



Title of report: Review on Employment Land Availability

Date: 16th October 2014

Report of: Building Advisor

1.0 Overview

- 1.1 This document forms part of the evidence base for the statutory consultation on the Development Plan. It should be read in conjunction with the consultation documents, in particular Stanley Town Plan policy TP4: Commercial Allocations.
- 1.2 Commercial activity in Stanley is concentrated in 2 main areas owned by FIG, Gordon Lines and Lookout Estate. Gordon Lines is used for heavy industrial use, whilst Lookout houses a range of retail outlets and lighter industrial operations. On both Lookout Estate and Gordon Lines, some leaseholders have made significant investments by either developing FIG owned buildings or by developing new buildings on the land. At Gordon Lines the majority of sites are governed by 99-year leases. Several sites have been granted freehold. On Lookout Estate, the tenure is considerably more varied. There are 7 x 999-year leases, 24 x 99-year leases, 1 x 25 year lease and several annual leases.

2.0 Purpose

- 2.1 This report seeks to address the following question(s) “How much employment land is there, who it belongs to and is it available?” The report further aims to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

FIG land ownership outline

Stanley Common

Grazing plots around Stanley

Public housing stock

Murray Heights mobile home park

West Hillside Estate [see also FIDC]

Lookout Estate light industrial and commercial area (plots currently being transferred to private ownership)

Gordon Lines heavy industrial area (some land is in private ownership)

Undeveloped land in and around Stanley (some land is in private ownership)

Fox Bay Village (some land is in private ownership)

Hill Cove Mountains

Hill Cove Forest

Wickham Heights

Saladero

Port Harriet, Two Sisters, Mount Longdon Camps

Navy Point

Various nature reserves (e.g. Kidney Island)

Land occupied by the MOD, including Mount Pleasant, Mare Harbour, Hillside.

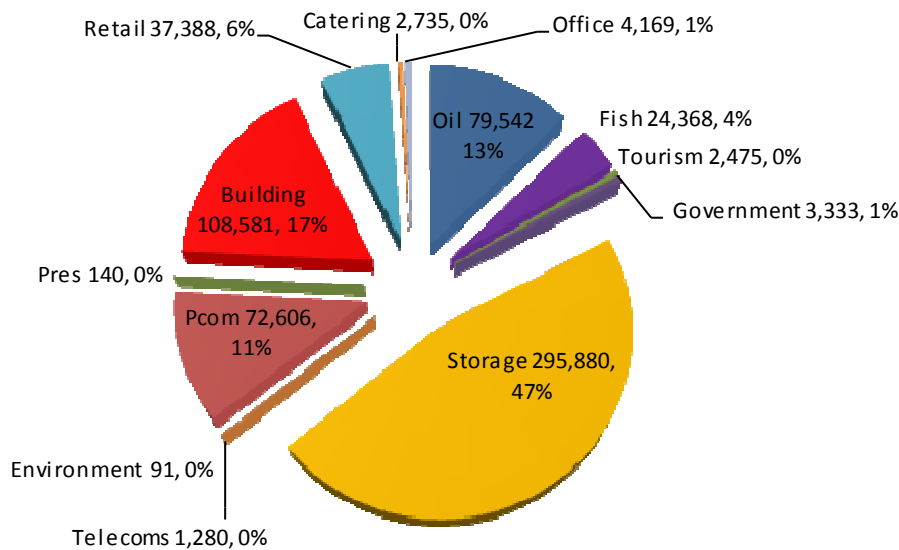
Below Table 1 provides details of areas of land (m²) actually developed by industries over past 14 years

Pcom = Personal commercial e.g. a private business that does not fall into any of the other categories e.g. dive centre, gun repair shop.

Pres = Personal residential e.g. portakabin for use as shed in residential property)

Year/ Industry	Oil	Fish	Tourism	Gov	Storage	Tele com	Env't	Pcom	Pres	Bldg	Retail	Cater	Office	Total M²
2001	0	2,638	0	10	855	1,121	0	9	81	285	461	0	233	5,693
2002	0	0	0	18	855	0	0	1,358	40	0	204	825	541	4
2003	0	1,251	0	0	580	0	0	72	0	0	226	243	1,279	3,651
2004	0	14	193	244	224	7	0	273	0	0	424	140	75	1,594
2005	0	6,134	0	0	3,036	98	0	130	19	0	341	0	357	10,115
2006	0	0	1,378	6	0	0	0	1,000	0	0	146	195	32	2,751
2007	0	6,130	400	0	249	0	0	0	0	0	1,711	14	42	8,546
2008	0	0	420	0	0	10	0	0	0	0	2,581	0	400	3,411
2009	28,040	0	0	0	672	0	0	0	0	0	855	750	419	30,736
2010	14,440	7,651	68	18	14,567	2	91	169	0	0	55	568	0	37,629
2011	35,742	550	16	2,387	25,440	42	0	2,274	0	0	0	0	791	67,242
2012					49,764			67,000			4,535			121,299
2013	78,222				154,992			171						233,385
2014	1,320			650	44,646			150		108,296	25,849			180,911
TOTAL	79,542	24,368	2,475	3,333	295,880	1,280	91	72,606	140	108,581	37,388	2,735	4,169	706,967

Figure 1: Development by Industry



Key growth industries (by floorspace)

- Storage 47%
- Building 17%
- Oil related 13%
- Pcom 11%

Development peak years

- 2013 = 33% (Storage & Pcom)
- 2014 = 25.5% (Building, Storage, Retail)
- 2012 = 17% (Pcom, Storage, Retail)

3.0 Clarification of Zoned Areas

- 3.1 E1 (Zone 5) VPC Road/Bill Roberts Way/Kiel Canal Road (North)
9.0 (Ha) No area available.
- 3.2 E2 (Zone 2) Lookout/Hillside Industrial Estate
6.8 (Ha) No area available.
- 3.3 E3 (Zone 2) Land between Rowlands Rise and FIPASS Road
7.2 (Ha) 3.9 (Ha) available.

A large majority of this area is leased to Stanley Nurseries & Garden Centre. 3.9(Ha) is still available for development this land is East of Seafish-Chandlery heading towards Stanley Growers and is unchartered bush-land.

- 80% of occupied land is privately owned
- 20% of occupied land is FIG owned

The 3.9(Ha) is broken down into the following:

- (i) 365m² is currently on a 5 year crown lease terminating in 2019 with an option to purchase.

- (ii) 19,310m² is currently crown leased to 2016.
- (iii) Remainder is unchartered FIG land.

3.4 E4 (Zone 5) Kiel Canal Road (South)
7.9 (Ha) 7.0 (Ha) available

Kiel Canal Road has recently approved planning for a large potential mixed use light industry, warehouse storage, vehicle repair, builder's yard (actual usage un-defined to date). It is proposed directly to the south of FIDF building towards the archery club. This still leave's ground for potential future development, however, infrastructure and services availability will need to be checked for the far south elevation of this area. To the West is 30M² of private undeveloped land split into 7 individual plots leading to the Murray Heights development. To the East is unchartered FIG land.

- The FIG crown lease land comprises of 7.52m² which is on a 23 year lease.
- The remainder is unchartered FIG land.

3.5 E5 (Zone 5) Eliza Cove Road
23.5 Ha) 22.5 (Ha) available

- Unchartered FIG land
- There is a grazing licence on this land terminating in 2019 with a 3 month notice period.

3.6 E6 (Zone 5) Land to the East of the FIDF and West of potential power-station site
41.5 (Ha) available

- Unchartered FIG land

3.7 E7 (Zone 6) Gordon Lines
54.2 (Ha) 19.0 (Ha) available

The Gordon Lines area currently represents the largest area of employment land in Stanley, and its location up to the present represents most of the oil supporting developments. Currently of the total employment allocation only some 54.2 hectares are developed. However, following a number of recent applications there are now live proposals for warehousing, hard-standing and laydown areas which would commit around 0.5 hectares for development.

- 25% of occupied land is privately owned
- 75% of occupied land is FIG owned.

3.8 E8 (Zone 6) Megabid
20.8 (Ha) 14.4 (Ha) available

- To the South are Minefields, the remaining land is FIG unchartered land.

3.9 E9 (Zone 6) West of Megabid
11.9 (Ha) all available

- Unchartered FIG land.