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

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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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