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LAND VALUES ON THE AUCKLAND URBAN PERIPHERY
SPATIAL PATTERNS AND TEMPORAL CHANGE

A Thesis Presented for the
Degree of Doctor of Philosophy
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*To Pauline, Michael, Bridget, and Kate
for help, and things missed along the way.*

ABSTRACT

Assessed values from the files of the New Zealand Valuation Department are the main dependent variable in this research. Unimproved values for individual parcels of land are aggregated into 301 areal units and multiple regression analysis is used to explain the spatial pattern of values in 1970. Temporal variations in the pattern of unimproved values and the influence of increasing values on the distribution of agricultural land use are also explored. The study area comprise most of the territory over which the Auckland Regional Authority has jurisdiction.

Both 'accessibility' and 'area-characteristics' models are used to interpret the pattern of unimproved values in 1970. In general the area-characteristics models are the most successful, but higher R^2 values are achieved with hybrid models that combine road distance from the CBD modified by travel time, with such characteristics of areas as size of holding, land use, and terrain. In analysing the pattern of values in 1955, 1960, and 1965 compared with 1970, the statistical contribution of road distance to the CBD compared with terrain is stressed. Distance becomes a more effective predictor of value through time, while the explanation contributed by terrain-characteristics deteriorates.

The large increases in the value of land that the region has experienced during the period studied are shown to have had less influence on the distribution of agriculture than has been suggested in other contexts. The main reasons advanced for the resilience of agriculture is its ability to compete for land, which is influenced by legislation allowing the postponement of rates (territorial local authority land taxes) on some agricultural land. The means by which quotas are allocated to farmers supplying liquid milk, and the marketing of fruit and vegetables direct to consumers, are also important in maintaining agricultural land in production.

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TABLE OF CONTENTS

	Page
LIST OF FIGURES	
LIST OF TABLES	
CHAPTER ONE	
INTRODUCTION	1
CHAPTER TWO	
LAND VALUE THEORY: THE DEPENDENT AND INDEPENDENT VARIABLES	15
CHAPTER THREE	
SPATIAL REGRESSION AND THE DATA SET	48 ⁷
CHAPTER FOUR	
THE AREAL PATTERN OF UNIMPROVED VALUE 1970	67
CHAPTER FIVE	
TEMPORAL CHANGES IN THE DISTANCE-- UNIMPROVED VALUE RELATIONSHIP	103
CHAPTER SIX	
INCREASE IN LAND VALUE AND THE DISTRIBUTION OF AGRICULTURE	140
CHAPTER SEVEN	
CONCLUSION	163
REFERENCES	174
APPENDIX ONE	
DATA AND COMPUTER PROGRAMMES	190
APPENDIX TWO	
SOURCES OF MAPS	191

LIST OF FIGURES

		Following Page
Figure 1.1	Study Area in Relation to Territorial Authorities	1
Figure 1.2	Some Relationships Between the Value and Use of Land in New Zealand	6
Figure 1.3	Place Names	13
Figure 2.1	Mean Size of Holding 1970	37
Figure 2.2	Vineyards and Orchards	40
Figure 2.3	Market Gardens	41
Figure 2.4	Town Supply Dairying	42
Figure 2.5	Factory Supply Dairying	43
Figure 2.6	Fattening and Grazing	44
Figure 2.7	Terrain Measure	45
Figure 4.1	Unimproved Value	70
Figure 4.2	Profiles of Unimproved Value	72
Figure 4.3	Residuals From Accessibility Model	76
Figure 4.4	Residuals from the Area-Characteristics Model	83
Figure 4.5	Residuals from Hybrid Best-fit Model	92
Figure 5.1	Percentage Increase in Unimproved Value 1955-1970	108
Figure 5.2	'Ten Acre Blocks' in Part of Waitemata County 1970	111
Figure 5.3	Unimproved Value in Standard Deviation Units	115
Figure 5.4	Scatter Diagrams of Unimproved Value Against Distance 1955, 1960, 1965, 1970	119

		Following Page
Figure 5.5	Comparison of Residuals from 1955 and 1970 Regressions of Unimproved Value on Distance	120
Figure 5.6	Residuals from the Distance- Unimproved Value Model 1955	121
Figure 5.7	Residuals from the Distance- Unimproved Value Model 1970	122
Figure 5.8	Residuals from the Regression of Unimproved Value on Distance. Riverhead-Kumeu-Huapai and Albany- Redvale-Coatesville	125
Figure 5.9	Percentage of Areal Units Classified into Various Land Uses - 1970. Riverhead-Huapai-Kumeu and Albany- Redvale-Coatesville	126
Figure 5.10	Farming Capabilities	130
Figure 6.1	Rates Postponement	156

LIST OF TABLES

		Page
Table 2.1	Inter-correlations of Some Distance Measures and Logarithm of Unimproved Value	33
Table 2.2	Land Use Classification	38
Table 3.1	Results of Bivariate Curve Fitting of Unimproved Value (Y Variable) and Distance (X Variable) for 1970 Data	56
Table 3.2	Results of Bivariate Curve Fitting of Unimproved Value (Y Variable) and Size of Holding (X Variable) for 1970 Data	56a
Table 3.3	Correlation Matrix of Variables Used in Regression Equations	59
Table 3.4	Principal Components Analysis of Independent Variables with Varimax Rotation	62
Table 4.1	Results of Accessibility Model	74
Table 4.2	Results of Area-characteristics Model	81
Table 4.3	Results of Hybrid Models	89
Table 4.4	Correlation Matrix of Residuals from Three Hybrid Models	90
Table 4.5	Results of the 'Best-fit' Models for the Constituent Local Authorities	97
Table 5.1	Results of Regressions of Unimproved Value on Distance with Various Transformations	118
Table 5.2	Constants and Standard Regression Coefficients for Distance-terrain Model	135
Table 6.1	Number of Quotas Allocated to New Town Supply Farms 1960-1970	150