

Lincoln Road (2022)

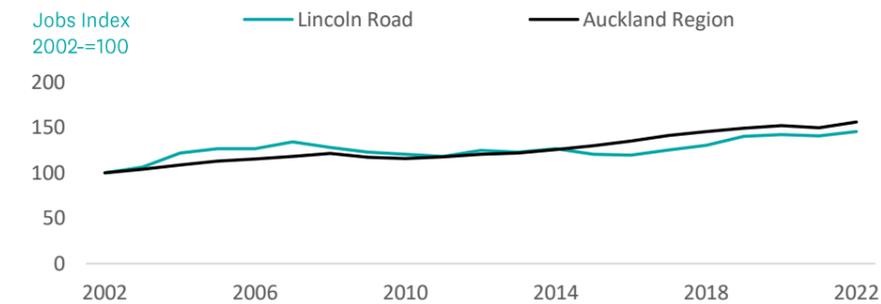
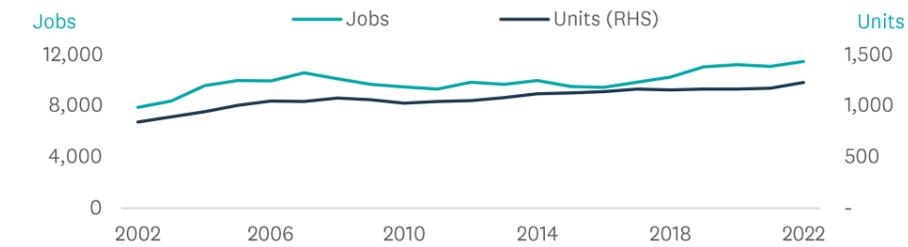
Lincoln Road is a residential, retail, and commercial corridor west of Auckland. The area is home to over **11,000 jobs** making it an important employment area for west Auckland. The precinct has grown significantly, adding **3,590** additional jobs in the two decades to 2022. However, the number of jobs in the area has fluctuated through time.

To the south of the Lincoln Road corridor, healthcare and education employment is high and there is also manufacturing activity in the north and east of the area. Manufacturing, construction, wholesale and retail trade provide most employment at the northern end of the corridor.

Basic Facts

	Lincoln Road	% of AKL	
Population (2022 est.)	6,510	0.4%	
Area	4.2 KM ²	0.1%	
Jobs (2022)	11,480	1.4%	
Jobs (2002-2022)	+3,590	1.2%	
Business Units (2022)	1,230	0.6%	
Business Units (2002-2022)	+387	0.2%	

Jobs and Business Numbers



Sectors

Healthcare sector is the largest employer in the area. This is predominantly driven by hospital employment at Waitākere Hospital, consistent with other areas with a high concentration of healthcare jobs. A number of colleges are located in the area providing employment in the education sector.

Other key employment sectors in the precinct include manufacturing, retail trade, education, wholesale trade and construction.

Manufacturing has declined more so in the north of the area, where retail, wholesale and construction employment has grown. To the south there has been some manufacturing growth but most growth has been driven by the health and education sectors.

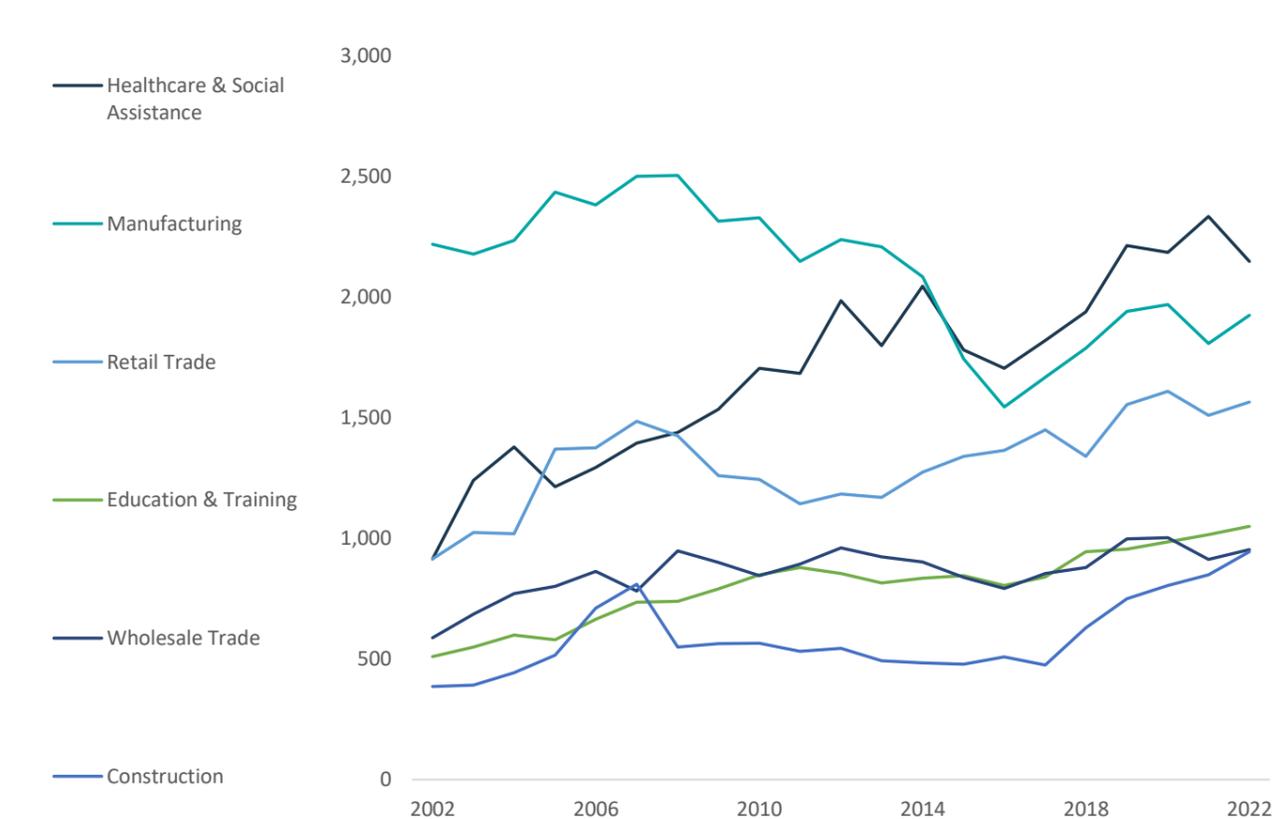
Broad Sector	Jobs	Lincoln Rd %	AKL %	LQ
Healthcare & Social Assistance	2,148	18.7%	10.3%	1.8
Manufacturing	1,925	16.8%	9.6%	1.8
Retail Trade	1,565	13.6%	9.7%	1.4
Education & Training	1,050	9.1%	7.8%	1.2
Wholesale Trade	953	8.3%	7.4%	1.1
Construction	945	8.2%	8.6%	1.0

Healthcare & Social Assistance	Jobs	LQ
Hospitals	1,350	3.2
Medical & Other Healthcare Services	402	1.0
Social Assistance Services	195	1.0

Retail Trade	Jobs	LQ
Other Store-Based Retailing	716	1.1
Food Retailing	580	1.9
Motor Vehicle & Motor Vehicle Parts Retailing	203	2.5

Manufacturing	Jobs	LQ
Fabricated Metal Product Manufacturing	390	2.8
Printing	370	8.6
Food Product Manufacturing	349	1.5
Basic Chemical & Chemical Product Manufacturing	280	5.2

Sectors Over Time (jobs)



Sectoral Change

While manufacturing has long been the area's biggest employment sector, its importance has declined as other sectors have grown more rapidly. The decline in the importance of the manufacturing sector is consistent with many other areas in the wider Auckland region although the contraction has been less severe than in other precincts. Transport equipment manufacture has seen significant decline in the area.

Healthcare employment has consistently risen through time with hospital, residential care and social assistance employment growth. Other sectors have also grown although remained broadly flat through the two decades to 2022. Construction services and food retailing being sub-sectors to have shown strongest growth.

Employment Growth and Decline

Sector	Job Growth 2012-2022	Lincoln Rd Growth	AKL Growth
Construction	401	74%	113%
Retail Trade	380	32%	34%
Accom & Food Services	375	104%	30%
Transport, Postal & Warehousing	235	100%	17%
Education & Training	195	23%	13%
Prof, Scientific & Tech Services	184	65%	43%
Healthcare & Social Assistance	163	8%	37%
Public Admin & Safety	-131	-48%	29%

Construction sector growth has been driven by construction services (landscaping and machinery hire) as well as residential building construction.

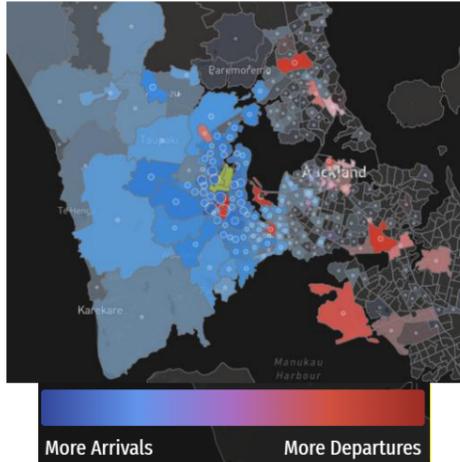
Retail trade employment growth has been in specialised food, hardware and pharmaceutical retail.

Cafes & restaurants have driven employment growth in the accommodation & food services sector.

Other transport support services provided all the employment growth in transport, postal & warehousing.

Public sector employment has grown in some sectors and fallen in others. School education, hospital employment and residential care have driven employment growth in education and health sectors.

Local government, public order and regulatory services have all seen employment decline within the public administration & safety sector.



(Census 2018)

Commuting and Public Transit

Lincoln Road draws labour from areas mainly in west Auckland. 7,323 people travel to Lincoln Road for work while 453 people live and work there. 72% of arrivals are by private car, truck or van.

Lincoln Road is not on the Auckland Rapid Transit Network although it is well served by buses connecting Westgate to New Lynn.

A new Western Express service commencing late in 2023 will have an interchange on Lincoln Road.

A Northwestern Busway providing a dedicated bus lane has been proposed.

Commercial Property Assessment

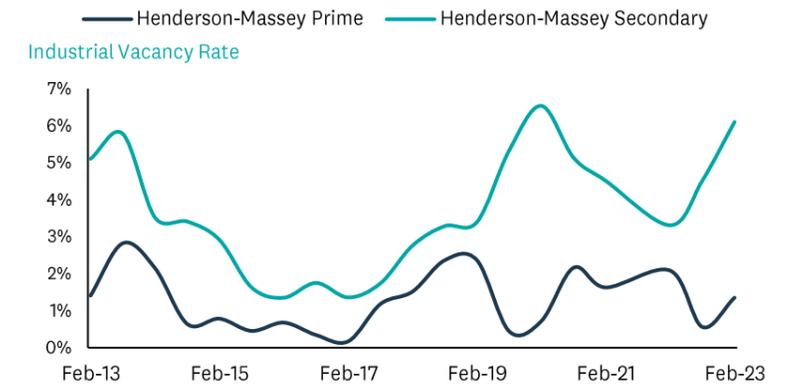
Commercial property market intelligence provided by Colliers provides an overview of demand and cost of office, industrial and retail premises across 67 employment areas in the Auckland Region. While these areas are not mapped to the Auckland Plan's key economic areas, they provide a useful insight into some of the drivers of industrial location change in the region.

Office space in Auckland is dominated by the CBD with some significant areas of supply in the region's larger centres. While the CBD has seen an increase in supply most other centres have remained flat and while rents have risen across the region the CBD commands a premium above other commercial centres.

The last decade has seen an increase in prime industrial floorspace in the region, mostly driven by development at Auckland Airport and Highbrook, by far the largest areas of prime industrial space. The supply of secondary floorspace has declined in many areas and only grown regionally due to a notable increase in Manukau / Wiri.

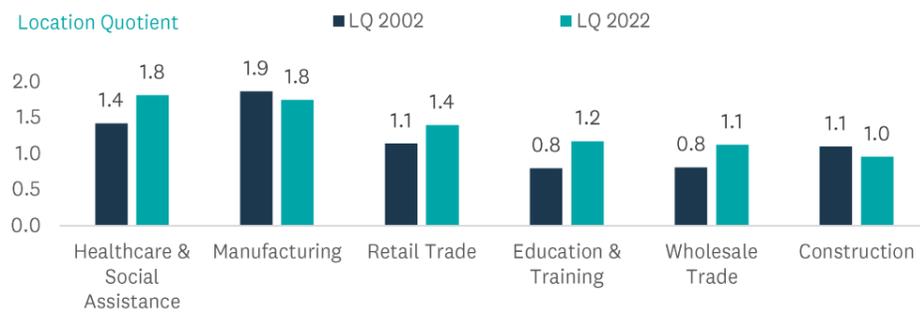
Regionally, high street retail space has performed poorly compared to mall-based retail which has generally been more stable in terms of vacancy rates. Residential development across the region tends to support ongoing demand in nearby retail centres. While demand for retail space generally exerts an upward pressure on rental costs the COVID -19 trading restrictions saw a dip in most retail centres.

Industrial vacancies are relatively high, particularly within the secondary grade market, in contrast to the newer development at Westgate where vacancies are negligible.

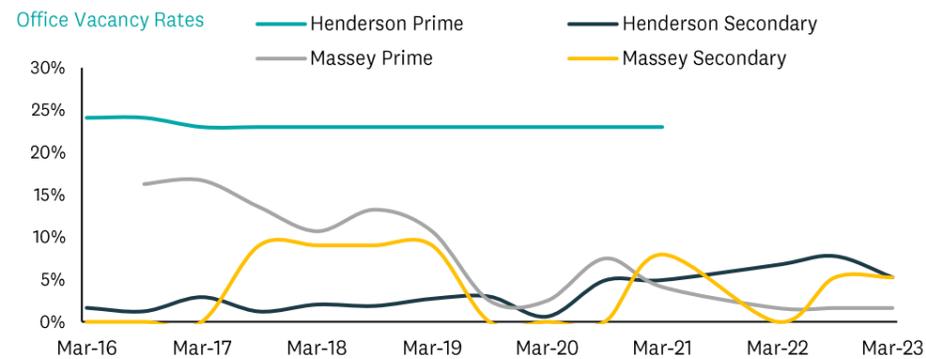


Location Quotient (job concentration)

Consistent with the rise in employment relative to the region, retail and education & training jobs have become slightly more concentrated in Lincoln Road relative to the wider Auckland region. The location quotient for healthcare & social assistance work has increased from 1.4 to 1.8 due to strong growth over the first half of the last two decades and more limited growth over the second half.



Lincoln Road has industrial, retail and office space. Colliers monitor industrial and office space at Lincoln Road as a part of the wider Henderson to Massey area. Office space is almost entirely secondary grade since Auckland Council's largely vacant primary grade space was converted to educational uses.



Industrial Vacancies and Rents (per sqm)		Office Vacancies
Prime Vacancies (%)	1.4%	
Secondary Vacancies (%)	6.1%	
Prime Warehouse Rental (2013)	\$108	
Prime Warehouse Rental (2023)	\$175 (+63%)	
Secondary Warehouse Rental (2013)	\$70	
Secondary Warehouse Rental (2023)	\$148 (+90%)	

Industrial Supply / Net Lettable Area		Office Supply
Prime % of Total	40%	
NLA (sqm)	402,289	
NLA Change	+3.7%	
Prime Change	+2.5%	
Secondary Change	+4.5%	

Land Use



Lincoln Road is a mostly light industrial corridor with some general business and heavy industrial zoned land. The surrounding area is mostly residential.

The vast majority of office space in the area is secondary quality office space. While there is not a significant level of vacancy, the available office space, is small and of lower quality. If the premises do not receive a refurbishment and improvement in fit-out quality, then there is a high likelihood the space will remain vacant for an extended period.

There is little ability for office rents to increase as a result of the low quality of office space. New office space being developed in Universal Drive is assisting in lifting rental levels in the area, however, there are still a number of tenancies available to lease. There are also companies looking to exit their current premises if a suitable replacement tenant can be sourced.

Lincoln Road has a long-established light and heavy industrial area largely bounded by Lincoln Road, Universal Drive and Central Park Drive. Douglas Pharmaceuticals are a major occupier along with a number of construction and motor vehicle related businesses. Logistics, food outlets and retail are also well represented.

Similar to Henderson, the emergence of nearby Westgate illustrates clearly the general trend of industrial development across Auckland. Expansion options within established precincts are becoming increasingly rare due to the lack of greenfield development land. This has resulted in the emergence of new precincts located in proximity to the regional motorway network.

Opportunities / Challenges

Higher value employment opportunities are limited with a shift in focus away from manufacturing towards greater retail and hospitality sector employment.

Congestion and safety on Lincoln Road are issues acknowledged by Auckland Transport although there is no funding currently available to proceed with an upgrade.

Competition from newer developments to the north at Westgate provides opportunities for firms wishing to expand to relocate out of Lincoln Road.

Assessment / Future

A growing population and improved transport options will likely see greater commuting out of the area for work with competing locations offering more attractive employment spaces.