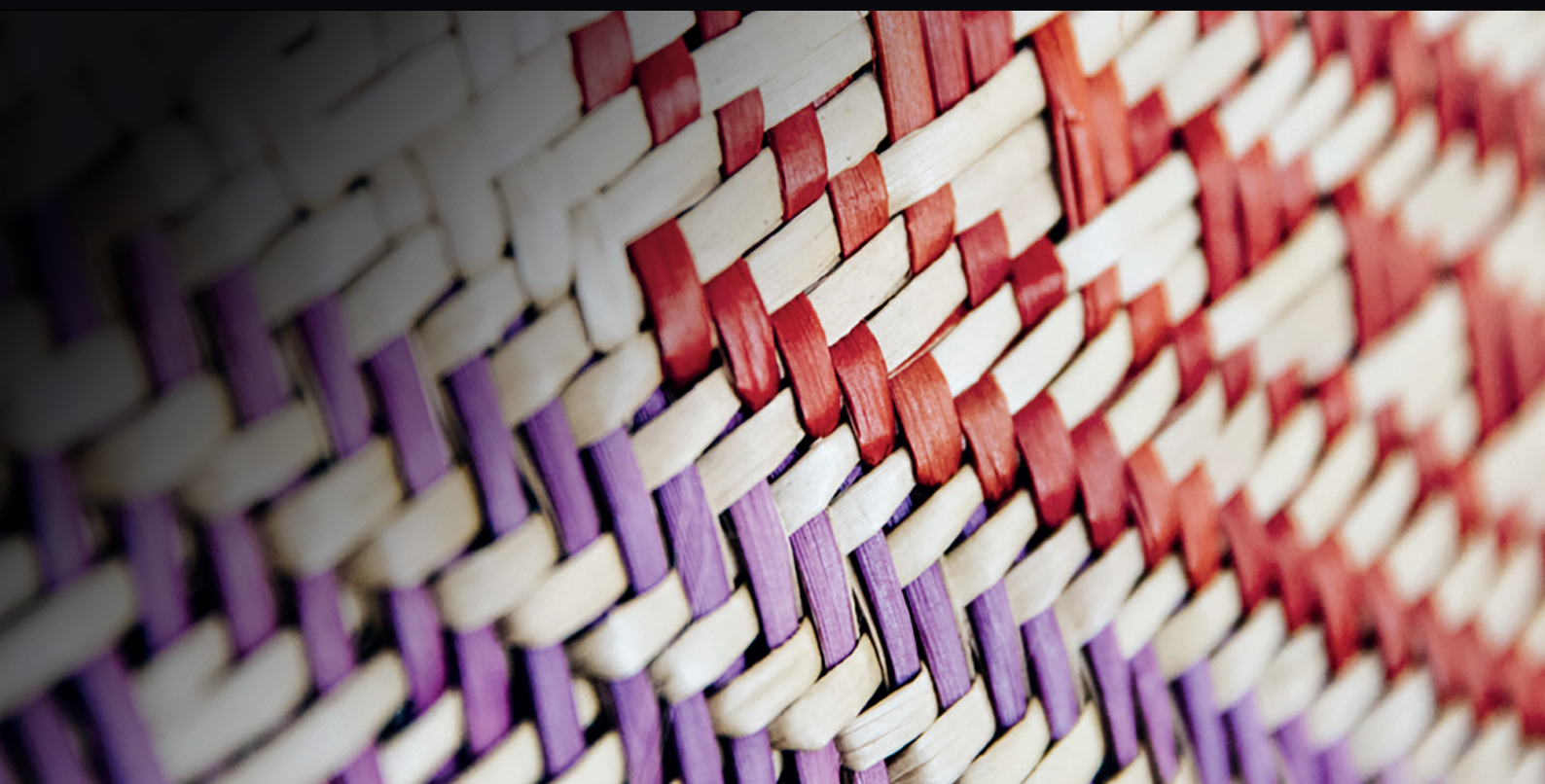


AUCKLAND PLAN 2050



Development Strategy Monitoring report

October 2020

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Please note that the Auckland Plan 2050 is a digital plan and may be updated from time to time.

Please refer to the Auckland Plan website, www.aucklandplan.govt.nz for the most up to date version of the full plan and reporting.



EXECUTIVE SUMMARY

The Development Strategy sets out how Auckland will grow and change over the next 30 years in response to growth and development. Auckland has taken a quality compact approach to growth. This approach means future development will be focused in the existing urban area and in identified future urban areas within Auckland's urban footprint. Expansion into rural areas will be limited.

This is the second monitoring report on the Auckland Plan 2050 Development Strategy. This report monitors building consents and code of compliance certificates issued for residential dwellings across Auckland. This reporting year covers the period 1 July 2019 to 30 June 2020.

The findings show that in the two years since the Development Strategy was adopted, the pattern of growth and development activity is beginning to deliver a more quality compact city.

While growth has been widespread across Auckland's urban areas, development activity has increased the most in nodes and development areas, and growth in rural areas has been limited. Across the region, a large proportion of dwellings consented are more intensive housing including apartments and townhouses etc. particularly in nodes and development areas.

Auckland is changing; our city is now growing up instead of just out, the number and location of dwelling consents and completions in 2019/2020 broadly follows the implementation of the quality compact approach and the multi-nodal model in the Development Strategy. The vision of a quality, compact future Auckland is gradually becoming reality.

Some key findings from this monitoring report are:

- 60,670 dwellings were consented in Auckland between 2015/2016 and 2019/2020
- 14,776 dwellings were consented in 2019/2020
 - 82 per cent of dwellings consented in 2019/2020 were in the existing urban area. Of dwellings consented within the existing urban area
 - 11 per cent were in urban nodes
 - 35 per cent were in development areas
 - 54 per cent were in the remaining existing urban area
 - 11 per cent were in future urban areas
 - 7 per cent were in the rural area
- dwelling consents for apartments and townhouses etc. are increasing at a faster rate than consents for standalone houses
 - around 85 per cent of dwellings consented in urban nodes, and 69 per cent in development areas, were apartments and townhouses etc.
- 10,778 dwellings were completed with a Code of Compliance Certificate in 2019/2020
- over 450,000 square metres (sqm) of business floor space was consented in 2019/2020
 - most business floor space consented was in light industry zoned areas and the City Centre
- of the nodes, the City Centre node had the greatest amount of business floor space consented.

As this is only the second monitoring report on a 30-year strategy, future monitoring and reporting will provide a more comprehensive understanding of ongoing trends and implementation of the Development Strategy.



DEVELOPMENT STRATEGY PROGRESS

Consented dwellings

The Development Strategy anticipates that up to 320,000 additional residential dwellings could be required over the next 30 years. This equates to over 10,000 dwellings a year.

In the second year of implementing the Development Strategy, 14,776 residential dwellings were consented in Auckland, an increase of 744 on the previous reporting year. In the past 5 years, over 60,000 dwellings have been consented in the Auckland region. An approved dwelling consent represents an intention to build, not a completed dwelling.

Dwellings consented in the Auckland Region, by reporting year (1 July-30 June)

Reporting Year	Dwellings Consented
2015/2016	9,373
2016/2017	10,121
2017/2018	12,368
2018/2019	14,032
2019/2020	14,776
Total	60,670

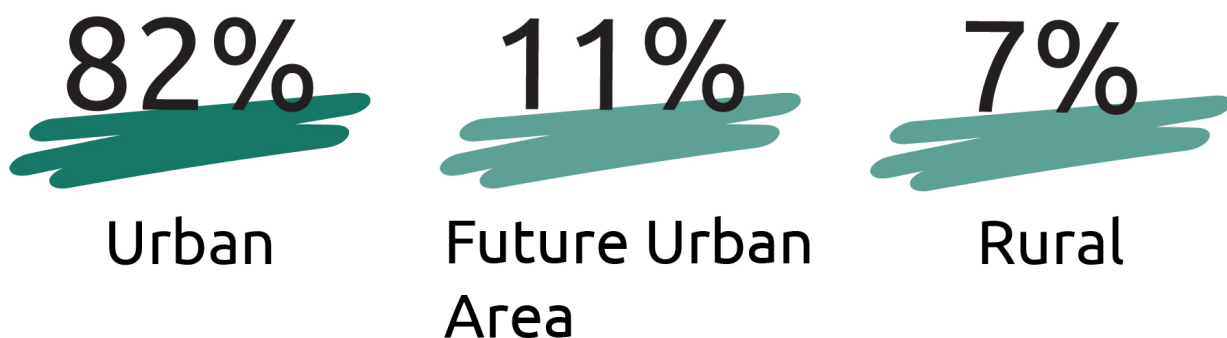
Quality Compact approach

Auckland is taking a quality compact approach to growth and development. This means most growth will take place within the existing urban area; some growth will occur in identified future urban areas and growth in rural areas will be limited.

In 2019/2020, the location of dwellings consented across Auckland indicates that growth is following the quality compact approach. Most growth is taking place in the existing urban area, some growth is occurring in identified future urban areas, and there is limited growth in rural areas.

Quality compact approach

Percentage of dwellings consented between urban and rural areas



Local Boards

The local board areas with the highest number of dwellings consented in 2019/2020 were Howick, Papakura and Henderson-Massey. Great Barrier and Waiheke local board areas had the least number of dwellings consented.

Compared with the previous year, Howick, Waitematā and Henderson-Massey experienced the greatest increases in the number of dwellings consented. Upper Harbour, Maungakiekie-Tāmaki, Albert-Eden and Ōrākei experienced the greatest decreases.

Local Board Area	Dwellings Consented 2018/2019	Dwellings Consented 2019/2020
Howick	783	1,306
Papakura	1,368	1,300
Henderson - Massey	846	1,290
Waitematā	641	1,090
Upper Harbour	1,298	1,036
Hibiscus and Bays	986	996
Rodney	839	892
Franklin	774	879
Maungakiekie - Tāmaki	1,043	788
Whau	635	642
Manurewa	615	609
Albert - Eden	834	581
Kaipātiki	454	555
Māngere - Ōtāhuhu	639	554
Ōtara - Papatoetoe	432	544
Puketāpapa	355	486
Waitākere Ranges	410	436
Devonport - Takapuna	439	387
Ōrākei	581	355
Waiheke	54	41
Great Barrier	6	9
Total	14,032	14,776

Dwelling typology

The housing preferences of Aucklanders are diverse, both location and typology. The number of dwellings consented for more intensive housing, including apartments and townhouses etc. is increasing while the number of houses consented remains relatively stable.

The consistent increase in more intensive housing types indicates that Auckland is steadily moving toward a more quality compact urban form and delivering a greater range of housing types than in the past.

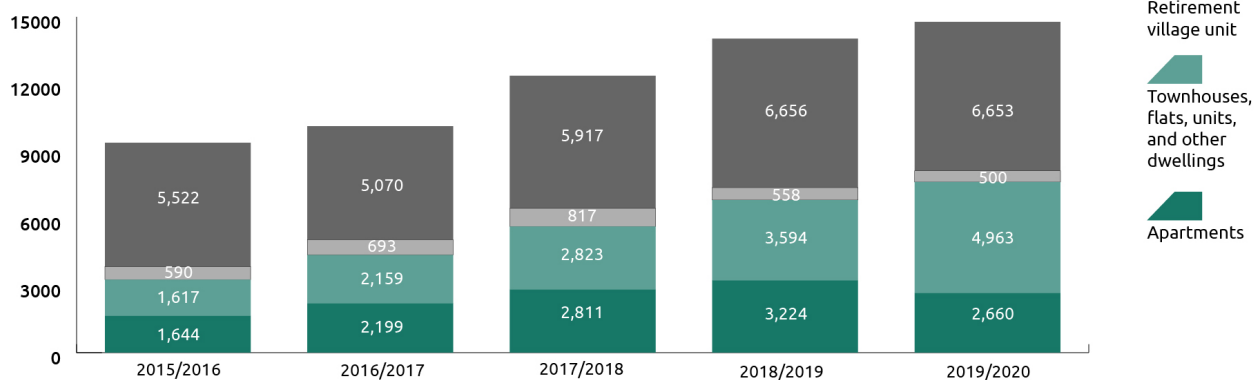
The number of apartments and townhouses etc. consented in the 2019/2020 year has increased by 134 per cent compared with the 2015/2016 year. In contrast, over the same period, the number of houses consented increased by 20.5 per cent.

Between 2018/2019 and 2019/2020 the proportion of apartments decreased whereas the proportion of townhouses etc. increased.

Dwellings Consented by Dwelling Type (Auckland Region), by reporting year (1 July - 30 June)

Dwellings consented by type

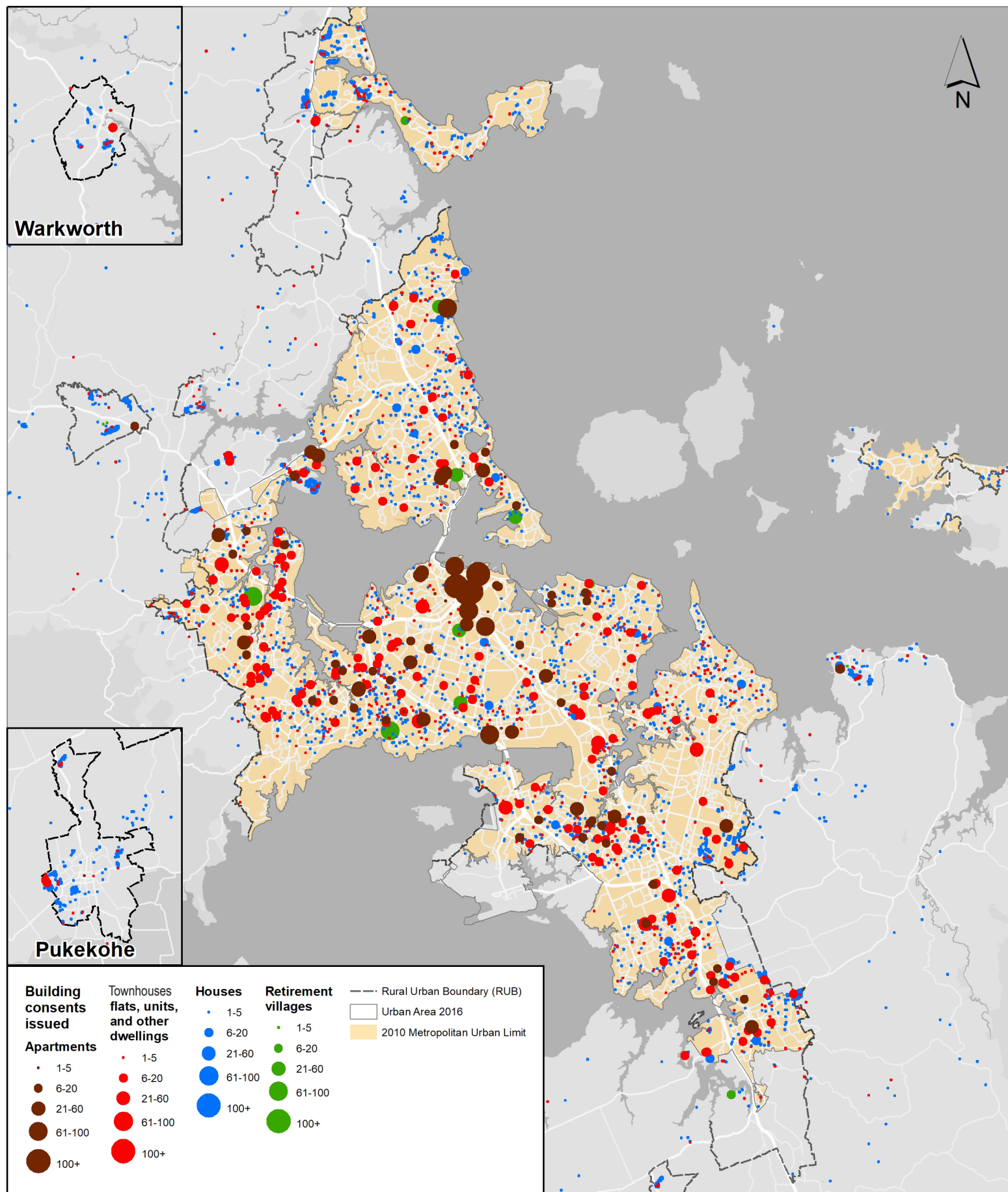
For reporting year 1 July - 30 June



The map on the following page shows the location of dwelling consents issued in 2019/2020 by dwelling type. The size of each dot corresponds to the number of dwellings attached to each consent.

The map shows that consenting activity is widespread across the urban area. However, some locations feature more prominently than in previous years, namely; Papatoetoe/Middlemore, Manurewa and parts of West Auckland (Te Atatu, Sunnyvale, Kelston and Avondale). Some greenfield areas also feature prominently; Whenuapai, Wainui and Belmont (Pukekohe).

Dwellings consented, by type and size of consent (number of dwellings), 1 July 2019 - 30 June 2020



Local Boards

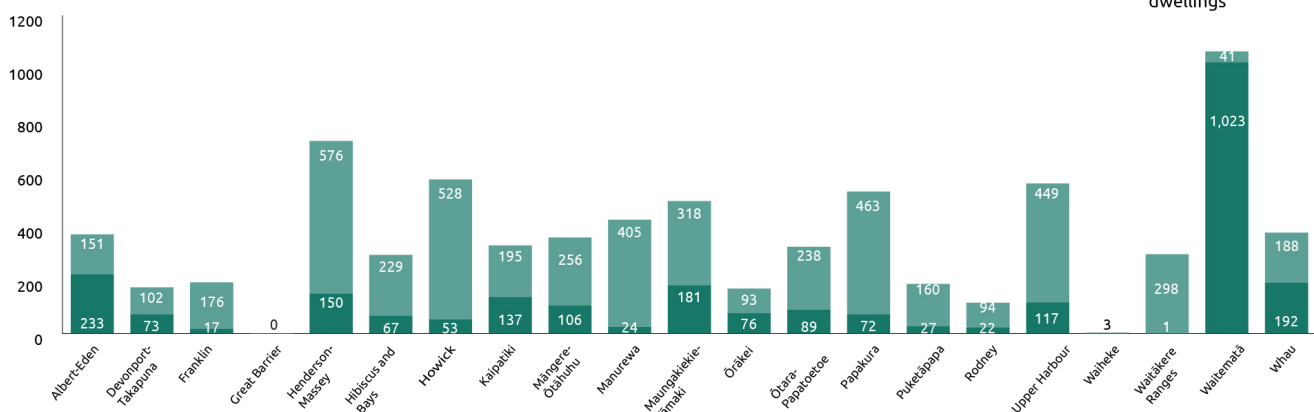
The dwelling types being consented vary considerably across all local boards reflecting their different characters. For example, 98 per cent of dwellings consented in the Waitematā local board area in the 2019/2020 year were for more intensive housing types, including apartments and townhouses etc, compared with 13 per cent in Rodney.

With the exception of Ōrākei, Puketāpapa and Papakura, all central and south local board areas had between 60 to 70 percent of consented dwellings in the intensive (apartments and townhouses etc.) typologies. Conversely, more than 70 per cent of dwellings consented in the Hibiscus and Bays, Franklin, Rodney, Waiheke and Great Barrier local board areas were houses and retirement village units.

Dwellings consented by dwelling type, by Local Board, 1 July 2019 - 30 June 2020

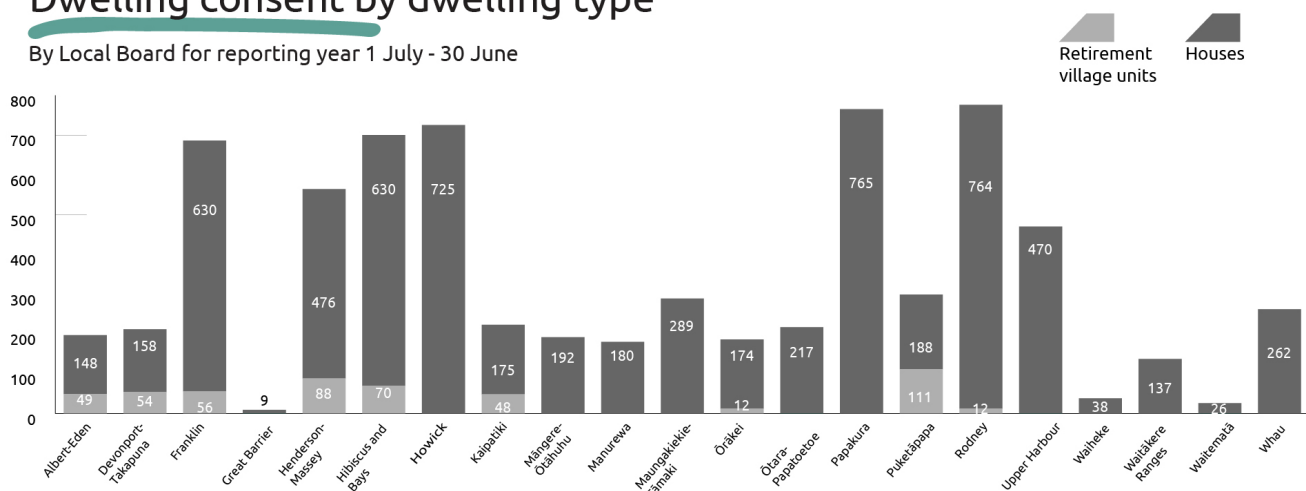
Dwelling consent by dwelling type

By Local Board for reporting year 1 July - 30 June



Dwelling consent by dwelling type

By Local Board for reporting year 1 July - 30 June



Residential supply (Code Compliance Certificates - CCCs)

What are CCCs?

A dwelling consent represents an intention to build, it is not a completed dwelling. A code compliance certificate (CCC) is issued for completed dwellings. A CCC is issued under section 95 of the Building Act 2004 and ensures building work carried out under an approved building consent complies with that building consent. Buildings are deemed suitable to occupy once a CCC has been issued.

There is no legal requirement to obtain a CCC, however, insurers, mortgage lenders and other parties are becoming stricter on those undertaking building work to ensure they obtain a CCC. This means CCCs are becoming a more reliable indicator of actual dwelling completions.

The time between a building consent being issued and a CCC being issued will vary depending on the scale and complexity of the building.



In the second year of implementing the Development Strategy, 10,778 dwellings were issued with a CCC¹. This is an increase on the 10,080 dwellings issued with a CCC the previous year.

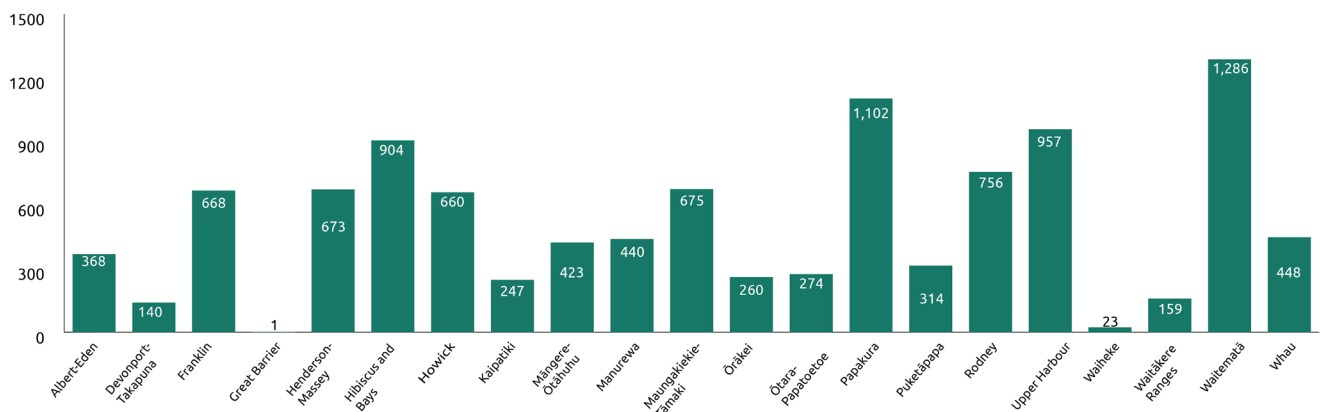
Local Boards

Waitematā and Papakura local boards had the highest number of CCCs issued in 2019/2020, closely followed by Upper Harbour and Hibiscus and Bays. The least number of CCCs were issued in Great Barrier and Waiheke local boards.

Dwellings completed by local board area, 1 July 2019 - 30 June 2020

Dwellings completed

By Local Board for reporting year 1 July 2019 - 30 June 2020



Growth and development

The Development Strategy identifies where significant growth and development are anticipated to occur over the next 30 years. The quality compact approach and multi-nodal model form the foundation for growth across Auckland. Most growth is anticipated within the existing urban area with some growth in future urban areas, and limited growth in rural areas. The following sections report on the number of dwellings consented in the:

- Existing urban areas
 - Nodes
 - Development areas
 - Remaining existing urban area
- Future urban areas
- Rural areas
- Business

Existing urban area

Incremental growth will happen across all of Auckland over the next 30 years with most growth focused in the existing urban area. However, some areas are likely to experience significantly more growth than other areas, specifically nodes and development areas.

The existing urban area is generally the area of Auckland with live urban zoning at 2016 (excluding live zoned future urban areas).

Highlights in the existing urban area, for the 2019/2020 reporting year, are:

- a total of 12,069 dwellings were consented
- Howick, Henderson-Massey, Papakura and Waitematā local boards had the highest number of dwellings consented
- houses were the most common dwelling type consented however apartments and townhouses etc. collectively made up 58 per cent of dwellings consented.

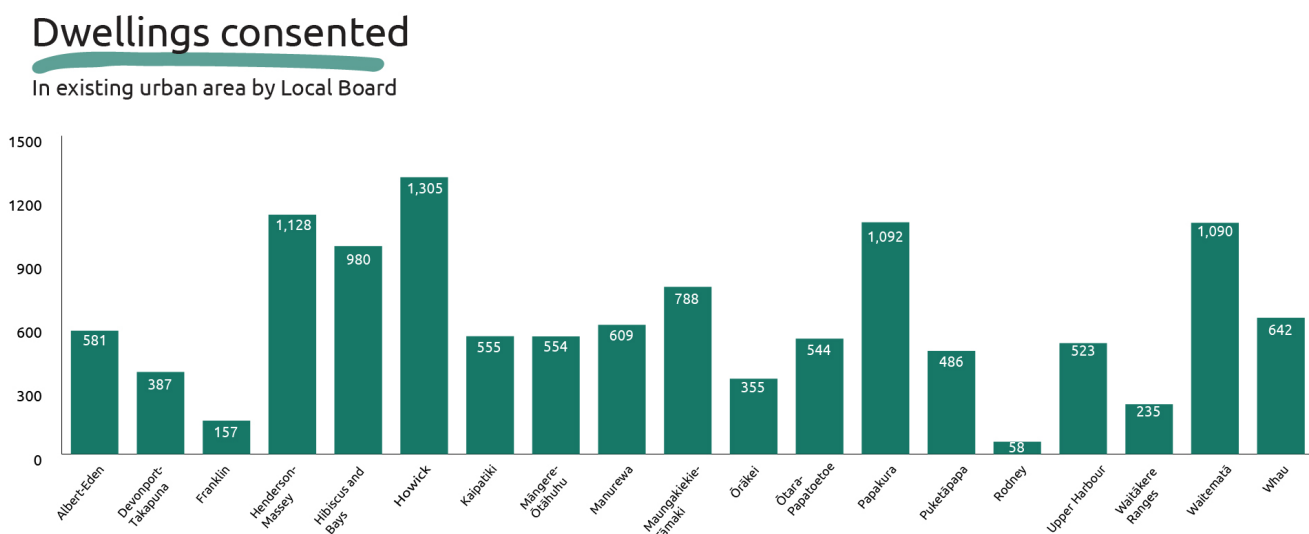
Local Boards

The number of dwellings consented in the existing urban area within each local board varied greatly across the region. The highest number of dwelling consents were issued in the Howick local board area followed by Henderson-Massey, Papakura and Waitematā.

Rodney, Franklin and Waitākere Ranges had the least number of consents issued. This is not unexpected as these local boards are predominantly rural. Dwellings consented within the existing urban area of Warkworth and Pukekohe are included in these figures. Waiheke and Great Barrier were not included as they are not part of the existing urban area.

Total dwelling consents issued by local board can be found in the Development Strategy progress section of this report.

Dwellings consented in the existing urban area, by local board, 1 July 2019 – 30 June 2020



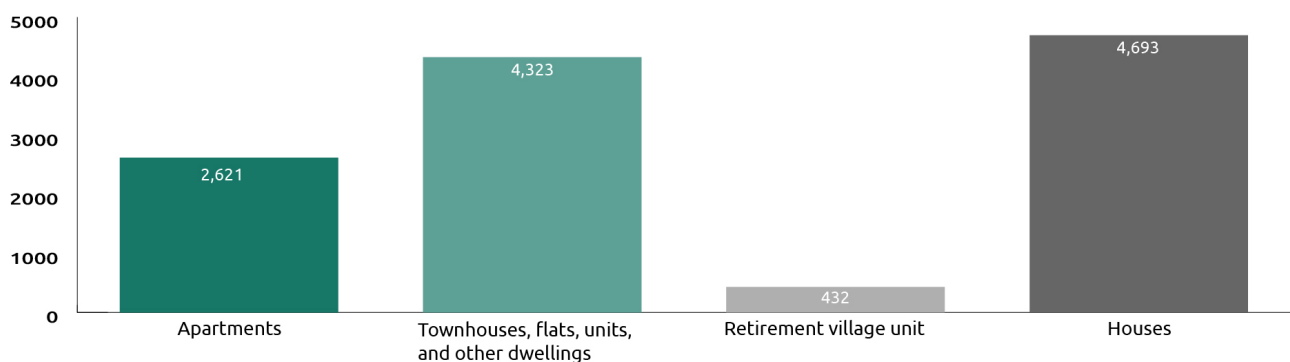
Dwelling typology

Collectively more intensive housing such as apartments and townhouses etc. made up 58 per cent of consented dwellings in the existing urban area. This shows a preference for higher density dwelling types over standalone housing. This is contributing to the implementation of the quality compact approach in the Development Strategy.

Dwellings consented in the existing urban area, by type, 1 July 2019 – 30 June 2020

Dwellings consented by type

For the existing urban area



Nodes

Nodes are major growth areas critical to accommodating development across Auckland. Each node is based around a significant centre and serves large catchment. They encompass surrounding employment and high-density residential areas.

Auckland's urban nodes are the City Centre, Manukau, Westgate and Albany. Together with the rural nodes of Warkworth and Pukekohe, they form the multi-nodal model Auckland is moving toward. Over time, nodes will offer a broad range of business and employment activity, civic services, efficient transport links and residential options. A description of each node can be found in the What will Auckland look like in the future? section of the Development Strategy.

Highlights in the urban nodes, for the 2019/2020 reporting year, are:

- a total of 1,348 dwellings consented
- the City Centre node had the most dwellings consented
- collectively, apartments and townhouses etc. made up 85 per cent of all dwellings consented in nodes.

Nodes breakdown

A total of 1,348 dwellings were consented in Auckland's urban nodes in 2019/2020, the City Centre had the highest number of dwellings consented.

Dwellings consented, by urban node, 1 July 2019 - 30 June 2020

Urban node	Number of dwellings consented, 2019/2020
City Centre	855
Albany	29
Westgate	250
Manukau	214
Total	1,348

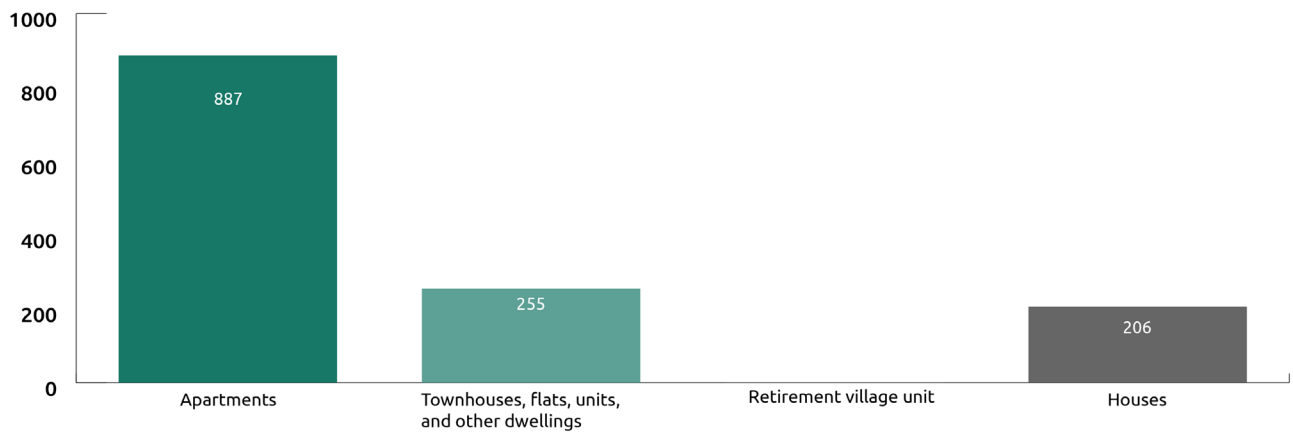
Dwelling typology

Collectively, more intensive housing such as apartments and townhouses etc. made up 85 per cent of dwellings consented in urban nodes compared with 15 per cent for houses. This indicates that consented development in these locations is typically denser, which is consistent with the quality compact approach outlined in the Development Strategy.

Dwellings consented by type, urban nodes, 1 July 2019 – 30 June 2020

Dwellings consented by type

For urban nodes



Development areas

Development areas are a comprehensive approach to servicing anticipated growth across the existing urban area. They are specific locations where a significant amount of housing and business growth is anticipated over the next 30 years and are sequenced based on when this growth is most likely to occur.

These areas were identified based on factors such as ability to accommodate growth and committed infrastructure projects. Planning and investment will be targeted when growth at scale occurs. They are sequenced in either Years 1-3, Years 4-10 or Years 11-30.

Detailed information on development areas can be found in the Change in the existing urban area section on the Development Strategy.

Highlights in the development areas for the 2019/2020 reporting year are:

- 4,254 dwellings were consented
- Mount Roskill-Three Kings, Papatoetoe, Māngere East, Northcote and Manurewa development areas had the highest number of dwellings consented
- 69 per cent of dwellings consented in development areas were for apartments and townhouses etc.

Development areas breakdown

In the 2019/2020 year, 4,254 dwellings were consented in development areas. The Mt Roskill-Three Kings, Papatoetoe, Māngere East, Northcote and Manurewa development areas had the greatest number of dwellings consented. Morningside, Glendene and Tāmaki had the fewest.

A total of 1,646 dwellings were consented in development areas sequenced for Years 1-3 (2018-2020). Slightly more (1,679) dwellings were consented in development areas sequenced for Years 4-10 of the strategy, and 929 dwellings in areas sequenced for Years 11-30. This will require further investigation and ongoing monitoring.

Development area	Development Strategy Sequencing			Number of Dwellings Consented, 1 July 2019 – 30 June 2020
	Years 1-3	Years 4-10	Years 11-30	
Ōtāhuhu				161
Glen Innes				217
Onehunga				219
Avondale				188
Dominion Road				21
New Lynn				31
Panmure				21
Takapuna				47
Northcote				254
Tāmaki				12
Māngere				105
Mt Roskill-Three Kings				370
Glen Eden				190
Papatoetoe				286
Newton				142
Manurewa				242
Sylvia Park				54
Māngere East				282
Henderson				133
Te Atatu Peninsula				172
St Lukes				48
Pakuranga				92
Mt Albert				32
Morningside				6
Papakura				197
Birkenhead				45
Clendon				79
Pakuranga Highway				69
Fruitvale				101
Sunnynook				78
Highland Park				114
Ōtara				29
Glendene				10
Greenlane				21
Te Atatu South				69
Ellerslie				39
Sunnyvale				78
Total				4,254

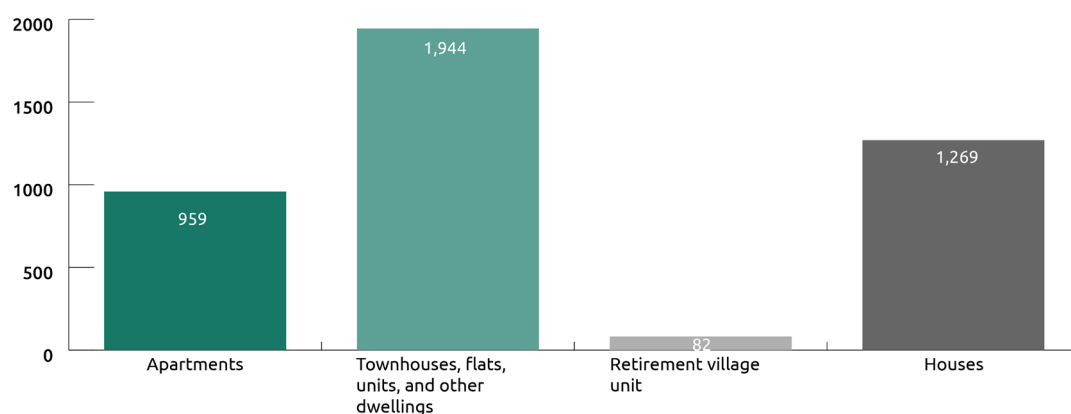
Dwelling typology

Collectively, more intensive housing such as apartments and townhouses etc. made up 69 per cent of dwellings consented in development areas in 2019/2020, compared with 30 per cent for houses. This shows a preference for higher density development which follows the quality compact approach in the Development Strategy.

Dwellings consented in development areas, by dwelling type, 1 July 2019 – 30 June 2020

Dwellings consented by type

For development areas



Remaining existing urban area

While much of Auckland's growth will occur in the nodes and development areas, some growth will take place in the remaining existing urban area. Specifically, Auckland's network of centres and strategic transport corridors play an essential role in accommodating both population and employment growth.

The remaining existing urban area includes all areas in the existing urban area that are not included in a node or development area.

More detailed information on the remaining existing urban area can be found in the Change in the existing urban area section of the Development Strategy.

Highlights in the remaining existing urban area in the 2019/2020 reporting year are:

- 6,171 dwellings were consented
- Howick, Hibiscus and Bays and Papakura local boards had the most dwelling consents issued
- 48 per cent of dwellings consented were houses.

Local Boards

In the second year of implementing the strategy, 6,171 dwellings were consented in the remaining existing urban area. This is approximately 52 per cent of all dwellings consented in the existing urban area.

Howick, Hibiscus and Bays and Papakura local board areas had the highest number of dwellings consented in the remaining existing urban area. These local boards all have large areas that are not identified as nodes or development areas. Some of these local boards have growth areas that are already well-progressed, such as Flat Bush and Millwater. The 30-year strategy anticipates that development activity will gradually transition from these areas into identified future urban areas.

Dwellings consented in the remaining existing urban area, by local board, 1 July 2019 – 30 June 2020

Local Board Area	Number of dwellings consented – existing urban area, 2019/2020
Howick	1,030
Hibiscus and Bays	815
Papakura	804
Henderson - Massey	602
Upper Harbour	480
Albert - Eden	332
Whau	290
Ōrākei	280
Devonport - Takapuna	273
Kaipātiki	246
Puketāpapa	219
Māngere - Ōtāhuhu	183
Maungakiekie - Tāmaki	176
Ōtara - Papatoetoe	140
Waitematā	138
Manurewa	104
Franklin	31
Waitākere Ranges	25
Rodney	3
Total	6,171

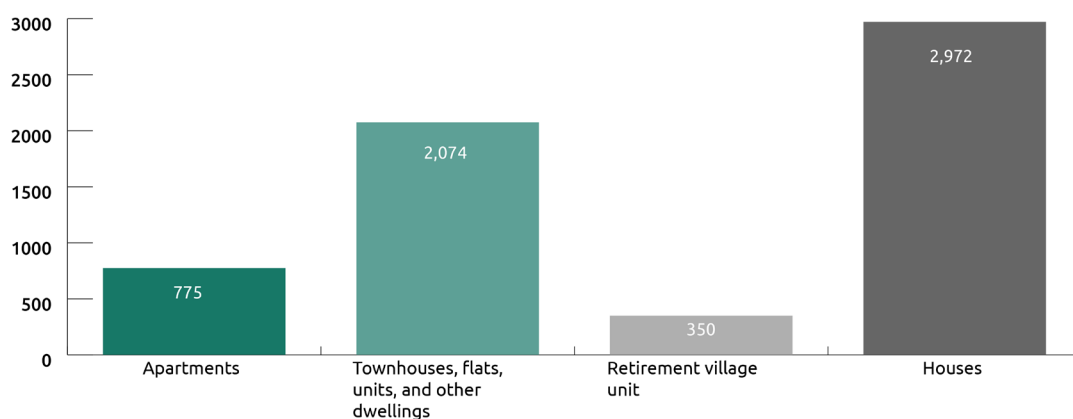
Dwelling typology

Collectively, more intensive housing such as apartments and townhouses etc. made up 47 per cent of dwelling consents issued in the remaining existing urban area in 2019/2020 compared with 48 per cent for houses. This is consistent with the Auckland Unitary Plan zoning in these areas which is predominantly mixed housing urban or suburban.

Dwellings consented in the remaining existing urban area, by dwelling type, 1 July 2019 – 30 June 2020

Dwellings consented by type

For the remaining urban area



Future urban areas

The Development Strategy and the Future Urban Land Supply Strategy provide a strategic approach, indicating when future urban areas will be development ready with live zoning and bulk infrastructure in place.

Highlights in the future urban areas for the 2019/2020 reporting year are:

- 1,801 dwellings have been consented, approximately 11 per cent of all dwellings consented
- Upper Harbour, Rodney and Franklin had the highest number of dwelling consents issued
- 75 per cent of dwellings consented were houses
- 1,339 dwellings were consented in areas sequenced in years 1-3 of the strategy. This indicates that some areas have progressed to a point where live zoning and bulk infrastructure are in place and homes are being delivered.

Local Boards

In the second year of implementing the Auckland Plan 2050 Development Strategy, Upper Harbour had the highest number of dwellings consented in future urban areas, followed by Rodney and Franklin.

Dwellings consented in future urban areas, by local board, 1 July 2019 - 30 June 2020

Local Board Area	Number of dwellings consented – future urban areas, 2019/2020
Upper Harbour	487
Rodney	422
Franklin	387
Hibiscus and Bays	165
Henderson - Massey	162
Papakura	123
Waitākere Ranges	54
Manurewa	1
Total	1,801

Future Urban Areas breakdown

In 2019/2020, most dwelling consents issued for the future urban area were in areas sequenced in Years 1-3. This indicates that some areas have progressed to a point where live zoning and bulk infrastructure are in place and homes are being delivered. A small number of dwelling consents have been issued in areas sequenced in years 4 to 10 and Years 11 to 30. Dwellings consented in the future urban areas includes those consented in the future urban areas within the two rural nodes of Warkworth and Pukekohe.

Sequencing	Number of Dwellings Consented, 2019/2020
Years 1 to 3	1,339
Years 4 to 10	24
Years 11 to 30	23
Other*	415
Total	1,801

* 'Other' principally includes dwellings consented in the two rural nodes of Warkworth and Pukekohe.

Dwelling Typology

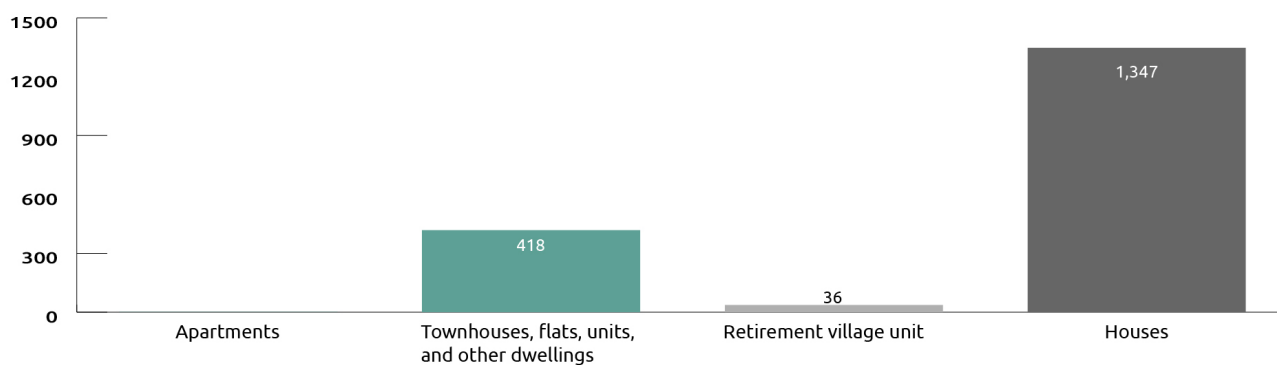
Of dwellings consented in the future urban areas in 2019/2020, 75 per cent were houses. Townhouses etc. made up 23 per cent of dwellings consented. No apartments were consented in the future urban areas. This shows a strong preference for houses in future urban locations.

The Development Strategy emphasises providing housing choice, which means a high proportion of standalone houses in these peripheral locations is not necessarily inconsistent with the strategy. However, as these areas grow and develop over time, it is anticipated that a mix of dwelling typologies will be delivered. This will be influenced and supported by networks of strong centres and neighbourhoods and integrated with good transport choices.

Dwellings consented in future urban areas, by type, 1 July 2019 – 30 June 2020

Dwellings consented by type

For the future urban area



Rural areas

Residential growth in rural Auckland will be focused mainly in the towns which provide services for the wider rural area, particularly the rural nodes of Pukekohe and Warkworth. Less growth is anticipated in the smaller towns and villages and rural lifestyle growth will be focused in areas zoned as 'countryside living'. This approach will help maintain rural values and support ongoing rural production.

More detailed information on the approach to growth in the rural area can be found in the Rural Auckland section of the Development Strategy.

Highlights in the rural areas in the 2019/2020 reporting year are:

- 1023 dwellings were consented, approximately 7 per cent of all dwellings consented
- Franklin and Rodney Local Board areas had the highest number of dwellings consented
- 72 per cent of dwellings consented were houses
- most dwellings consented were in the residential zoned areas of rural and coastal settlements.

The number of dwellings consented in rural areas has remained broadly the same in the last 5 years, around 1,000 dwellings per year.

Dwellings consented in the rural area, 1 July 2015 – 30 June 2020

Reporting year (1 July – 30 June)	Number of dwellings consented – rural areas*
2015/2016	1016
2016/2017	1084
2017/2018	899
2018/2019	1009
2019/2020	1023
Total	5,031

*Dwellings consented in rural areas excludes those consented in the two rural nodes of Warkworth and Pukekohe, which are reported in existing urban and future urban.

Local Boards

In the second year of implementing the Auckland Plan 2050 Development Strategy, Franklin Local Board area had the highest number of dwellings consented within its rural areas, followed by Rodney and Waitākere Ranges. This finding is not surprising, given most of Auckland's rural area is in these three local boards.

Dwellings consented in rural areas, by local board, 1 July 2019 - 30 June 2020

Local Board Area	Number of dwellings consented – rural areas, 2019/2020
Franklin	461
Rodney	298
Waitākere Ranges	201
Waiheke	41
Great Barrier	9
Hibiscus and Bays	8
Upper Harbour	4
Howick	1
Total	1,023

Consents in rural zones

Of dwellings consented in the rural area in 2019/2020, 672 or 66 per cent were in the residential-zoned areas of rural and coastal settlements, such as Wellsford, Helensville and Waiuku. This is in line with the Development Strategy.

However, the number of dwellings consented in areas zoned for rural production in 2019/2020 was almost equal to the number consented in the countryside living zone. This will require further investigation and ongoing monitoring.

Dwellings consented in rural zones, 1 July 2019 – 30 June 2020

Auckland Unitary Plan Zone	Dwellings Consented, 2019/2020
Hauraki Gulf Islands	50
Residential Zones	672
Rural - Countryside Living Zone	108
Rural - Mixed Rural Zone	27
Rural - Rural Coastal Zone	26
Rural - Rural Production Zone	111
Other Zones	29
Total	1,023

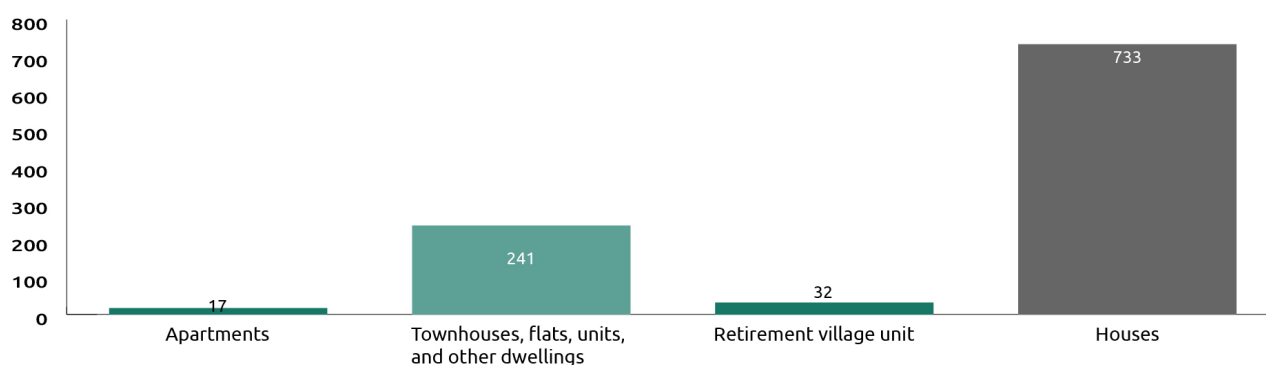
Dwelling Typology

72 per cent of dwellings consented in the rural area in 2019/2020 were houses. Apartments and townhouses etc. made up 26 per cent of dwellings consented. As most rural areas are not connected to a wide range of good transport choices, a limited mix of typologies is expected.

Dwellings consented in rural areas, by type, 1 July 2019 – 30 June 2020

Dwellings consented by type

For the rural areas



Business

As Auckland grows it must have capacity for business by making the best use of existing business land and identifying business land in greenfield areas. Changes in the make-up and distribution of Auckland's economy will continue over the medium to long term. To accommodate these changes, the Development Strategy encourages creating flexible and adaptable business areas.

Further information on Business areas can be found in the Development Strategy.

Highlights in business activity in the 2019/2020 reporting year are:

- 456,039 square metres (sqm) of business floor space was consented
- the light industry and city centre zones had the greatest amount of floor space consented
- of the nodes, the City Centre node had the greatest amount of business floor space consented.

Around 50 per cent less business floor space was consented in 2019/2020 than in 2018/2019. The amount of business space consented has fluctuated significantly over the past five years.

Business floor space (sqm) consented, 1 July 2015 – 30 June 2020

Reporting year (1 July – 30 June)	Business Floor Space (sqm)
2015/2016	533,709
2016/2017	392,136
2017/2018	692,612
2018/2019	897,679
2019/2020	456,039
Total	2,972,175

Business floor space consented by Auckland Unitary Plan zone

Over 450,000 square metres (sqm) of business floor space was consented in 2019/2020. Most of this was in light industry zoned areas and the city centre zone. Business floor space consented in heavy or light industry zones is generally for land extensive activities such as warehousing and storage, manufacturing and construction trade services. This contributes to the considerable differences in business floor space consented in these zones compared with other business zones. Residential and rural zones had the least floor space consented. This is appropriate given the intended activities in these zones.

The concentration of activity within existing industrial and centre zones is consistent with the Development Strategy approach of making the best use of existing business land. Safeguarding critical industrial areas from encroachment by other activities is important as this land is difficult to replace once it is lost to other uses.

Business floor space consented by zone, 1 July 2019 - 30 June 2020

Business Zone	Floor space consented (sqm), 2019/2020
City Centre	101,632
Metropolitan Centre	24,368
Town Centre	14,026
Mixed Use	28,721
Light Industry	160,028
Heavy Industry	29,758
Other Business Areas	18,003
Residential	8,313
Rural	9,190
Special Purpose - Airports and Airfields Zone	17,086
Other Zones	44,914
Total	456,039

Local Boards

Waitematā local board area had the greatest amount of business floor space consented in 2019/2020, followed by Māngere - Ōtāhuhu and Henderson - Massey. No business floor space was consented in Puketāpapa in the 2019/2020 year.

Business floor space consented by local board area, 1 July 2019 - 30 June 2020

Local Board Area	Floor space consented (sqm), 2019/2020
Waitematā	115,622
Māngere - Ōtāhuhu	46,752
Henderson - Massey	45,313
Howick	37,810
Ōtara - Papatoetoe	34,274
Upper Harbour	33,966
Manurewa	25,574
Maungakiekie - Tāmaki	24,984
Papakura	23,025
Franklin	18,409
Hibiscus and Bays	17,219
Rodney	11,694
Albert - Eden	8,207
Whau	3,452
Devonport - Takapuna	3,438
Ōrākei	3,346
Waitākere Ranges	1,570
Waiheke	889
Great Barrier	330
Kaipātiki	165
Puketāpapa	0
Total	456,039

Nodes

The City Centre node had the greatest amount of business floor space consented in 2019/2020, followed by Manukau and Westgate. This is to be expected as the City Centre is the largest and most established of the nodes. Pukekohe had no business floor space consented in 2019/2020.

Business floor space consented by urban node, 1 July 2019 - 30 June 2020

Urban node	Floor space consented (sqm), 2019/2020
City Centre	115,451
Albany	21,435
Westgate	32,187
Manukau	46,783
Total	215,856

Business floor space consented by rural node, 1 July 2019 - 30 June 2020

Rural node	Floor space consented (sqm), 2019/2020
Pukekohe	0
Warkworth	450
Total	450

