

# Research

## Napier City Industrial Occupancy Survey - June 2011

LOCALITY	VACANCY
Pandora	6.7%
Onekawa	11.0%
Greenmeadows / Taradale	5.3%
Awatoto	18.8%
<b>OVERALL VACANCY RATIO</b>	<b>11.2%</b>

### VALUER'S COMMENT:-

Our 2011 industrial occupancy survey indicates a rise in all suburbs of vacancy levels, with the greatest effect being within the noxious industrial locality of Awatoto, comprising generally large scale premises.

In considering these statistics it is also important to recognise that, over the past four years ending July 2011 approximately 30,000 square metres of the former Rothmans Industry premises has been taken up in the successful redevelopment of Ahuriri Business Park.

The current research sets aside areas of de-industrialisation within Ahuriri, and notes overall floor space for the four remaining industrial sectors as being 584,000 square metres.

## Hawke's Bay Retail Unit Occupancy Survey - June 2011

LOCALITY	VACANCY
Napier City	9.75%
Taradale	3.8%
Hastings Central	7.8%
Havelock North	2.75%

### VALUER'S COMMENT:-

Our 2011 retail survey indicates a rise in the vacancy ratio for Napier City while maintaining solid occupancy levels in the popular suburban centres of Taradale, Havelock North. Central Hastings presently reflecting a stable ratio although likely to be shortly influenced by the significant new large format retailing currently under development.

**Rawcliffe & Co** *Registered Valuers*