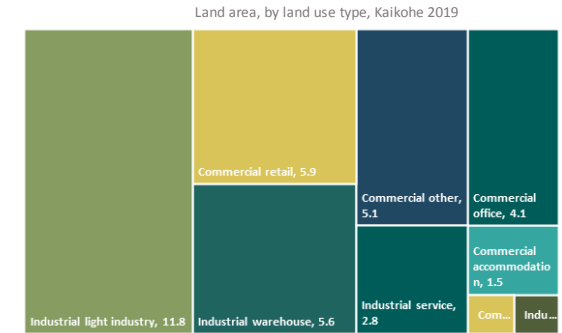
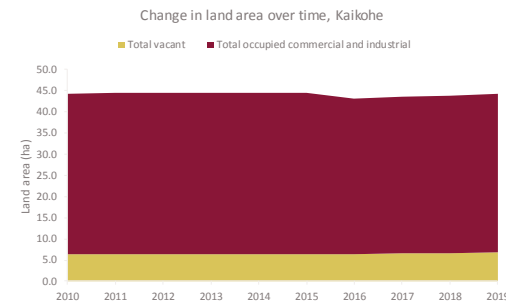
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[3. 2045 Scenario projections by SA2](#)

[4. 2045 Scenario projections by population area](#)

[5. Detailed land use by population area](#)

[6. Detailed land use for individual population area](#)



## 6 Table 3: 2045 scenario projections by SA2

This table shows the projected change in commercial and industrial land area and employment that occur under the two scenarios – Business as usual and Growth. The user can choose which scenario, select an SA2, as well as select the variable (employment or land area).

This page also has an additional hyperlink through which the user can access a number of charts for this table.

To calculate change in either employment or land area, between years, the user can simply subtract the earlier year from the later year.

This table is split into the following three sections:

- The first section shows the projected volumes between 2019 and 2045 for the selected SA2 across all commercial and industrial land uses, also included is the total amount of any extra land needed
- The second section shows the projected volumes between 2019 and 2045 for all commercial and industrial land uses for all SA2s
- The last section shows the projected volumes between 2019 and 2045 for the District across all commercial and industrial land uses, also included is the total amount of any extra land needed.



### 3. 2045 scenario projections by SA2

Scenario: Business as usual  
 SA2: Kerikeri Central  
 Variable: Employment

Navigation

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#### Total amount of employment projected for each year (Employee count)

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Absolute change between 2019 and 2045	Per annum growth rate between 2019 and 2045
<b>Kerikeri Central</b>																													
Commercial accommodation	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	49.0	48.0	48.0	48.0	48.0	-2.0	-0.2
Commercial office	342.0	343.0	344.0	345.0	346.0	347.0	348.0	349.0	350.0	351.0	351.0	352.0	353.0	354.0	355.0	356.0	357.0	358.0	359.0	360.0	361.0	362.0	363.0	364.0	365.0	366.0	367.0	25.0	0.3
Commercial other	112.0	113.0	113.0	114.0	115.0	116.0	116.0	117.0	118.0	119.0	119.0	120.0	121.0	122.0	123.0	123.0	124.0	125.0	126.0	127.0	127.0	128.0	129.0	130.0	131.0	132.0	132.0	20.0	0.6
Commercial retail	840.0	845.0	851.0	856.0	861.0	867.0	872.0	878.0	883.0	889.0	894.0	900.0	906.0	911.0	917.0	923.0	929.0	934.0	940.0	946.0	952.0	958.0	964.0	970.0	976.0	982.0	989.0	149.0	0.6
Commercial social	273.0	277.0	281.0	286.0	290.0	295.0	299.0	304.0	308.0	313.0	318.0	323.0	328.0	333.0	338.0	343.0	348.0	354.0	359.0	365.0	370.0	376.0	382.0	387.0	393.0	399.0	406.0	133.0	1.5
Commercial tourist	52.0	52.0	51.0	51.0	51.0	50.0	50.0	50.0	50.0	49.0	49.0	49.0	48.0	48.0	48.0	48.0	47.0	47.0	47.0	46.0	46.0	46.0	45.0	45.0	45.0	45.0	45.0	-7.0	-0.6
Commercial mixed use																													
Industrial food	15.0	15.0	15.0	15.0	15.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	12.0	12.0	12.0	12.0	-3.0	-0.9	
Industrial heavy industry	21.0	21.0	22.0	23.0	23.0	24.0	24.0	25.0	25.0	26.0	27.0	27.0	28.0	28.0	29.0	30.0	31.0	31.0	32.0	33.0	34.0	34.0	35.0	36.0	37.0	38.0	39.0	18.0	2.4
Industrial light industry	33.0	33.0	34.0	34.0	35.0	35.0	35.0	36.0	36.0	37.0	37.0	37.0	38.0	38.0	39.0	39.0	40.0	40.0	41.0	41.0	41.0	42.0	43.0	43.0	44.0	44.0	11.0	1.1	
Industrial nonious																													
Industrial service	152.0	153.0	154.0	155.0	156.0	158.0	159.0	160.0	161.0	162.0	163.0	165.0	166.0	167.0	168.0	169.0	170.0	172.0	173.0	174.0	176.0	177.0	178.0	179.0	181.0	182.0	183.0	31.0	0.7
Industrial warehouse	27.0	28.0	28.0	29.0	29.0	30.0	31.0	31.0	32.0	32.0	33.0	34.0	34.0	35.0	36.0	37.0	37.0	38.0	39.0	40.0	41.0	41.0	42.0	43.0	44.0	45.0	46.0	19.0	2.1
Industrial mixed use																													
<b>Total occupied commercial and industrial</b>	<b>1,917.0</b>	<b>1,930.0</b>	<b>1,943.0</b>	<b>1,958.0</b>	<b>1,971.0</b>	<b>1,986.0</b>	<b>1,998.0</b>	<b>2,014.0</b>	<b>2,026.0</b>	<b>2,041.0</b>	<b>2,054.0</b>	<b>2,070.0</b>	<b>2,085.0</b>	<b>2,098.0</b>	<b>2,115.0</b>	<b>2,130.0</b>	<b>2,146.0</b>	<b>2,161.0</b>	<b>2,178.0</b>	<b>2,194.0</b>	<b>2,210.0</b>	<b>2,226.0</b>	<b>2,242.0</b>	<b>2,257.0</b>	<b>2,275.0</b>	<b>2,293.0</b>	<b>2,311.0</b>	<b>394.0</b>	<b>0.7</b>
<b>Total Kerikeri Central</b>	<b>1,917.0</b>	<b>1,930.0</b>	<b>1,943.0</b>	<b>1,958.0</b>	<b>1,971.0</b>	<b>1,986.0</b>	<b>1,998.0</b>	<b>2,014.0</b>	<b>2,026.0</b>	<b>2,041.0</b>	<b>2,054.0</b>	<b>2,070.0</b>	<b>2,085.0</b>	<b>2,098.0</b>	<b>2,115.0</b>	<b>2,130.0</b>	<b>2,146.0</b>	<b>2,161.0</b>	<b>2,178.0</b>	<b>2,194.0</b>	<b>2,210.0</b>	<b>2,226.0</b>	<b>2,242.0</b>	<b>2,257.0</b>	<b>2,275.0</b>	<b>2,293.0</b>	<b>2,311.0</b>	<b>394.0</b>	<b>0.7</b>
<b>Statistical area two - Total Commercial and Industrial</b>																													
Ahipara	48.0	48.0	48.0	49.0	49.0	49.0	49.0	49.0	49.0	50.0	50.0	50.0	50.0	51.0	51.0	51.0	52.0	52.0	52.0	53.0	53.0	53.0	54.0	54.0	54.0	54.0	6.0	0.5	
Hauru	163.0	164.0	166.0	167.0	169.0	170.0	172.0	173.0	175.0	176.0	178.0	180.0	181.0	183.0	185.0	186.0	188.0	190.0	192.0	194.0	196.0	197.0	199.0	201.0	203.0	205.0	207.0	44.0	0.9
Heretaunga	12.0	12.0	12.0	12.0	13.0	13.0	13.0	13.0	13.0	13.0	14.0	14.0	14.0	14.0	15.0	15.0	15.0	15.0	15.0	16.0	16.0	16.0	17.0	17.0	17.0	17.0	17.0	5.0	1.0
Hokingsanga North	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	2.0	1.1
Hokingsanga South	218.0	221.0	224.0	227.0	230.0	233.0	236.0	239.0	242.0	246.0	249.0	252.0	256.0	260.0	264.0	268.0	272.0	277.0	281.0	285.0	289.0	293.0	297.0	301.0	305.0	309.0	313.0	95.0	1.4
Kaero	99.0	100.0	101.0	103.0	104.0	105.0	107.0	108.0	109.0	111.0	112.0	113.0	115.0	116.0	118.0	119.0	121.0	122.0	124.0	125.0	127.0	128.0	130.0	132.0	133.0	135.0	137.0	38.0	1.3
Kaikohu	784.0	791.0	797.0	804.0	811.0	818.0	825.0	832.0	839.0	846.0	853.0	861.0	868.0	876.0	884.0	891.0	899.0	907.0	915.0	924.0	932.0	940.0	949.0	957.0	966.0	975.0	984.0	200.0	0.9
Kaitiaki East	1,599.0	1,611.0	1,623.0	1,635.0	1,647.0	1,659.0	1,671.0	1,684.0	1,696.0	1,709.0	1,722.0	1,735.0	1,748.0	1,762.0	1,775.0	1,789.0	1,803.0	1,817.0	1,831.0	1,845.0	1,859.0	1,874.0	1,889.0	1,904.0	1,919.0	1,934.0	1,949.0	350.0	0.8
Kaitiaki West	719.0	728.0	737.0	746.0	755.0	765.0	774.0	784.0	794.0	804.0	814.0	824.0	834.0	845.0	856.0	867.0	878.0	889.0	900.0	912.0	923.0	935.0	947.0	959.0	972.0	984.0	997.0	278.0	1.3
Karikeri Peninsula	97.0	97.0	97.0	97.0	97.0	97.0	97.0	97.0	97.0	97.0	97.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	98.0	99.0	2.0	0.1
Kawakawa	645.0	653.0	660.0	668.0	676.0	684.0	692.0	700.0	709.0	717.0	726.0	735.0	743.0	753.0	762.0	771.0	781.0	790.0	800.0	810.0	820.0	830.0	841.0	851.0	862.0	873.0	884.0	239.0	1.2
Kerikeri Central	1,917.0	1,930.0	1,943.0	1,957.0	1,971.0	1,984.0	1,998.0	2,012.0	2,026.0	2,041.0	2,055.0	2,070.0	2,085.0	2,100.0	2,115.0	2,130.0	2,146.0	2,162.0	2,177.0	2,193.0	2,209.0	2,226.0	2,243.0	2,259.0	2,276.0	2,294.0	2,311.0	394.0	0.7
Kerikeri South	305.0	307.0	310.0	312.0	314.0	317.0	319.0	322.0	325.0	327.0	330.0	333.0	335.0	338.0	341.0	344.0	347.0	350.0	353.0	356.0	359.0	362.0	365.0	369.0	372.0	375.0	379.0	74.0	0.8
Kohukohu-Broadwood	18.0	18.0	18.0	18.0	18.0	19.0	19.0	19.0	19.0	19.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	3.0	0.6
Lake Manuwa-Kapiro	542.0	547.0	551.0	556.0	561.0	566.0	571.0	576.0	581.0	586.0	591.0	596.0	602.0	607.0	613.0	618.0	624.0	630.0	636.0	641.0	647.0	654.0	660.0	666.0	672.0	679.0	686.0	144.0	0.9
Mataraua	24.0	24.0	24.0	24.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0	26.0	2.0	0.3
Mataraua Forest	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	0.0	0.0
Matawahi-Taumaree	36.0	36.0	36.0	37.0	37.0	37.0	37.0	38.0	38.0	38.0	38.0	39.0	39.0	39.0	39.0	40.0	40.0	41.0	41.0	41.0	42.0	42.0	42.0	43.0	43.0	43.0	7.0	0.7	
Moerewa	459.0	456.0	454.0	451.0	449.0	446.0	444.0	441.0	439.0	436.0	434.0	432.0	429.0	427.0	425.0	423.0	420.0	418.0	416.0	414.0	412.0	410.0	408.0	406.0	404.0	402.0	400.0	-5.0	-0.5
Ngapuhi	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	1.0	0.2
North Cape	150.0	151.0	152.0	153.0	154.0	155.0	156.0	157.0	158.0	159.0	161.0	162.0	163.0	164.0	165.0	166.0	167.0	169.0	170.0	171.0	172.0	174.0	175.0	176.0	178.0	179.0	180.0	30.0	0.7
Ohangawai-Waimate North	51.0	51.0	52.0	52.0	52.0	53.0	53.0	53.0	54.0	54.0	54.0	55.0	55.0	55.0	56.0	56.0	56.0	57.0	57.0	58.0	58.0	59.0	59.0	60.0	60.0	60.0	9.0	0.6	
Ohaupo	82.0	82.0	82.0	82.0	82.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	81.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0	-2.0	-0.1
Ohangawai Forest-Horeke	27.0	27.0	27.0																										

## 7 Charts of 2045 scenario projections by SA2

This page is only accessible via the specified hyperlink situated on Table 3: 2045 scenario projections by SA2 page.

This page shows four charts that correspond to the scenario, SA2 and variable chosen by the user on Table 3. 2045 Scenario projections by SA2.

To calculate change in either employment or land area, between years, the user can simply subtract the earlier year from the later year.

Also included on this page are the following charts:

- An area chart which shows the change over time (2019 to 2045) for the chosen variable (employment or land area) for the chosen SA2
- A tree map chart which shows the total count of occupied commercial and industrial for the chosen variable for 2045
- A second area chart which shows the change over time (2019 to 2045) for the total count of occupied commercial and industrial for the chosen variable for the Far North District
- A bar chart which shows the total change in the count of occupied commercial and industrial for the chosen variable between 2019 and 2045.



## 8 Table 4: 2045 scenario projections by population areas

This table shows the amount of either employment (employee counts), land area (hectares) or population (count) by different scenarios (Growth scenario and Business as usual), for the period covering 2010 to 2043. The table only covers the period to 2043, because the population projections are only for this period, rather than to 2045, like the employment and land area projections.

Also included on this page are the following charts:

- An area chart which shows the change between 2010 and 2043 for all the population areas, for the selected variable (employment, land area or population), and the selected scenario
- A tree map chart which shows the distribution of the selected variable for the selected scenario, for the selected year. The year can be selected by utilising the third of the drop down selectors at the top left of the page.

# 4. 2045 scenario projections by population areas

## Navigation

- [1. Detailed land use by SA2](#)
- [2. Detailed land use for individual SA2](#)
- [3. 2045 Scenario projections by SA2](#)
- [5. Detailed land use by population area](#)
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Variable: Employment  
 Scenario: Growth scenario  
 Year for tree map: 2019

### Total amount of employment projected for each year (Employee count)

Population area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Absolute change between 2019 and 2043	Per annum growth rate between 2019 and 2043
Kerikeri Township	1,633.0	1,669.0	1,561.0	1,526.0	1,609.0	1,676.0	1,685.0	1,840.0	1,927.0	1,917.0	1,941.0	1,966.0	1,991.0	2,017.0	2,042.0	2,068.0	2,095.0	2,122.0	2,149.0	2,176.0	2,204.0	2,232.0	2,261.0	2,290.0	2,319.0	2,349.0	2,379.0	2,410.0	2,441.0	2,472.0	2,504.0	2,536.0	2,569.0	2,602.0	685.0	1.3
Kerikeri Township Surrounds	981.0	1,034.0	1,018.0	982.0	997.0	1,081.0	1,274.0	1,323.0	1,550.0	1,657.0	1,681.0	1,705.0	1,730.0	1,755.0	1,780.0	1,806.0	1,833.0	1,859.0	1,887.0	1,914.0	1,942.0	1,971.0	2,000.0	2,029.0	2,059.0	2,090.0	2,121.0	2,152.0	2,184.0	2,217.0	2,250.0	2,284.0	2,318.0	2,353.0	696.0	1.5
Kapiro Area	265.0	337.0	280.0	285.0	322.0	331.0	344.0	507.0	534.0	641.0	649.0	658.0	667.0	676.0	685.0	694.0	703.0	712.0	722.0	732.0	741.0	751.0	761.0	771.0	782.0	792.0	803.0	814.0	825.0	836.0	847.0	859.0	870.0	882.0	241.0	1.3
Bay of Islands Rural	421.0	384.0	397.0	392.0	367.0	385.0	391.0	429.0	386.0	427.0	431.0	436.0	440.0	445.0	449.0	454.0	459.0	464.0	468.0	473.0	478.0	483.0	488.0	493.0	498.0	504.0	509.0	514.0	520.0	525.0	531.0	536.0	542.0	548.0	121.0	1.0
Kaikohe Township	1,083.0	1,012.0	911.0	903.0	828.0	815.0	790.0	710.0	751.0	784.0	794.0	805.0	815.0	826.0	836.0	847.0	858.0	869.0	881.0	892.0	904.0	916.0	928.0	940.0	952.0	965.0	977.0	990.0	1,003.0	1,016.0	1,029.0	1,043.0	1,057.0	1,070.0	286.0	1.3
Ohaeawai and Kaikohe Surrounds	57.0	57.0	60.0	51.0	57.0	54.0	48.0	39.0	66.0	72.0	73.0	74.0	75.0	75.0	76.0	77.0	78.0	79.0	80.0	81.0	82.0	83.0	84.0	85.0	86.0	87.0	88.0	90.0	91.0	92.0	93.0	94.0	95.0	23.0	1.2	
Kaitiata Township	2,484.0	2,446.0	2,329.0	2,242.0	2,203.0	2,376.0	2,364.0	2,417.0	2,477.0	2,318.0	2,349.0	2,381.0	2,413.0	2,446.0	2,479.0	2,512.0	2,546.0	2,581.0	2,616.0	2,651.0	2,687.0	2,723.0	2,760.0	2,798.0	2,836.0	2,874.0	2,913.0	2,953.0	2,993.0	3,034.0	3,075.0	3,117.0	3,160.0	3,203.0	885.0	1.4
Ahipara and Herekino Area	197.0	117.0	132.0	129.0	141.0	138.0	141.0	141.0	183.0	195.0	198.0	200.0	203.0	206.0	209.0	211.0	214.0	217.0	220.0	223.0	226.0	229.0	232.0	236.0	239.0	242.0	246.0	249.0	252.0	256.0	259.0	263.0	267.0	270.0	75.0	1.4
North Cape - Houhora - Awanui	301.0	304.0	287.0	247.0	290.0	325.0	346.0	395.0	372.0	388.0	393.0	397.0	402.0	407.0	412.0	417.0	422.0	427.0	432.0	438.0	443.0	448.0	454.0	459.0	465.0	471.0	476.0	482.0	488.0	494.0	500.0	506.0	512.0	519.0	131.0	1.2
Kaero - Matauri Bay - Whangaroa	366.0	311.0	307.0	289.0	293.0	256.0	254.0	296.0	314.0	312.0	316.0	320.0	325.0	329.0	333.0	338.0	342.0	347.0	352.0	356.0	361.0	366.0	371.0	376.0	381.0	386.0	391.0	396.0	402.0	407.0	413.0	418.0	424.0	430.0	118.0	1.3
Karikari Peninsula - Maungataniwha	193.0	157.0	143.0	152.0	134.0	139.0	144.0	161.0	175.0	162.0	164.0	166.0	168.0	170.0	172.0	174.0	176.0	179.0	181.0	183.0	185.0	188.0	190.0	192.0	195.0	197.0	202.0	204.0	207.0	209.0	212.0	215.0	217.0	55.0	1.2	
Kawakawa - Moerewa	1,142.0	976.0	1,169.0	1,034.0	1,153.0	1,121.0	1,040.0	1,148.0	1,163.0	1,140.0	1,153.0	1,165.0	1,178.0	1,191.0	1,205.0	1,218.0	1,232.0	1,245.0	1,259.0	1,274.0	1,288.0	1,302.0	1,317.0	1,332.0	1,347.0	1,362.0	1,378.0	1,393.0	1,409.0	1,425.0	1,442.0	1,458.0	1,475.0	1,492.0	352.0	1.1
Kohukohu and Hokianga North Area	39.0	39.0	39.0	30.0	42.0	30.0	30.0	33.0	21.0	24.0	24.0	25.0	25.0	25.0	26.0	26.0	26.0	27.0	27.0	28.0	28.0	28.0	29.0	29.0	29.0	30.0	30.0	31.0	31.0	32.0	32.0	33.0	33.0	9.0	1.3	
Mangonui - Coopers Beach - Cable Bay	321.0	286.0	296.0	288.0	290.0	328.0	351.0	335.0	368.0	369.0	373.0	378.0	383.0	388.0	393.0	398.0	403.0	408.0	414.0	419.0	424.0	430.0	435.0	441.0	447.0	452.0	458.0	464.0	470.0	476.0	482.0	488.0	495.0	131.0	1.3	
Paihia - Opua and Haruru Falls	1,318.0	1,228.0	1,143.0	1,134.0	1,219.0	1,236.0	1,222.0	1,290.0	1,261.0	1,201.0	1,217.0	1,233.0	1,249.0	1,266.0	1,283.0	1,300.0	1,317.0	1,335.0	1,353.0	1,371.0	1,389.0	1,407.0	1,426.0	1,445.0	1,465.0	1,485.0	1,505.0	1,525.0	1,545.0	1,566.0	1,587.0	1,609.0	1,631.0	1,653.0	452.0	1.3
Rawene - Opononi - Omarepre and Hokianga South	465.0	457.0	458.0	401.0	459.0	400.0	387.0	392.0	418.0	411.0	417.0	422.0	428.0	434.0	440.0	446.0	452.0	458.0	465.0	471.0	477.0	484.0	491.0	497.0	504.0	511.0	518.0	525.0	532.0	540.0	547.0	555.0	562.0	570.0	159.0	1.4
Russell and Rawhiti and Surrounds	368.0	375.0	398.0	386.0	358.0	365.0	379.0	473.0	425.0	441.0	446.0	452.0	458.0	463.0	469.0	475.0	481.0	487.0	493.0	499.0	505.0	512.0	518.0	524.0	531.0	538.0	544.0	551.0	558.0	565.0	572.0	579.0	587.0	594.0	153.0	1.2
<b>Total Far North District</b>	<b>11,634.0</b>	<b>11,189.0</b>	<b>10,928.0</b>	<b>10,471.0</b>	<b>10,762.0</b>	<b>11,056.0</b>	<b>11,190.0</b>	<b>11,929.0</b>	<b>12,391.0</b>	<b>12,454.0</b>	<b>12,615.0</b>	<b>12,778.0</b>	<b>12,945.0</b>	<b>13,114.0</b>	<b>13,284.0</b>	<b>13,456.0</b>	<b>13,632.0</b>	<b>13,811.0</b>	<b>13,993.0</b>	<b>14,176.0</b>	<b>14,359.0</b>	<b>14,547.0</b>	<b>14,740.0</b>	<b>14,931.0</b>	<b>15,129.0</b>	<b>15,330.0</b>	<b>15,529.0</b>	<b>15,734.0</b>	<b>15,941.0</b>	<b>16,153.0</b>	<b>16,365.0</b>	<b>16,582.0</b>	<b>16,804.0</b>	<b>17,026.0</b>	<b>4,572.0</b>	<b>1.3</b>

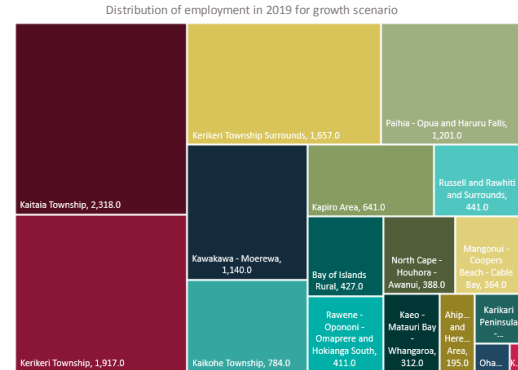
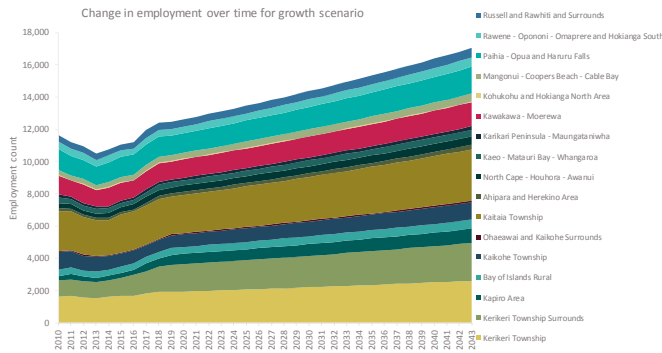


Table 4: 2045 scenario projections by population areas



## 9 Table 5: Detailed land use by population areas

This table shows for each population area the amount of either employment (employee counts) or land area (hectares), for the selected land use.

Also included on this page are the following charts:

- A pie chart which shows the amount of either employment or land area for the top five population areas in the selected year
- An area chart which shows the change between 2010 and 2019 in the selected land use across the District.

## 5. Detailed land use by population areas

Land use: Commercial mixed use  
 Variable: Land area  
 Pie graph year: 2019

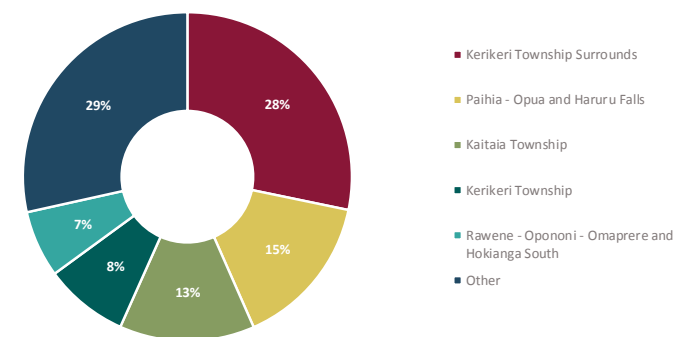
Population area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Kerikeri Township	0.4	1.2	1.2	1.2	1.1	1.1	0.9	1.1	1.3	1.5
Kerikeri Township Surrounds	1.8	4.6	4.6	4.6	4.6	4.6	3.7	4.1	4.5	5.0
Kapiro Area										
Bay of Islands Rural	0.2	0.2	0.2							
Kaikohe Township		0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.3	0.4
Ohaeawai and Kaikohe Surrounds										
Kaitaia Township	1.8	1.8	1.7	1.7	1.8	1.8	1.8	2.0	2.2	2.3
Ahipara and Herekino Area	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7
North Cape - Houhora - Awanui	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.8	1.0
Kaeo - Matauri Bay - Whangaroa	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Karikari Peninsula - Maungataniwha										
Kawakawa - Moerewa	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Kohukohu and Hokianga North Area	0.1									
Mangonui - Coopers Beach - Cable Bay	0.3	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.7	0.7
Paihia - Opuia and Haruru Falls	0.6	0.8	0.7	0.7	0.7	0.6	0.6	1.0	1.5	2.7
Rawene - Opononi - Omapere and Hokianga South	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Russell and Rawhiti and Surrounds										1.1
<b>Total commercial and industrial</b>	<b>8.7</b>	<b>12.7</b>	<b>12.5</b>	<b>12.3</b>	<b>12.4</b>	<b>12.3</b>	<b>11.2</b>	<b>12.7</b>	<b>14.1</b>	<b>17.5</b>

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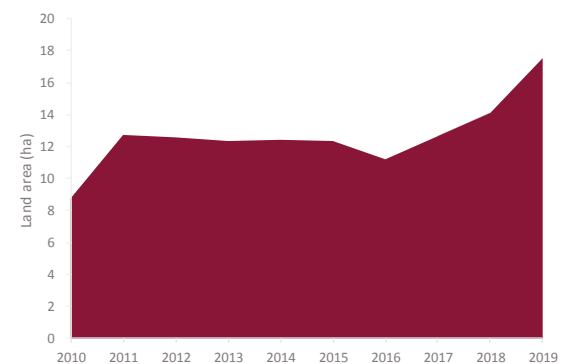
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Distribution of land area in 2019



Change in land area over time



## 10 Table 6: Detailed land use by individual population areas

This table shows the amount of either employment (employee counts) or land area (hectares) by different land use, for the selected population areas.

Also included on this page are the following charts:

- An area chart which shows the change between 2010 and 2019 in total occupied commercial and industrial land uses across the population area
- A tree map chart which shows the count by land use type for the selected population area and 2019
- A column chart which shows the amount of existing occupied industrial and commercial land in 2018, the industrial and commercial land newly occupied in 2019, and the amount of vacant land in 2019
- A pie chart which shows the amount of either employment or land area for the top five population areas in the selected year.

## 6. Detailed land use for individual population areas

Population area: Kerikeri Township Surrounds  
 Variable: Land area  
 Pie graph year: 2016

Industry	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Commercial accommodation	7.4	7.4	7.4	7.0	7.0	8.1	8.1	7.9	7.6	7.9
Commercial office	1.6	1.5	1.5	1.5	1.5	1.8	1.8	2.2	2.5	3.6
Commercial other	3.2	3.4	3.4	3.8	3.8	3.5	4.1	6.8	9.5	12.2
Commercial retail	9.3	9.2	9.2	10.9	11.4	12.2	12.5	13.0	13.6	14.2
Commercial social	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.6	0.5	0.4
Commercial tourist	0.7	0.7	0.7	0.5						
Commercial mixed use	1.8	4.6	4.6	4.6	4.6	4.6	3.7	4.1	4.5	5.0
Industrial food	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	8.2
Industrial heavy industry										
Industrial light industry	13.3	13.8	18.1	86.9	86.8	86.7	87.4	90.2	93.0	95.7
Industrial noxious										
Industrial service	24.2	26.9	24.6	24.7	26.7	26.3	26.3	29.3	32.3	35.3
Industrial warehouse	8.6	8.6	8.6	8.8	8.7	8.7	8.7	8.7	8.7	8.7
Industrial mixed use	1.4	2.1	2.1	2.1	2.2	2.2	2.2	2.0	1.9	1.8
<b>Total occupied commercial and industrial</b>	<b>72.3</b>	<b>79.1</b>	<b>81.2</b>	<b>151.6</b>	<b>153.4</b>	<b>154.9</b>	<b>155.6</b>	<b>165.0</b>	<b>174.4</b>	<b>193.0</b>
Industrial vacant	7.7	7.7	8.9	9.2	9.1	9.3	9.7	9.1	8.5	7.9
Commercial vacant										
<b>Total vacant</b>	<b>7.7</b>	<b>7.7</b>	<b>8.9</b>	<b>9.2</b>	<b>9.1</b>	<b>9.3</b>	<b>9.7</b>	<b>9.1</b>	<b>8.5</b>	<b>7.9</b>
<b>Total Kerikeri Township Surrounds</b>	<b>80.0</b>	<b>86.8</b>	<b>90.1</b>	<b>160.7</b>	<b>162.6</b>	<b>164.2</b>	<b>165.3</b>	<b>174.0</b>	<b>182.8</b>	<b>200.8</b>

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