2022 Census of Businesses in Auckland's City Centre

Tingdong Guo

April 2023

Technical Report 2023/7

aucklandcouncil.govt.nz

Research and Evaluation Unit RIMU

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ISSN 2230-4525 (Print)

ISSN 2230-4533 (Online)

ISBN 978-1-99-106049-5 (PDF)

The Peer Review Panel reviewed this report
Review completed on 17 April 2023 Reviewed by two reviewers
Approved for Auckland Council publication by: Name: Dr Jonathan Benge Position: Head of Research, Evaluation and Monitoring (RIMU)
Name: Alison Reid Position: Manager, Economic and Social Research and Evaluation (RIMU) Date: 17 April 2023

Recommended citation
Guo, T. (2023). 2022 Census of businesses in Auckland's city centre. Auckland Council technical report, TR2023/7

Acknowledgements
Special thanks to the Economic and Social Research and Evaluation Team in RIMU for braving Auckland's weather to collect the data. Thanks to Brian Osborne and Andrew Price for your invaluable contribution to data coding and analysis, and to Alison Reid for feedback and edits on the original draft. Thanks also to the reviewers.

Executive summary

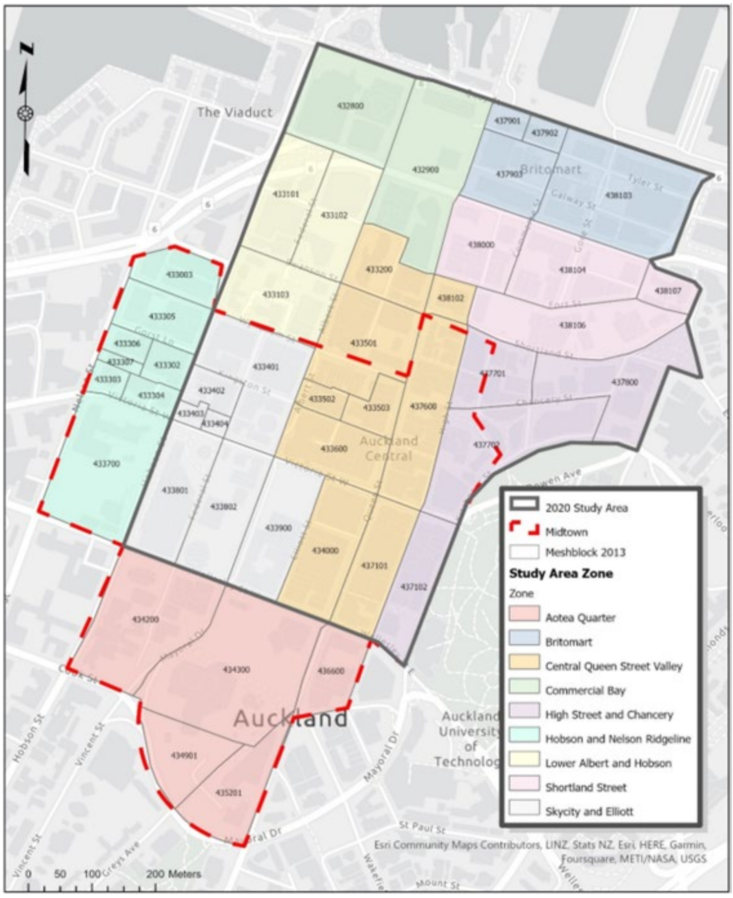
Introduction

A census of businesses in Auckland's central business district was first undertaken by Auckland Council's Research and Evaluation Unit (RIMU) in 2017, repeated in January 2020 and again in June 2022. This census was undertaken in June 2022, just prior to New Zealand's international borders fully reopening in August 2022, and provides a snapshot of the business profile in (most of) Auckland's city centre at that time.

Study area

The study area is smaller than the city centre boundary outlined in the City Centre Masterplan, and larger than the central business district area surveyed in 2017 and 2020. The 2020 study area was expanded to encapsulate the 'Midtown' area by adding two new zones (i.e. Aotea Quarter, Hobson and Nelson Ridgeline). It does not include the Viaduct or Wyndham Quarter.

The study area was divided into nine zones as outlined in the map below.



A total of 2680 businesses were recorded in the 2022 study area. A further 200 premises were recorded as vacant and 38 as under construction or renovation.

Method

For each business in the study area, researchers from RIMU collected information on the use of space, name, address, and main business activity of all business premises using physical observation. The data were later coded into Stats NZ ANZSIC industry classifications.

Vacant properties and commercial carparks were noted, as were sites or buildings under construction or renovation. While it was relatively easy to identify vacant business premises on the street level it is not always possible to identify vacant business premises located in a building due to the limit to accessibility or visibility. Hence, the analysis of vacant business premises located in buildings (i.e. above floor level) were out of scope of this study.

Results

A total of 2680 businesses were recorded. A further 200 premises were recorded as being vacant and 38 as under construction or renovation.

The dominant industries were Professional, Scientific and Technical Services, Accommodation and Food Services, Retail Trade, and Financial and Insurance Services, collectively accounting for over two third of total businesses. In terms of business types, Cafes and Restaurants (11% or 289 businesses), Legal Services (9% or 239 businesses), Clothing, Footwear and Personal Accessories Retailing (6% or 172 businesses), and Finance (6% or 164 businesses) had a relatively large share of businesses in the city centre.

The Central Queen Street Valley zone had the largest proportion of businesses, accounting for almost a third (32% or 870) of total businesses, followed by High Street and Chancery (15% or 402 businesses), and Skycity and Elliott (12% or 317 businesses). A third of businesses were shared across Commercial Bay (11% or 288 businesses), Shortland Street (10% or 271 businesses), Lower Albert and Hobson (8% or 212 businesses), and Britomart (4% or 109 businesses). The two new zones together accounted for 8 per cent of total businesses, with 7 per cent (175 businesses) in Aotea Quarter and only 1 per cent (36 businesses) in Hobson and Nelson Ridgeline.

Comparison with 2020

This study compared results for 2022 to 2020 within the 2020 study area (i.e. excluding Aotea Quarter, Hobson and Nelson Ridgeline).

The results show an overall decrease of 316 businesses between 2020 and 2022. The largest decreases were within Professional, Scientific and Technical Services (57 fewer businesses), Financial and Insurance Services (52 fewer businesses), Administrative and Support Services (42 fewer businesses), and Education and Training (32 fewer businesses) industry sectors.

Business types which are likely to be prone to the New Zealand's international border closure had larger proportions of business reductions. These include Finance (e.g. foreign exchange services), Other Professional, Scientific and Technical Services (e.g. immigration consulting and services), Travel Agency and Tour Arrangement Services, Takeaway Food Services, and Educational Support Services (e.g. international education consulting services).

This overall decline was distributed differently across the seven zones that were compared. The Commercial Bay zone recorded business growth, increasing by 86 businesses between 2020 and 2022 (43%). This was mostly an increase in Retail Trade (51 more businesses), and Accommodation and Food Services (38 more businesses) sectors. Much of this growth will be directly related to the opening of the Commercial Bay retail centre and PWC Tower in the period between the two studies. In addition, this census recorded small growth in the Lower Albert and Hobson zone with four more businesses recorded between 2020 and 2022.

Conclusion

This snapshot of businesses in Auckland's city centre was taken at the end of a lengthy period of restrictions on movement and travel due to Covid-19, and at a time of ongoing transformation in the wider city centre. The results point to the continuing importance of the city centre as a hub for industry, particularly professional, financial, and legal services, and dynamism of change in activity in certain parts of the area over time.

However the results also indicate a decrease in numbers of businesses in the (slightly smaller) 2020 study area. It is likely that Covid-19 and associated restrictions is responsible for this decrease, but there may be other reasons as well including movement of some particular business activities to other parts of the city centre situated outside of the 2020 study zone.

Since this census was undertaken, New Zealand's borders to international travel have reopened and many workers are returning to the area. It is anticipated that this will reinvigorate business activity.

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1 Introduction

The concentration of economic, cultural, residential and civic activities in Auckland's city centre means that it plays a critical role in Auckland's prosperity. In 2022, the city centre generated an estimated $26.7 billion of economic activities, accounting for 20 per cent of Auckland's Gross Domestic product (GDP) and 7.5 per cent of New Zealand's GDP (Infometrics, 2023).

Businesses are the keystone of the city centre's economy. They create jobs and education opportunities, produce products and services, and provide social and cultural connections. This is reflected in the Auckland Plan 2050 (Auckland Council, 2018) and the City Centre Masterplan (Auckland Council, 2020) which set goals to create a sustainable economic environment to better meet the needs of Auckland's diverse population.

Business activity in the city centre (and other parts of Auckland) has faced several challenges in recent years, from the Covid-19 pandemic and associated restrictions, and ongoing construction of large-scale public and private projects. During the pandemic, there were few tourists, students and workers in the area.

The census of businesses in Auckland's city centre provides an opportunity to reveal the profile of businesses and track changes to business activities. It was first undertaken in January 2017 as a data input for exploring the relationship between pedestrian connectivity and economic productivity in and around the Queen St Valley area (Rohani and Lawrence, 2017a and b). The 2020 business census was undertaken in January 2020 with data collection completed before New Zealand closed its international borders to respond to the global Covid-19 pandemic in (Huang, 2020). This count was undertaken in June 2022, just before New Zealand fully reopened its international borders at the end of July 2022[1]. To that end, this census reflects the state of business activities before international visitors and students re-emerged in Auckland's city centre.

[1] https://www.beehive.govt.nz/release/new-zealand%E2%80%99s-border-fully-open-visitors-and-students

2 Method

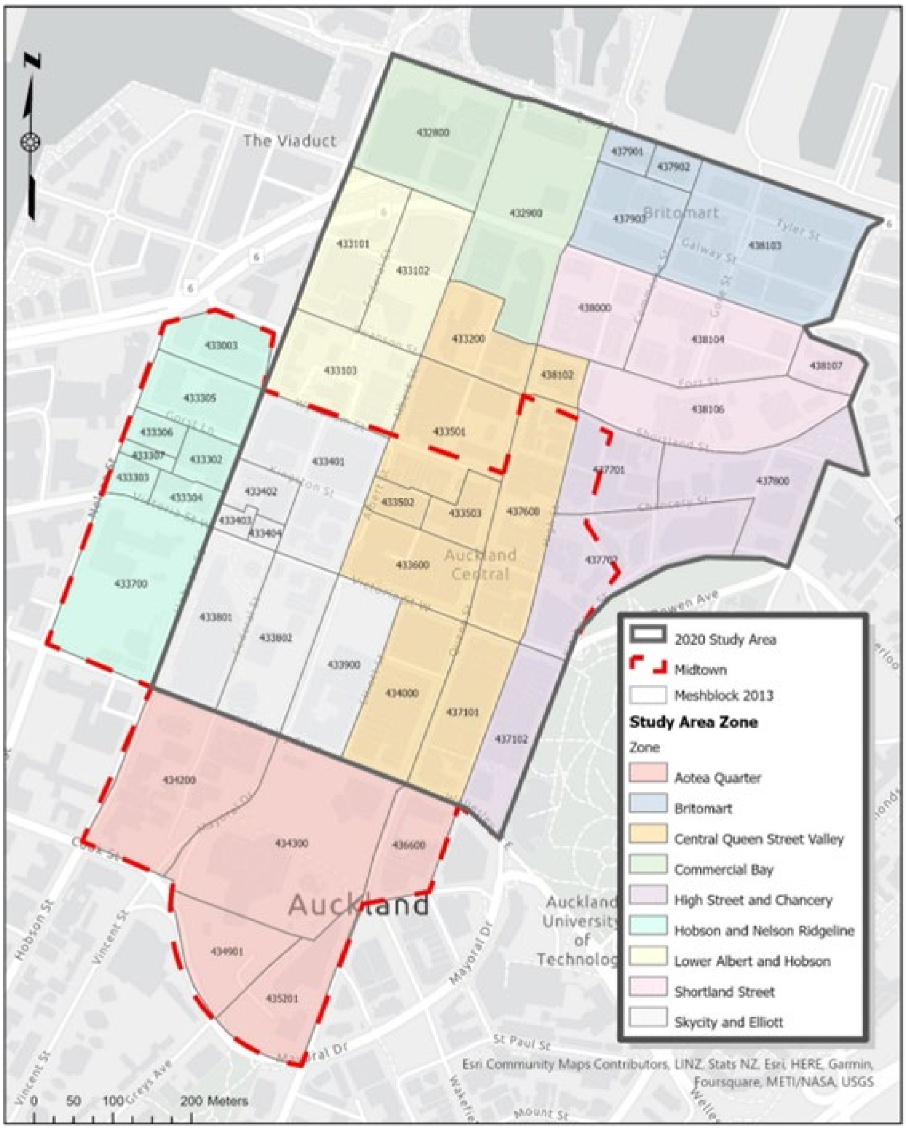
2.1 Study area

For both the 2017 and 2020 censuses of businesses, the study area was divided into seven zones, covering 33 meshblocks[2]. These zones are: Britomart, Central Queen Street Valley, Commercial Bay, High Street and Chancery, Lower Albert and Hobson, Shortland Street and Skycity and Elliott. In 2022, on request from Auckland Council's City Centre Development team the study area was expanded to include 'midtown'. Two new zones were added: Aotea Quarter, and Hobson and Nelson Ridgeline, covering 13 additional meshblocks[3] (Figure 1).

[2] This study uses meshblock 2013 boundaries for analysis to compare with previous city centre business censuses data. The original 2017 study concentrated on the Queen St Valley and Downtown areas.

[3] Four of the 13 additional meshblocks are partially included in the study area and split by the broad 'Midtown' area. The 2013 meshblock codes of those meshblocks are 433003, 433700, 435201 and 436600.

Figure 1: 2022 study area



2.2 Data collection

Data was collected in June 2022, just prior to New Zealand's international border fully opening to visitors and students on 1 August 2022[4]. To be consistent with the previous censuses of businesses in Auckland's city centre, the same data collection method was undertaken as in 2020[5].

Physical observation surveying was undertaken by researchers within the Research and Evaluation Unit (RIMU) at Auckland Council, for each meshblock within the study area. Results were entered directly into an online form using Microsoft Forms (see Appendix A).

4 New Zealand's borders had been closed to anyone who was not a citizen or permanent resident on 19 March 2020, and were fully reopened on 1 August 2022 (https://www.beehive.govt.nz/release/new-zealand%E2%80%99s-border-fully-open-visitors-and-students). For details on the timing of the New Zealand Covid-19 alert system refer to https://covid19.govt.nz/about-our-covid-19-response/history-of-the-covid-19-alert-system/#timeline-of-key-events

5 More details can be found in the 2020 census of businesses report. Huang, T. (2020). *Census of businesses in Auckland's city centre: January 2020 and changes since 2017.* Auckland Council technical report, TR2020/018.

For ground-level business premises, data on the use of space (e.g. 'retail', 'office'), name, address and business activities were directly recorded. As it was not possible to access businesses located in multiple storey commercial buildings, researchers took a photo of the business directory board at the foyer, and the information was manually entered in the main dataset afterwards.

Vacant properties and commercial carparks were also noted, as were sites or buildings under construction or renovation. While it was relatively straightforward to identify vacant business premises on the street level it is not always possible to identify vacant business premises located in a building due to the limit to accessibility or visibility. Hence, the analysis of vacant business premises located in buildings (i.e. above floor level) were out of scope of this study.

Primary data on name, address and business activity were verified via secondary sources (i.e. Google Search, Ministry of Business, Innovation and Employment's (MBIE) New Zealand Companies Register).

Each entry was coded to the Australian and New Zealand Industry Classification (ANZIC), ranging from 1-digit to 4-digit based on the main business activity recorded. Coding and data analysis was undertaken by researchers in RIMU [6]. Where possible, data entries were compared against the 2020 dataset to ensure that the coding was the same.

2.3 Total sample

This census of businesses recorded a total of 2680 business premises in the study area of Auckland's city centre in June 2022. The majority (2469 or 92%) were in the seven zones of the 2020 study area and 211 were in the two additional zones (refer to Figure 1).
Of the 2680 businesses recorded (Table 1), the majority (96%) were recorded by the researchers as being 'office' or 'retail' business premises: 1568 (59%) and 1008 (38%) businesses respectively. They also recorded 31 accommodation premises (1%), 28 car parks (1%) and 45 premises that were used for other purposes, such as gyms, banks, theatres and galleries (2%).
A further 200 premises were recorded as being vacant and 38 as under construction or renovation.

Table 1: Number and percentage of businesses recorded by type of premises (n=2680)

Type of premise	Count	%
Office	1568	59
Retail	1008	38
Accommodation [7]	31	1
Car park	28	1
All other business space use	45	2
Total	**2680**	**100**

[6] The classifications may be slightly different from the classifications used in Stats NZ's Business Demographics data.

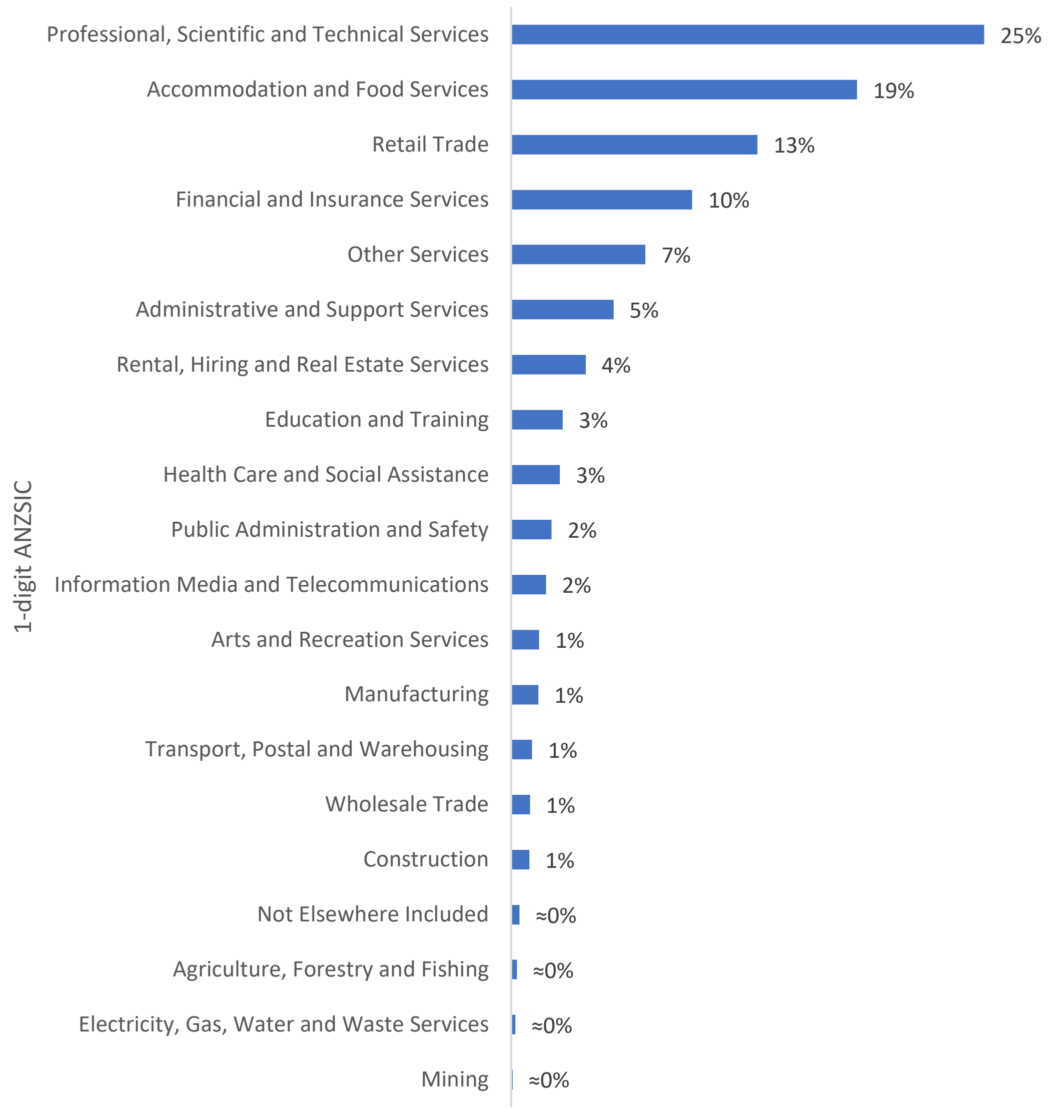
[7] The majority of accommodation business premises included in this study were hotels and backpackers.

3 Business industry and type

As mentioned above, researchers from RIMU coded all businesses using the ANZSIC industry classification. As shown in Figure 2, at the broadest level of classification (1-digit ANZSIC) a quarter (25% or 680 businesses) were Professional, Scientific and Technical Services, followed by Accommodation and Food Services (19% or 497 businesses), Retail Trade (13% or 354 businesses), and Financial and Insurance Services (10% or 260 businesses).

Together those industries accounted for over two thirds (67%) of the total businesses recorded.

Figure 2: Percentage of businesses by broad industry (n=2680)

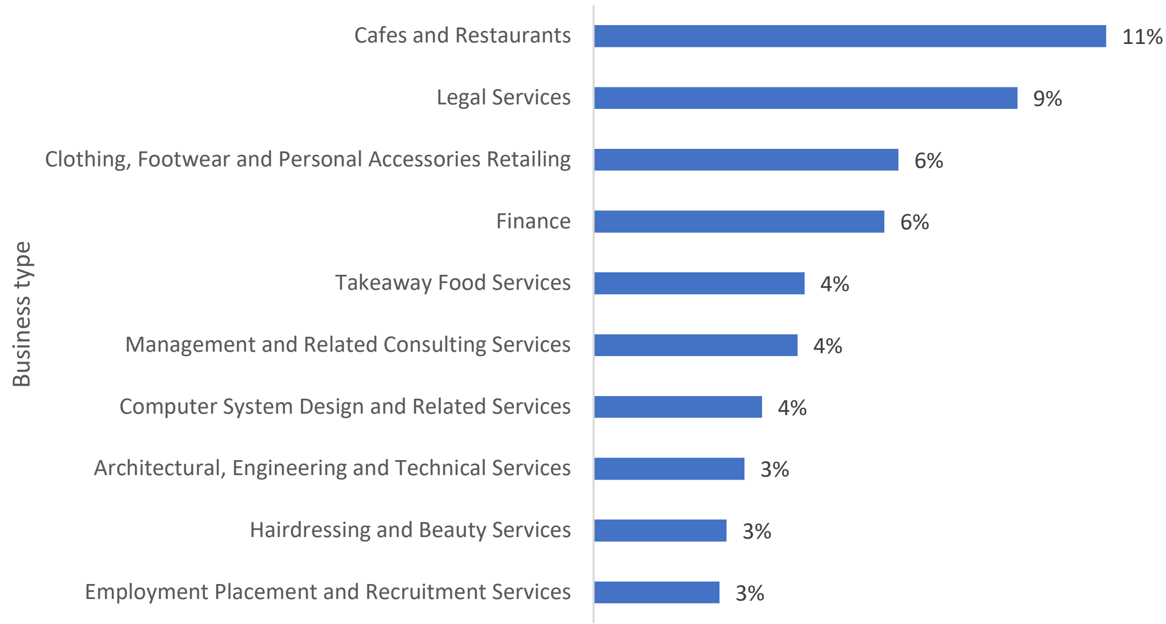


Further coding and analysis at the sub-industry level[8] resulted in 88 business types being identified in the study area. Figure 3 shows the 10 most common business types, which

[8] Business type was coded using a mixture of 1-digit to 4-digit ANZSIC based on the main business activity recorded.

collectively composed over half (53%) of all businesses recorded. Of these, the largest proportion were Cafes and Restaurants (11%, or 289 businesses). This is followed by Legal Services (9%, or 239 businesses), Clothing, Footwear and Personal Accessories Retailing (6% or 172 businesses), and Finance[9] (6% or 164 businesses). A full list of business types and associated number of businesses is provided in Appendix B.

Figure 3: Percentage of businesses by top 10 business types (n=2680)



3.1 Main business industries

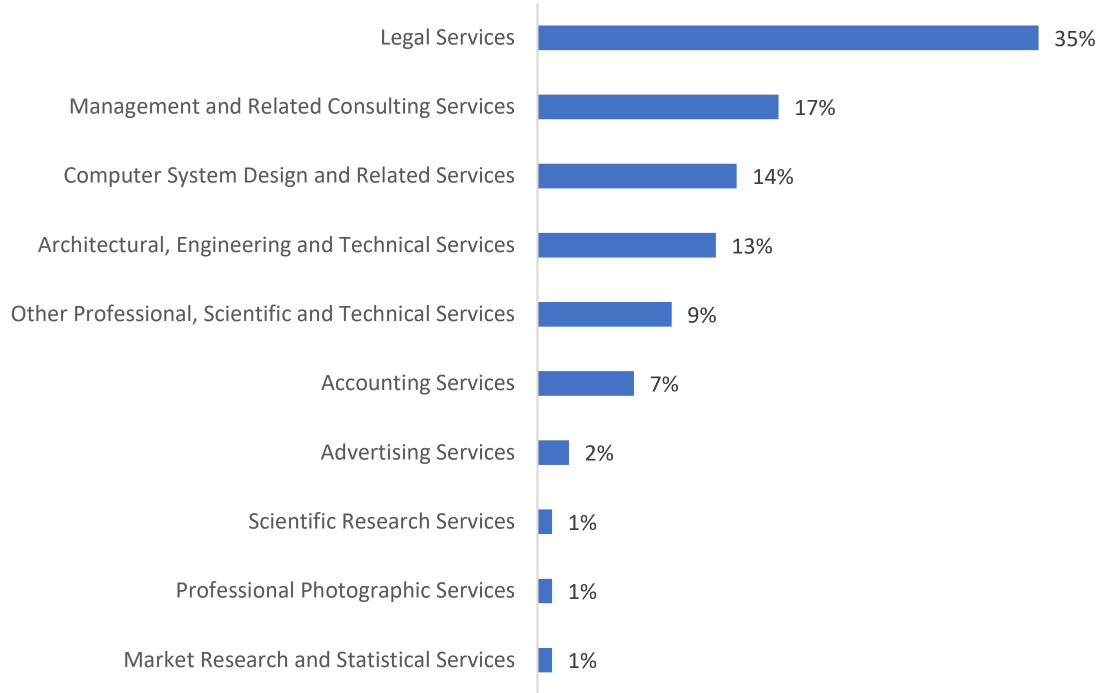
This section presents the analysis of the four largest industry sectors identified above (i.e. Professional, Scientific and Technical Services, Accommodation and Food Services, Retail Trade, and Financial and Insurance Services). A breakdown of each sector by business type is presented first, followed by analysis of spatial distribution across the study zones.

3.1.1 Professional, Scientific and Technical Services

As shown in Figure 4, Legal Services accounted for over a third (35% or 239) of the 680 businesses in the Professional, Scientific and Technical Services industry. Management and Related Consulting Services was the second largest business type comprising 17 per cent (115 businesses), followed by Computer System Design and Related Services (14% or 95 businesses), and Architectural, Engineering and Technical Services (13% or 85 businesses).

[9] Examples for Finance are banks, businesses engaged in foreign exchange, money lending, financing.

Figure 4: Percentage of businesses in Professional, Scientific and Technical Services by business type (n=680)

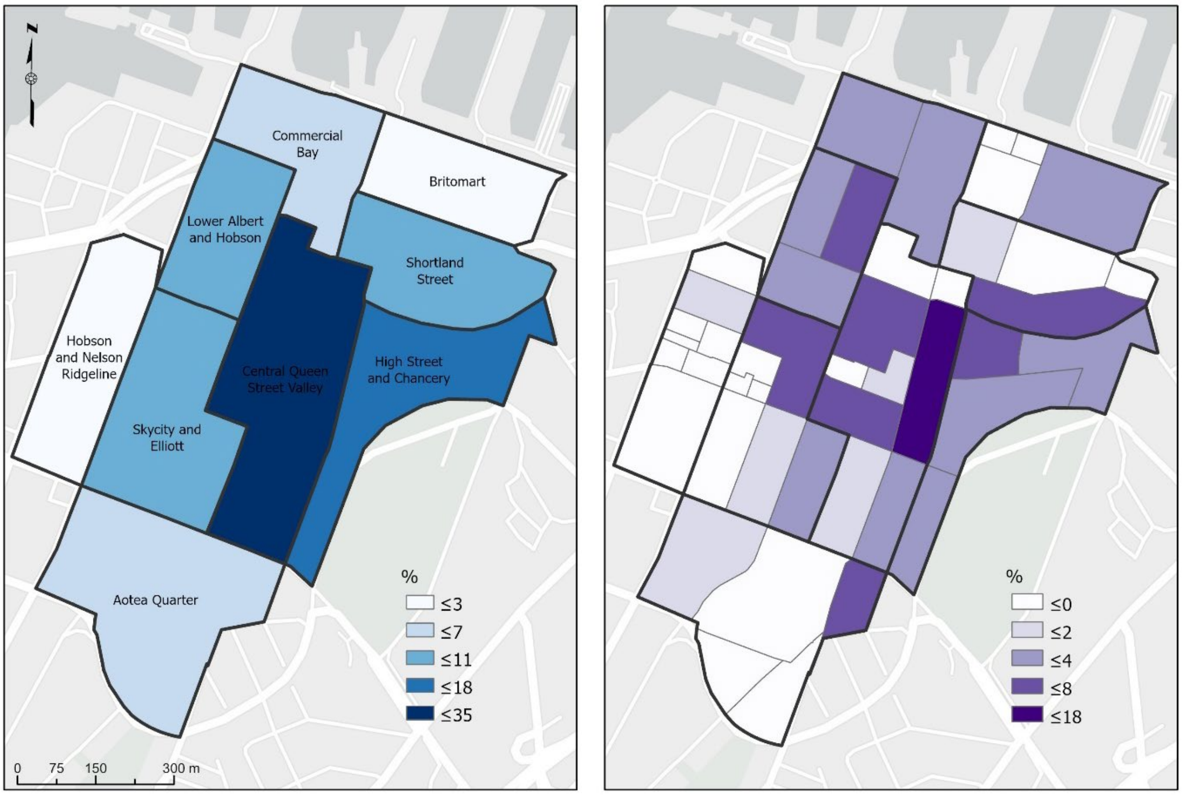


When looking at the spatial distribution, most businesses (35%, or 235) in the Professional, Scientific and Technical Services were in the Central Queen Street Valley zone, particularly in the eastern part of the zone alongside High Street (Figure 5).

The second largest proportion were located in High Street and Chancery zone (18%, or 122 businesses). Lower Albert and Hobson and Shortland Street had equivalent shares, each constituting 11 per cent of the Professional, Scientific and Technical Services businesses.

The rest of zones composed over a quarter (26%) of total businesses in this industry.

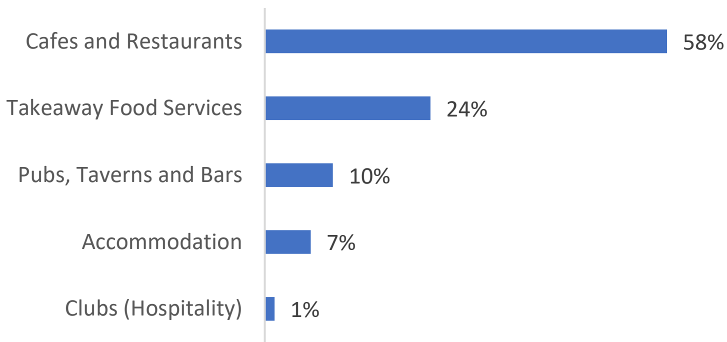
Figure 5: Distribution of businesses in Professional, Scientific and Technical Services by zone (left) and meshblock (right)



3.1.2 Accommodation and Food Services

Within the Accommodation and Food Services industry, over half of the businesses were Cafes and Restaurants (58% or 289 businesses), while Takeaway Food Services (24% or 119 businesses), and Pubs, Taverns and Bars (10% or 49 businesses) together consisted of another a third of total businesses in this industry (Figure 6).

Figure 6: Percentage of businesses in Accommodation and Food Services by business type (n=497)

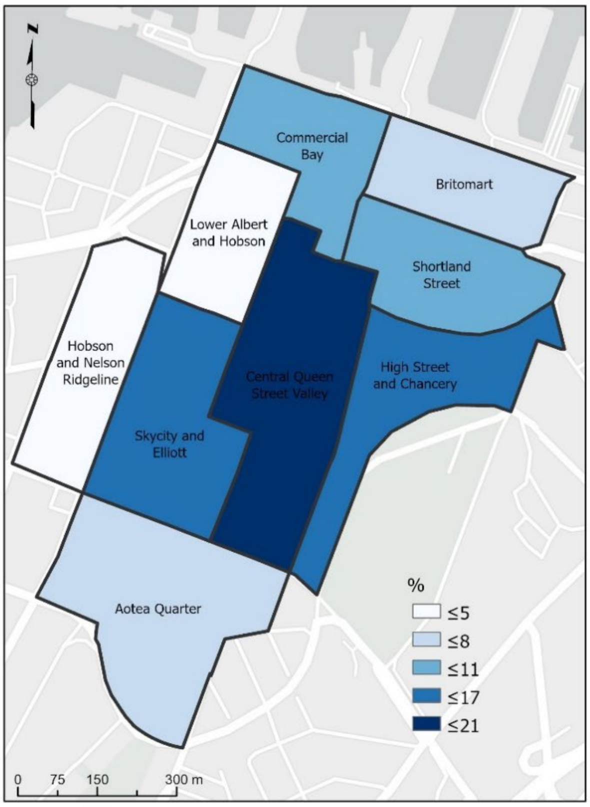


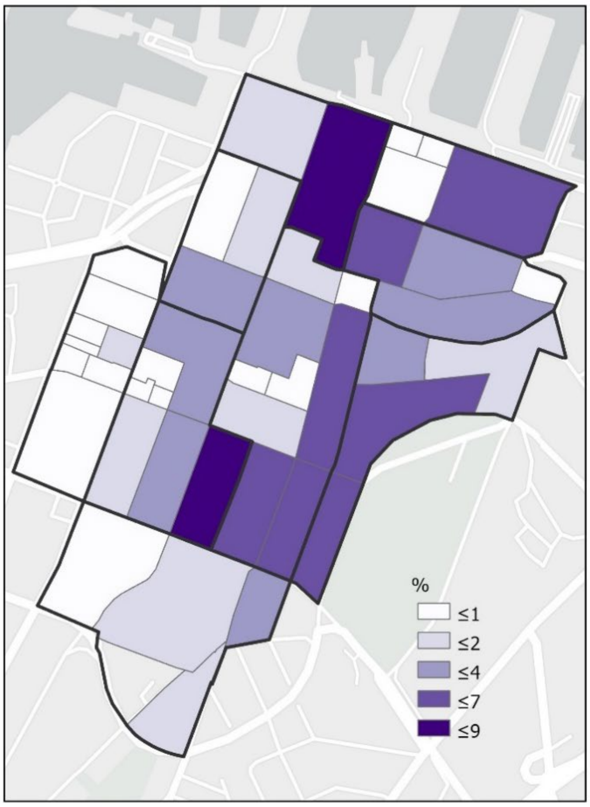
More than half of the Accommodation and Food Services businesses were spread across Central Queen Street Valley (21% or 106 businesses), Skycity and Elliott (17% or 85 businesses), and High Street and Chancery (16% or 79 businesses). Shortland Street and Commercial Bay each constituted 11 per cent of businesses in this industry sector, Aotea

Quarter (8% or 40 businesses), Britomart (7% or 35 businesses), Lower Albert and Hobson (5% or 23 businesses), and Hobson and Nelson Ridgeline (3% or 16 businesses) collectively made up about a quarter.

As Figure 7 shows, Accommodation and Food Services businesses were concentrated in the eastern part of Commercial Bay and the lower eastern part of Skycity and Elliott.

Figure 7: Distribution of businesses in Accommodation and Food Services by zone (left) and meshblock (right)



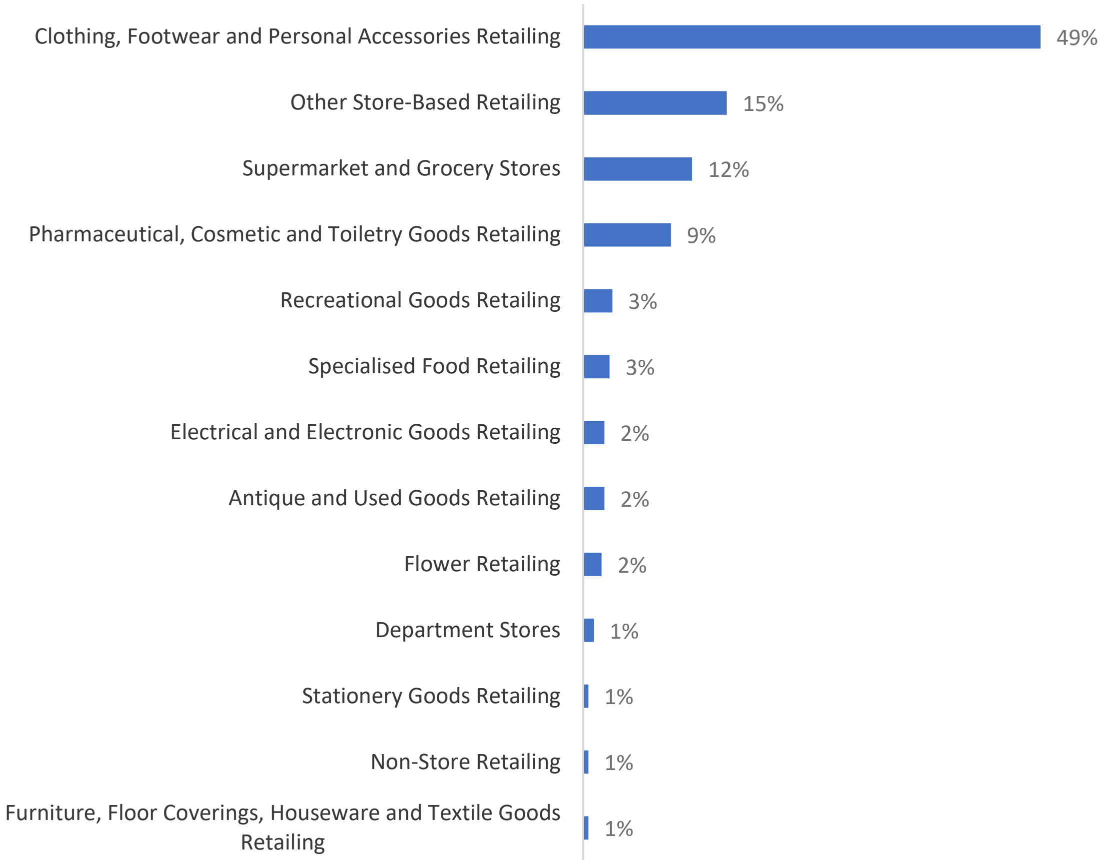


3.1.3 Retail Trade

Of the total 354 Retail Trade businesses, nearly half (172 businesses) were associated with the business type of Clothing, Footwear and Personal Accessories Retailing (Figure 8). Other dominant business types across the Retail Trade industry were Other Store-Based Retailing[10] (15% or 54 businesses), Supermarket and Grocery Stores (12% or 41 businesses), and Pharmaceutical, Cosmetic and Toiletry Goods Retailing (9% or 33 businesses), collectively constituting 36 per cent of the total.

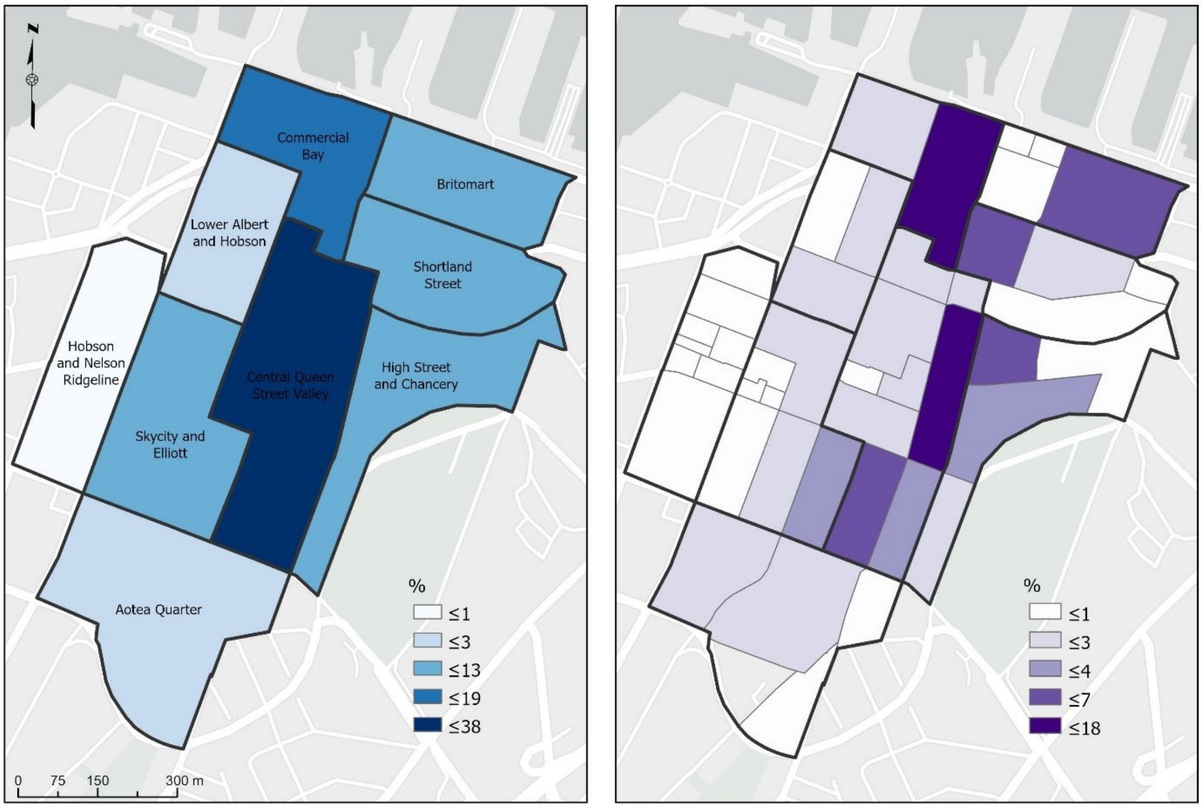
[10] Examples for Other Store-Based Retailing are gift and souvenirs shop, dollar shop, and vape shop.

Figure 8: Percentage of businesses in Retail Trade by business type (n=354)



Over a third of businesses associated with the Retail Trade industry (134 businesses or 38%) were in the Central Queen Street Valley zone and centred in the eastern part of the zone alongside High Street (Figure 9). Commercial Bay had the second largest proportion of the Retail Trade businesses, accounting for 19% (69 businesses). This is followed by High Street and Chancery (13% or 45 businesses), Skycity and Elliott (9% or 31 businesses), Shortland Street (8% or 28 businesses), and Britomart (7% or 25 businesses) together composing over a third of the Retail Trade businesses. Aotea Quarter, Lower Albert and Hobson, and Hobson and Nelson Ridgeline had relatively small shares of the Retail Trade businesses, constituting 3%, 2%, and 1%, respectively.

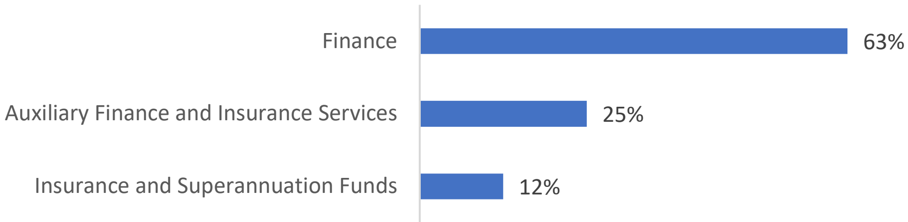
Figure 9: Distribution of businesses in Retail Trade by zone (left) and meshblock (right)



3.1.4 Financial and Insurance Services

The industry of Financial and Insurance Services is composed of Finance[11], Auxiliary Finance and Insurance Services, and Insurance and Superannuation Funds. In the 2022 business census, Finance had the largest proportion of businesses in this industry, comprising 63% of total businesses, followed by Auxiliary Finance and Insurance Services (25% or 64 businesses), and Insurance and Superannuation Funds (12% or 32 businesses).

Figure 10: Percentage of businesses in Financial and Insurance Services by business type (n=260)



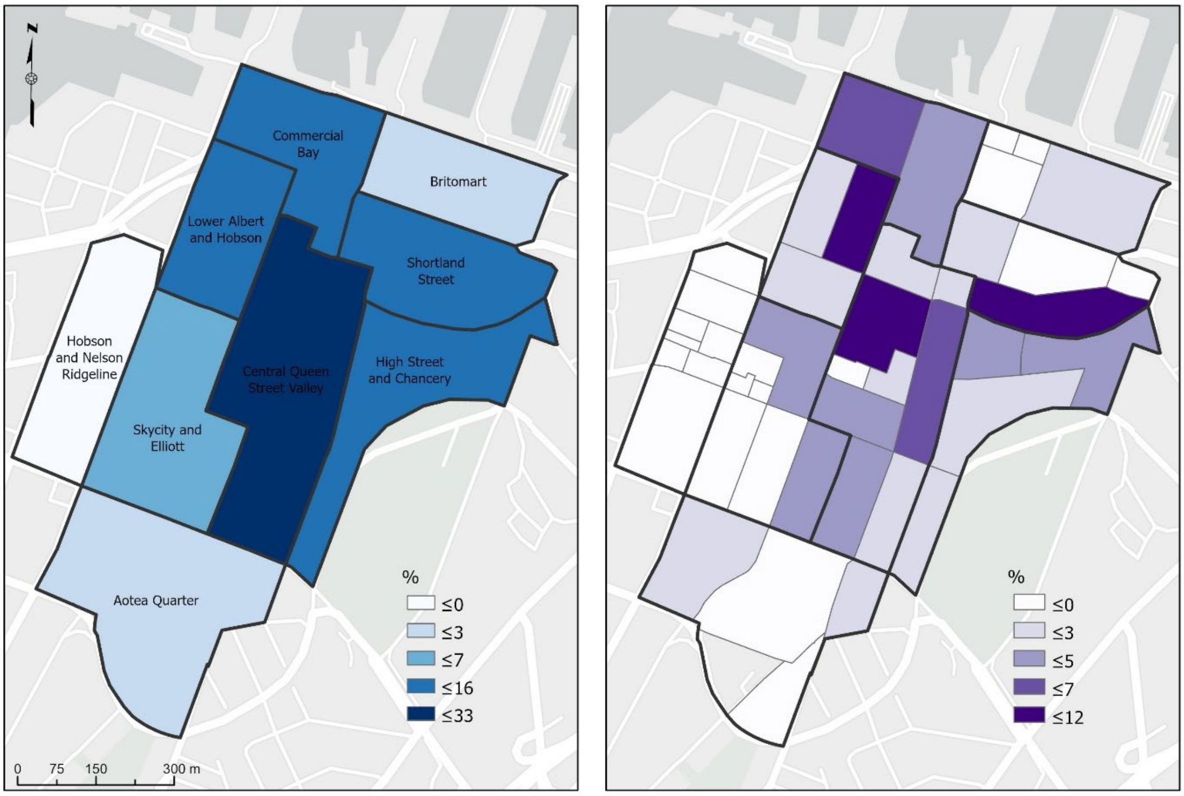
Like other main industries, major businesses associated with the Financial and Insurance Services industry were centred in Central Queen Street Valley, making up a third of total. Lower Albert and Hobson, Shortland Street, Commercial Bay, and High Street and Chancery had comparable shares of the Financial and Insurance Services businesses, each accounting

[11] Examples for Finance included in this study are banking services, foreign exchange services, investment advisory.

for 12 to 16 per cent of total. 13% of the businesses in the Financial and Insurance Services industry were spread across the rest of zones.

By looking at the distribution of the businesses in meshblocks (Figure 11), the eastern part of Lower Albert and Hobson, the lower part of Shortland Street, and the upper middle part of Central Queen Street Valley had relatively higher shares of the Financial and Insurance Services businesses, collectively constituting over a third of total.

Figure 11: Distribution of businesses in Financial and Insurance Services by zone (left) and meshblock (right)

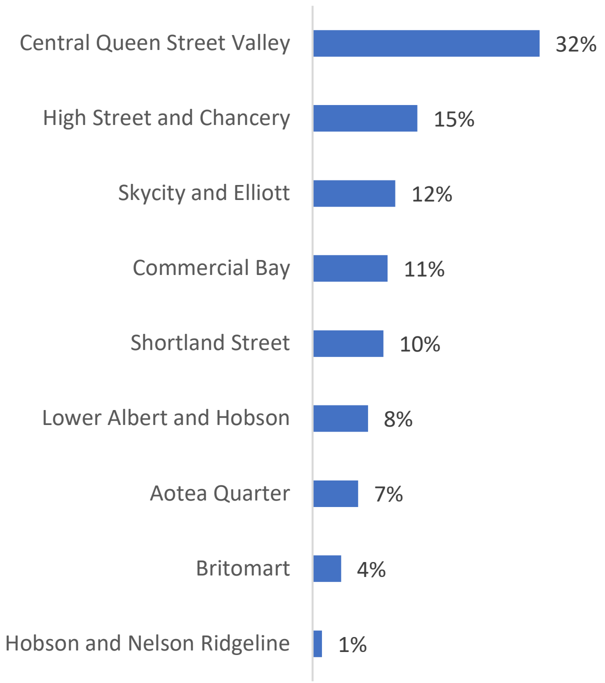


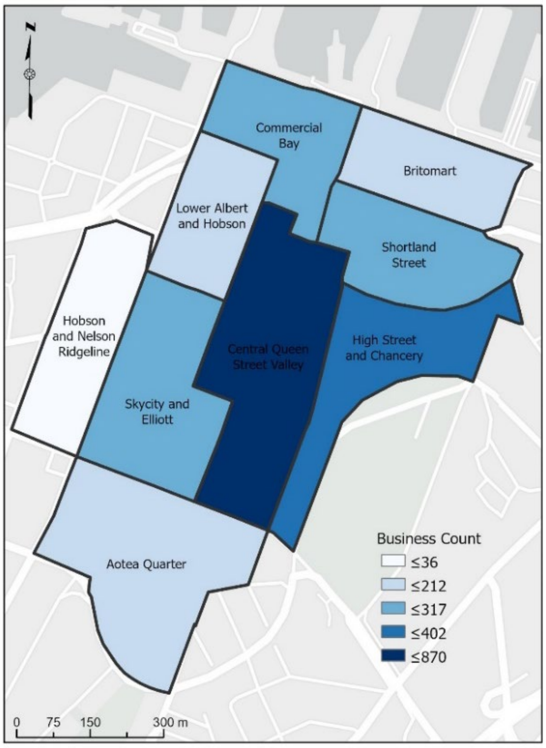
4 Analysis by zone

In the 2022 census of businesses, the study area was expended to nine zones including two new zones (i.e. Aotea Quarter, and Hobson and Nelson Ridgeline). Across the nine zones, Central Queen Street Valley had the largest proportion of businesses, accounting for almost a third (32% or 870) of total businesses (Figure 12), followed by High Street and Chancery (15% or 402 businesses), and Skycity and Elliott (12% or 317 businesses). A third of businesses were shared across Commercial Bay (11% or 288 businesses), Shortland Street (10% or 271 businesses), Lower Albert and Hobson (8% or 212 businesses), and Britomart (4% or 109 businesses). Two new zones together accounted for 8% of total businesses, with 7% (175 businesses) in Aotea Quarter and only 1% (36 businesses) in Hobson and Nelson Ridgeline.

The rest of this section provides a further analysis of the businesses by their business industries and main business types in each zone within the study area.

Figure 12: Percentage of businesses by zone (left) and map of business distribution by zone (right)





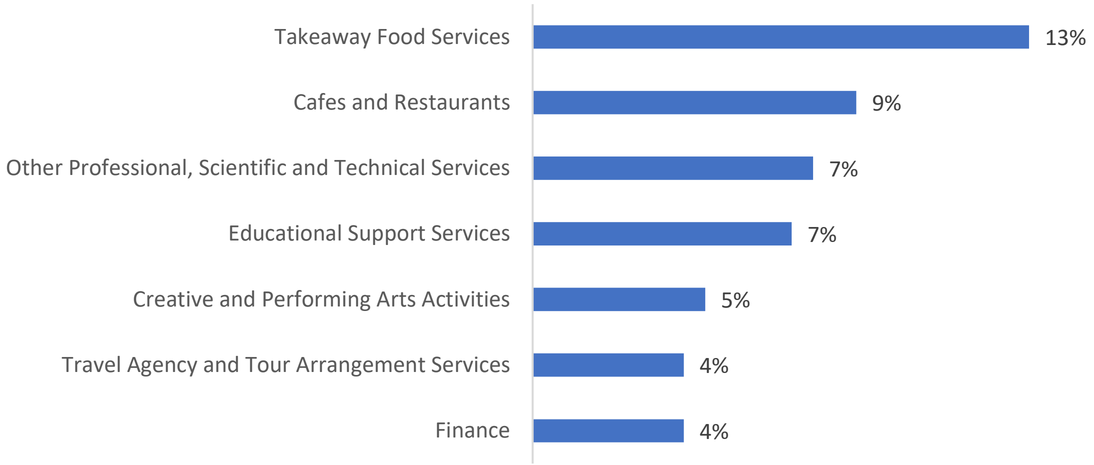
4.1 Aotea Quarter

As shown in Table 2, almost half (45%) of the 175 businesses recorded in Aotea Quarter were in the Accommodation and Food Services (23% or 40 businesses), and Professional, Scientific and Technical Services (22% or 39 businesses) sectors.

When analysed by business type, Takeaway Food Services (13% or 23 businesses), and Cafes and Restaurants (9% or 15 businesses) composed 21% of total businesses in this zone, while

Other Professional, Scientific and Technical Services[12] (7% or 13 businesses), and Educational Support Services (7% or 12 businesses) together constituted 14%. Figure 13 shows the seven largest business types only.

Figure 13: Seven largest business types, Aotea Quarter (%) (n=175)



4.2 Britomart

Just over half (55%) of total businesses recorded in Britomart were associated with the Accommodation and Food Services (32% or 35 businesses), and Retail Trade (23% or 25 businesses) industry sectors (Table 2). This also reflects in the shares of main business types in this zone (Figure 14). Clothing, Footwear and Personal Accessories Retailing (17% or 19 businesses), Cafes and Restaurants (16% or 17 businesses), Takeaway Food Services (8% or 9 businesses), and Pubs, Taverns and Bars (6% or 7 businesses) collectively comprised 47% of total businesses in the zone.

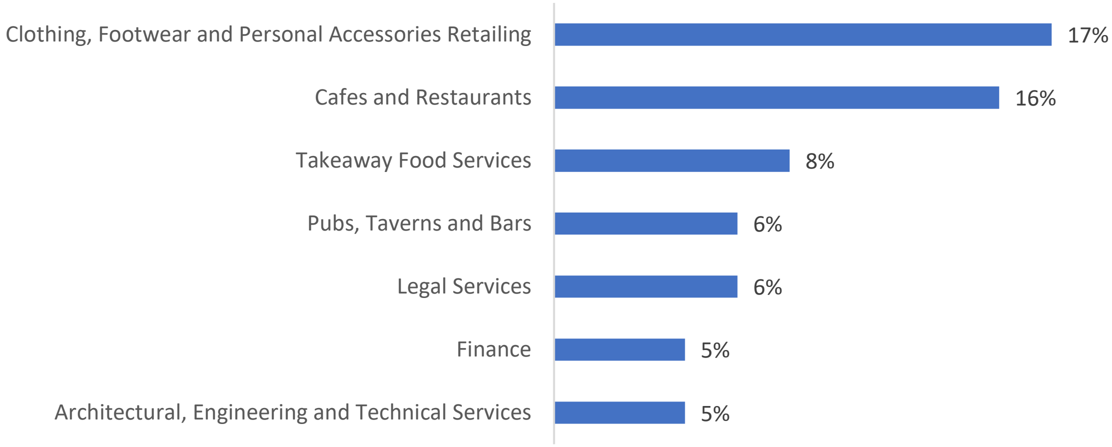
Another dominant industry sector in Britomart was Professional, Scientific and Technical Services (17% or 19 businesses) which was composed mainly of the businesses associated with Legal Services (6% or 7 businesses), and Architectural, Engineering and Technical Services (5% or 5 businesses). Figure 14 shows the seven largest business types in this zone only.

[12] Examples for Other Professional, Scientific and Technical Services are immigration consulting and service, visa consulting, translating service.

Table 2: Number and percentage of businesses by zone and broad industry (n=2680)

Industry (1-digit ANZSIC)	Zone																	
	Aotea Quarter		Britomart		Central Queen Street Valley		Commercial Bay		High Street and Chancery		Hobson and Nelson Ridgeline		Lower Albert and Hobson		Shortland Street		Skycity and Elliott	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Forestry and Fishing	0	0	0	0	4	≈0	1	≈0	0	0	0	0	1	≈0	1	≈0	1	≈0
Mining	0	0	0	0	1	≈0	0	0	0	0	0	0	0	0	1	≈0	0	0
Manufacturing	0	0	2	2	8	1	7	2	8	2	2	6	3	1	2	1	7	2
Electricity, Gas, Water and Waste Services	0	0	0	0	3	≈0	1	≈0	1	≈0	0	0	0	0	0	0	1	≈0
Construction	4	2	1	1	9	1	2	1	4	1	0	0	2	1	1	≈0	3	1
Wholesale Trade	3	2	0	0	14	2	1	≈0	3	1	0	0	3	1	3	1	0	0
Retail Trade	11	6	25	23	134	15	69	24	45	11	3	8	8	4	28	10	31	10
Accommodation and Food Services	40	23	35	32	106	12	56	19	79	20	16	44	23	11	57	21	85	27
Transport, Postal and Warehousing	0	0	2	2	15	2	1	≈0	2	≈0	0	0	2	1	2	1	6	2
Information Media and Telecommunications	4	2	1	1	19	2	6	2	6	1	0	0	7	3	4	1	3	1
Financial and Insurance Services	9	5	6	6	85	10	32	11	31	8	0	0	41	19	37	14	19	6
Rental, Hiring and Real Estate Services	4	2	5	5	26	3	8	3	26	6	2	6	16	8	15	6	5	2
Professional, Scientific and Technical Services	39	22	19	17	235	27	47	16	122	30	6	17	77	36	72	27	63	20
Administrative and Support Services	9	5	4	4	52	6	11	4	12	3	0	0	11	5	15	6	33	10
Public Administration and Safety	5	3	1	1	17	2	7	2	11	3	1	3	4	2	3	1	9	3
Education and Training	16	9	1	1	34	4	1	≈0	5	1	0	0	4	2	1	≈0	12	4
Health Care and Social Assistance	0	0	2	2	28	3	20	7	7	2	0	0	2	1	7	3	4	1
Arts and Recreation Services	13	7	0	0	10	1	0	0	7	2	2	6	0	0	3	1	5	2
Other Services	16	9	4	4	67	8	15	5	33	8	4	11	8	4	18	7	28	9
Not Elsewhere Included	2	1	1	1	3	≈0	3	1	0	0	0	0	0	0	1	≈0	2	1
Total	175	100	109	100	870	100	288	100	402	100	36	100	212	100	271	100	317	100

Figure 14: Seven largest business types, Britomart (%) (n=109)



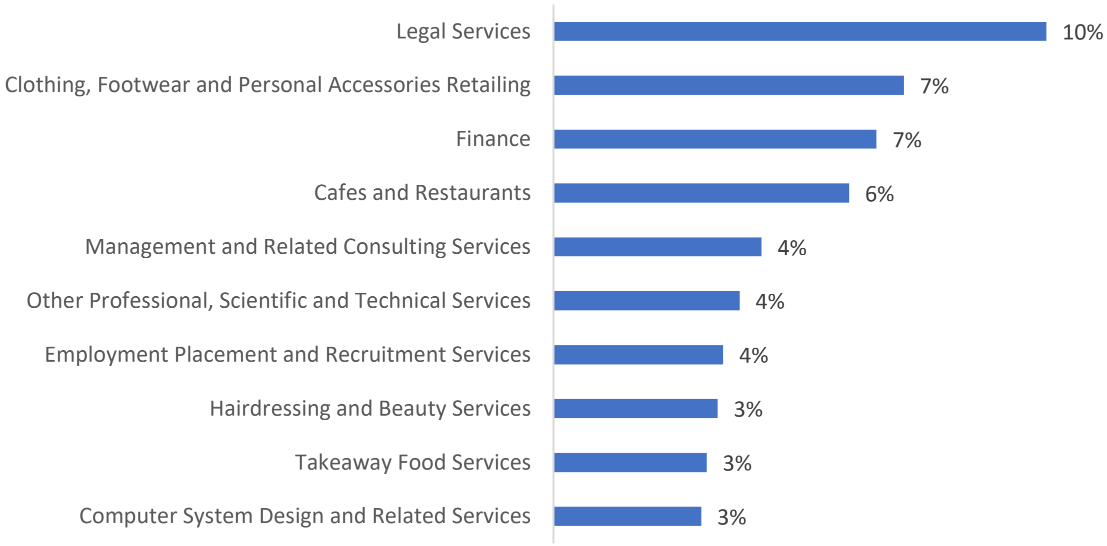
4.3 Central Queen Street Valley

As shown in Figure 12, the largest number of businesses were recorded in the Central Queen Street Valley zone (870 businesses, or 32% of the total).

Of those 870 businesses, a quarter were in the Professional, Scientific and Technical Services industry sector (27% or 235 businesses), followed by Retail Trade (15% or 134 businesses), Accommodation and Food Services (12% or 106 businesses), and Financial and Insurance Services (10% or 85 businesses). Together these industries accounted for about two thirds of businesses within the zone.

The largest business type in Central Queen Street Valley was Legal Services constituting 10 per cent of all businesses recorded, followed by Clothing, Footwear and Personal Accessories Retailing (7% or 64 businesses), Finance (7% or 59 businesses), and Cafes and Restaurants (6% or 54 businesses). See Figure 15.

Figure 15: Ten largest business types, Central Queen St Valley (%) (n=870)

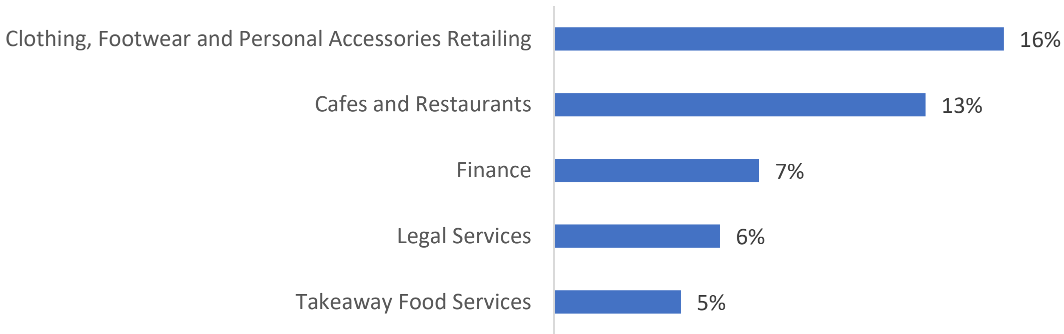


4.4 Commercial Bay

Retail Trade (24% or 69 businesses), and Accommodation and Food Services (19% or 56 businesses) collectively accounted for 43 per cent of total businesses recorded in the Commercial Bay zone (Table 2).

As shown in Figure 16, Clothing, Footwear and Personal Accessories Retailing, as a business type of the Retail Trade industry, had the largest proportion (16%). Accommodation and Food Services businesses in this zone were dominantly made up of Cafes and Restaurants (13%), and Takeaway Food Services (5%).

Figure 16: Five largest business types, Commercial Bay (%) (n=288)

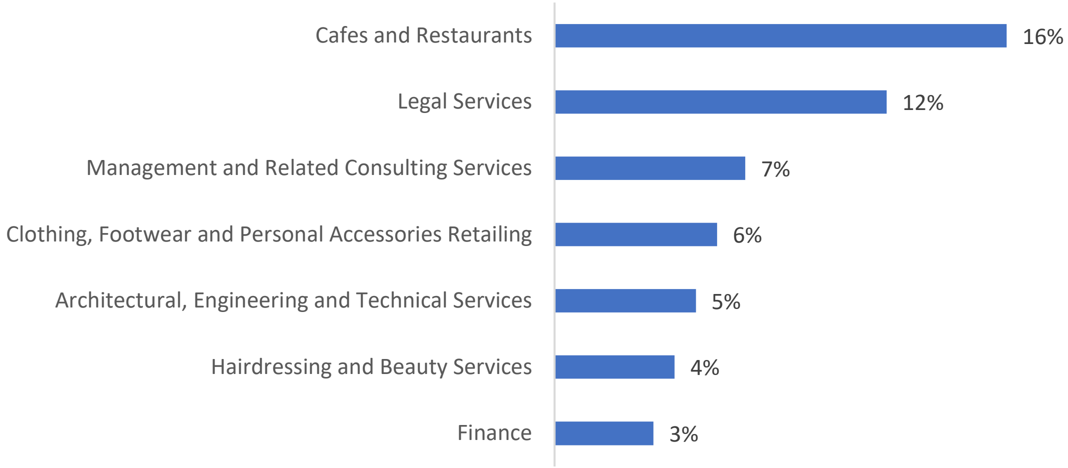


4.5 High Street and Chancery

As shown in Table 2, the largest industry sector recorded in High Street and Chancery zone was Professional, Scientific and Technical Services (30%, or 122 businesses). Within this industry sector, Legal Services, Management and Related Consulting Services, and Architectural, Engineering and Technical Services comprised almost a quarter of the businesses in this zone (Figure 17).

Accommodation and Food Services was the second largest industry sector (20% or 79 businesses). The bulk of those businesses were Cafe and Restaurants (16% or 64 businesses). The third largest industry sector was Retail Trade (11% or 45 businesses), which was composed mostly of Clothing, Footwear and Personal Accessories Retailing (6% or 23 businesses), and Hairdressing and Beauty Services (4% or 17 businesses).

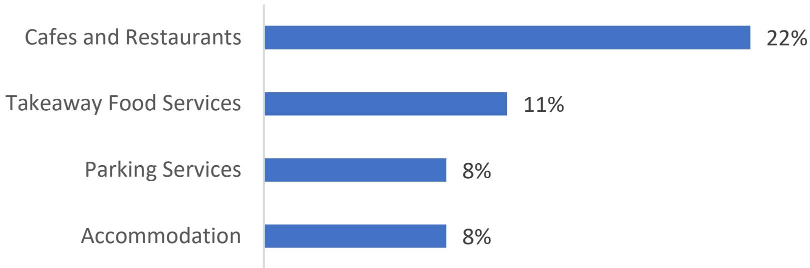
Figure 17: Seven largest business types, High Street and Chancery (%) (n=402)



4.6 Hobson and Nelson Ridgeline

Hobson and Nelson Ridgeline had the smallest proportion of recorded businesses within the total study area. In 2022, of the total 36 businesses located in this zone, 44% (16 businesses) were associated with Accommodation and Food Services (Table 2), dominantly shared by the business types of Cafes and Restaurants (22% or 8 businesses), Takeaway Food Services (11% or 4 businesses), and Accommodation (8% or 3 businesses) (Figure 18).

Figure 18: Four largest business types, Hobson and Nelson Ridgeline (%) (n=36)

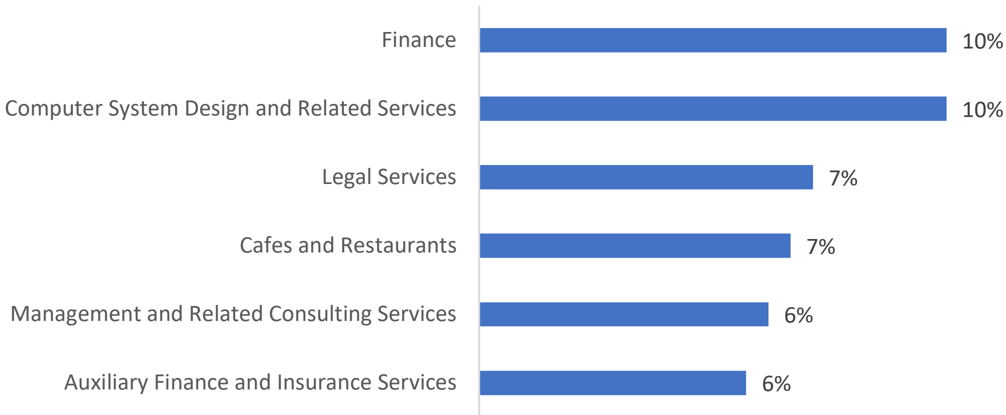


4.7 Lower Albert and Hobson

Over half of the businesses in Lower Albert and Hobson were spread across two main industries (Table 2): Professional, Scientific and Technical Services (36% or 77 businesses), and Financial and Insurance Services (19% or 41 businesses). Specifically, the bulk businesses of those industries were composed of Finance, Computer System Design and Related Services, Legal Services, Management and Related Consulting Services, and Auxiliary Finance and Insurance Services (Figure 19).

The Accommodation and Food Services industry, mostly Cafes and Restaurants businesses, also accounted for 11% of total businesses in the Lower Albert and Hobson zone, while the Rental, Hiring and Real Estate Services industry comprised 8%.

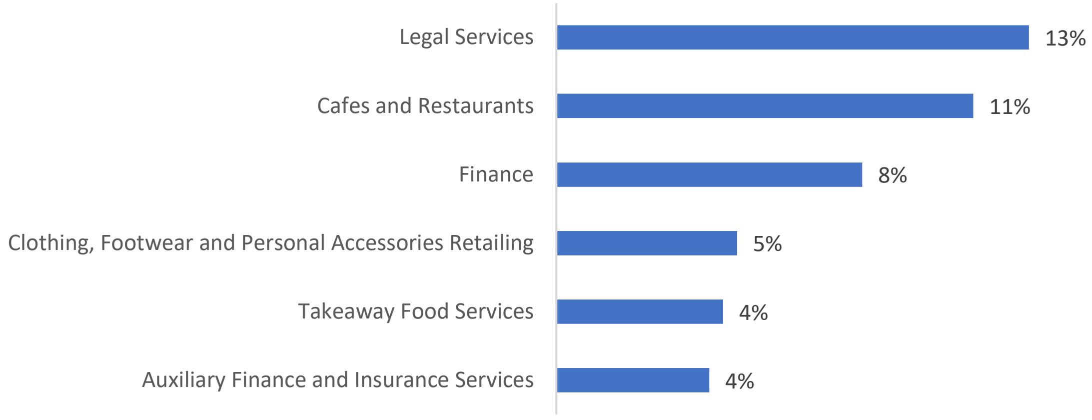
Figure 19: Six largest business types, Lower Albert and Hobson (%) (n=212)



4.8 Shortland Street

In the Shortland Street zone, Professional, Scientific and Technical Services (27% or 72 businesses), Accommodation and Food Services (21% or 57 businesses), Financial and Insurance Services (14% or 37 businesses), and Retail Trade (10% or 28 businesses) were the major industries, collectively accounting for over 70 per cent of total businesses in the zone (Table 2). This is similar to the share of business industries within Central Queen Street Valley, but with a higher proportion of the Accommodation and Food Services businesses (e.g. Cafes and Restaurants, Takeaway Food Services). Figure 20 shows the six largest business types in this zone.

Figure 20: Six largest business types, Shortland Street (%) (n=271)

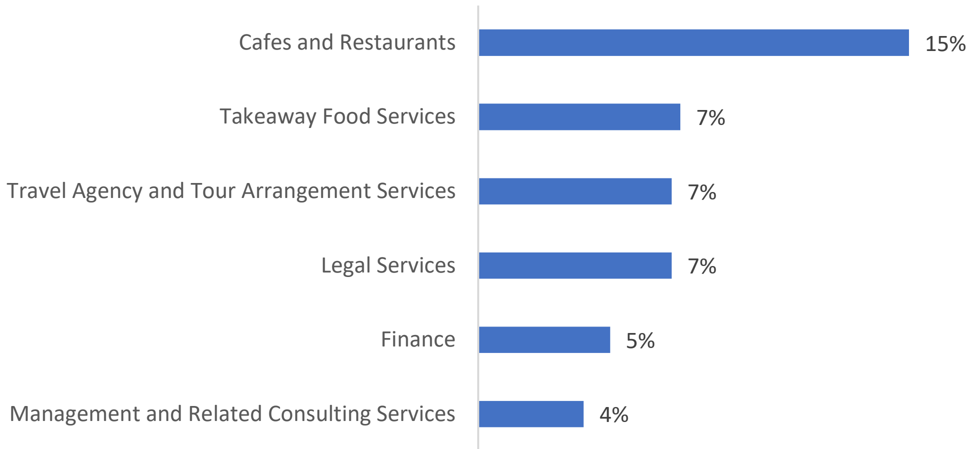


4.9 Skycity and Elliott

Accommodation and Food Services was the largest industry in Skycity and Elliott (Table 2), accounting for 27% (85) of total businesses in this zone, with a major proportion of two business types (Figure 21): Cafes and Restaurants (15%), and Takeaway Food Services (7%).

Travel Agency and Tour Arrangement Services, and Legal Services were also main business types in Skycity and Elliott, together comprising 14 per cent of the businesses, followed by Finance (5%) and Management and Related Consulting Services (4%).

Figure 21: Six largest business types, Skycity and Elliott (%) (n=317)



5 Vacancies and premises under construction

5.1 Vacant premises

The researchers counted 200 vacant business premises at street level across the study area in the 2022 business census[13]. As shown in Table 3, in percentage terms, Britomart (2%), Commercial Bay (3%), Hobson and Nelson Ridgeline (1%), and Lower Albert and Hobson (4%) had relatively less floor-level vacancies across the study area, collectively constituting 10% of total. The largest share of floor-level vacancies, 40 per cent or 80 vacancies, was in Central Queen Street Valley. Given Central Queen Street Valley also had the largest amount of business premises within the study area, this is not unexpected.

Analysis on the ratio of floor-level vacancy to non-vacant premises for each zone (Table 3), found that Shortland Street had the greatest ratio (0.14), followed by Aotea Quarter (0.13). Within these two zones, floor-level vacancies can be more noticeable as of June 2022 (Figure 22).

Table 3: Percentage of floor-level vacancies and ratio of floor-level vacancies to non-vacant business premises

Zone	Floor-level Vacancy Count	Floor-level Vacancy %	Business Count	Ratio of Floor-level Vacancy to Business
Aotea Quarter	23	12	175	0.13
Britomart	4	2	109	0.04
Central Queen Street Valley	80	40	870	0.09
Commercial Bay	5	3	288	0.02
High Street and Chancery	22	11	402	0.05
Hobson and Nelson Ridgeline	1	1	36	0.03
Lower Albert and Hobson	8	4	212	0.04
Shortland Street	39	20	271	0.14
Skycity and Elliott	18	9	317	0.06
Total	200	100	2680	0.07

[13] As mentioned earlier, while it was easy to identify vacant business premises on the street level it is not always possible to identify vacant business premises located in a building due to the limit to accessibility or visibility. Therefore, this analysis is restricted to vacant premises at ground level only.

Figure 22: Map of floor-level vacancies by zone: Percentage of floor-level vacancies (left) and ratio of floor-level vacancies to non-vacant business premises (right)

5.2 Premises under construction or renovation

38 premises were recorded as under construction or renovation in the 2022 business census. As Figure 23 shows, most of these premises were in Central Queen Street Valley (8), Aotea Quarter (7), Lower Albert and Hobson (7), and Shortland Street (7).

Figure 23: Distribution of premises under construction or renovation by zone (left) and meshblock (right)

6 Changes since 2020

To draw a complete comparison between the 2020 and 2022 census of businesses, analysis was restricted to the seven zones of the 2020 study area. That means that the 211 businesses recorded in the two new zones, Aotea Quarter, and Hobson and Nelson Ridgeline, were excluded from analysis. It should also be noted that 43 businesses that were counted in the 2020 census of businesses were not included in this analysis[14].

The study found an overall decrease of 316 businesses across the seven study zones, between the 2020 and 2022 studies, from 2785 to 2469 (11% decrease). This study does not investigate whether these 316 businesses moved within the city centre (ie, outside of the 2020 study zone), moved to another part of Auckland or are permanently closed.

6.1 Changes in businesses by industry sector and business type

Table 4 shows a breakdown of changes in the number of businesses recorded by their broad industry sectors (i.e. 1-digit ANZSIC).

The largest declines were in the numbers of businesses coded in the Professional, Scientific and Technical Services, and Financial and Insurance Services sectors, which decreased by 57 and 52 businesses respectively. In percentage terms, the Education and Training sector experienced the largest decrease, down a third (36%, or 32 fewer businesses) compared to 2020, followed by Administrative and Support Services with a decline of 23% (42 fewer businesses).

The rest of this section summarises how the changes in businesses were spread across business types and zones for each industry identified above[15].

[14] In the 2020 census of businesses, 43 businesses were counted in the Harbour View building located at 152 Quay Street and the Achilles House building located at 47 Customs Street East. During the data collection period of the 2022 business census, those two buildings were not accessible due to construction work, and so the 43 businesses have been removed from the 2020 count in this report.

[15] Appendix C provides the complete comparison data between the 2020 and 2022 business censuses by business industries and types.

Table 4: Number and percentage of businesses by broad industry, 2022 compared to 2020

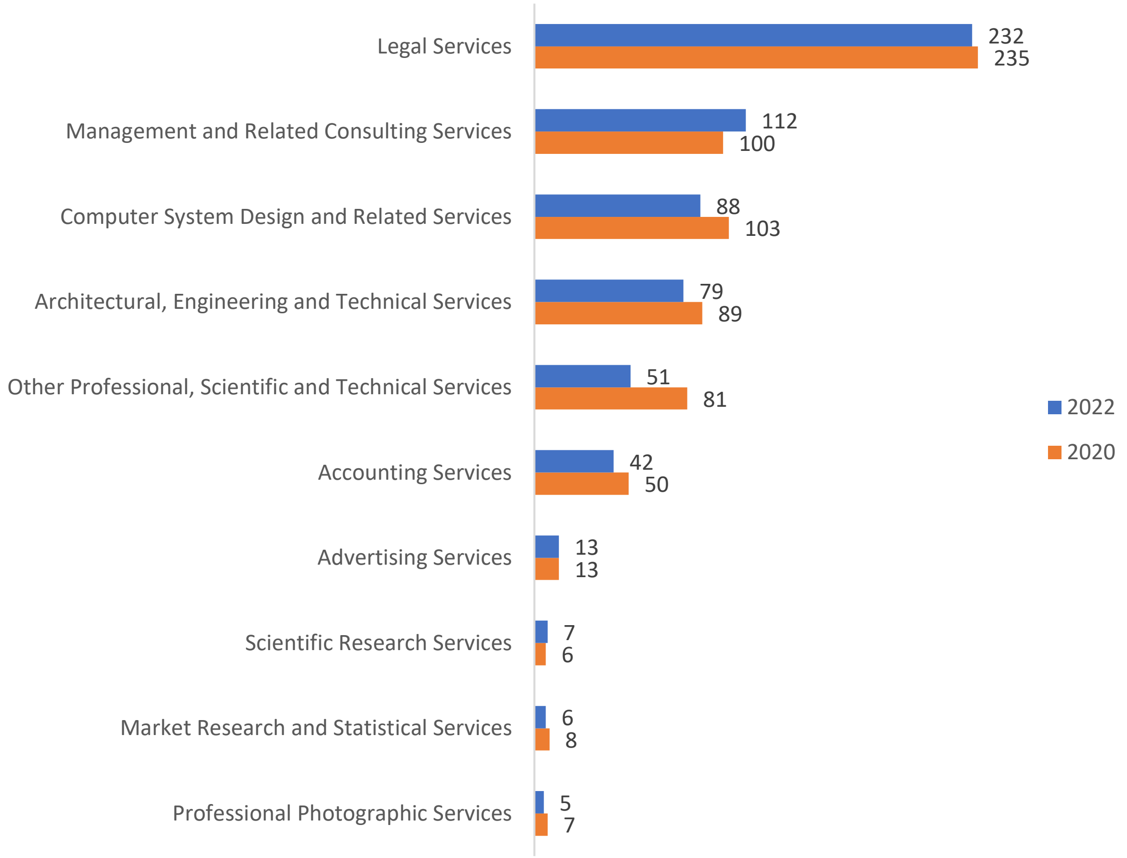
Industry (1-digit ANZSIC)	2022 Count	2022 %	2020 Count	2020 %	Change 2020-2022 Count	Change 2020-2022 %
Professional, Scientific and Technical Services	635	26	692	25	-57	-8
Accommodation and Food Services	441	18	470	17	-29	-6
Retail Trade	340	14	370	13	-30	-8
Financial and Insurance Services	251	10	303	11	-52	-17
Other Services	173	7	194	7	-21	-11
Administrative and Support Services	138	6	180	6	-42	-23
Rental, Hiring and Real Estate Services	101	4	117	4	-16	-14
Health Care and Social Assistance	70	3	78	3	-8	-10
Education and Training	58	2	90	3	-32	-36
Public Administration and Safety	52	2	57	2	-5	-9
Information Media and Telecommunications	46	2	52	2	-6	-12
Manufacturing	37	1	40	1	-3	-8
Transport, Postal and Warehousing	30	1	37	1	-7	-19
Arts and Recreation Services	25	1	24	1	1	4
Wholesale Trade	24	1	29	1	-5	-17
Construction	22	1	29	1	-7	-24
Agriculture, Forestry and Fishing	8	≈0	10	≈0	-2	-20
Electricity, Gas, Water and Waste Services	6	≈0	6	≈0	0	0
Mining	2	≈0	2	≈0	0	0
Not Elsewhere Included	10	≈0	5	≈0	5	100
Total	2469	100	2785	100	-316	-11

6.1.1 Professional, Scientific and Technical Services

Within the Professional, Scientific and Technical Services industry sector, the largest decrease was found within the Other Professional, Scientific and Technical Services category (mostly migration consulting and services) with 30 fewer businesses in 2022 compared to 2020 (Figure 24). Computer System Design and Related Services, and Architectural, Engineering and Technical Services decreased by 15 and 10 businesses, respectively.

While there was an overall decline in businesses in the Professional, Scientific and Technical Services industry, business growth was seen in Management and Related Consulting Services which increased by 12 businesses.

Figure 24: Number of businesses in Professional, Scientific and Technical Services by business type, 2022 (n=635) compared to 2020 (n=692)

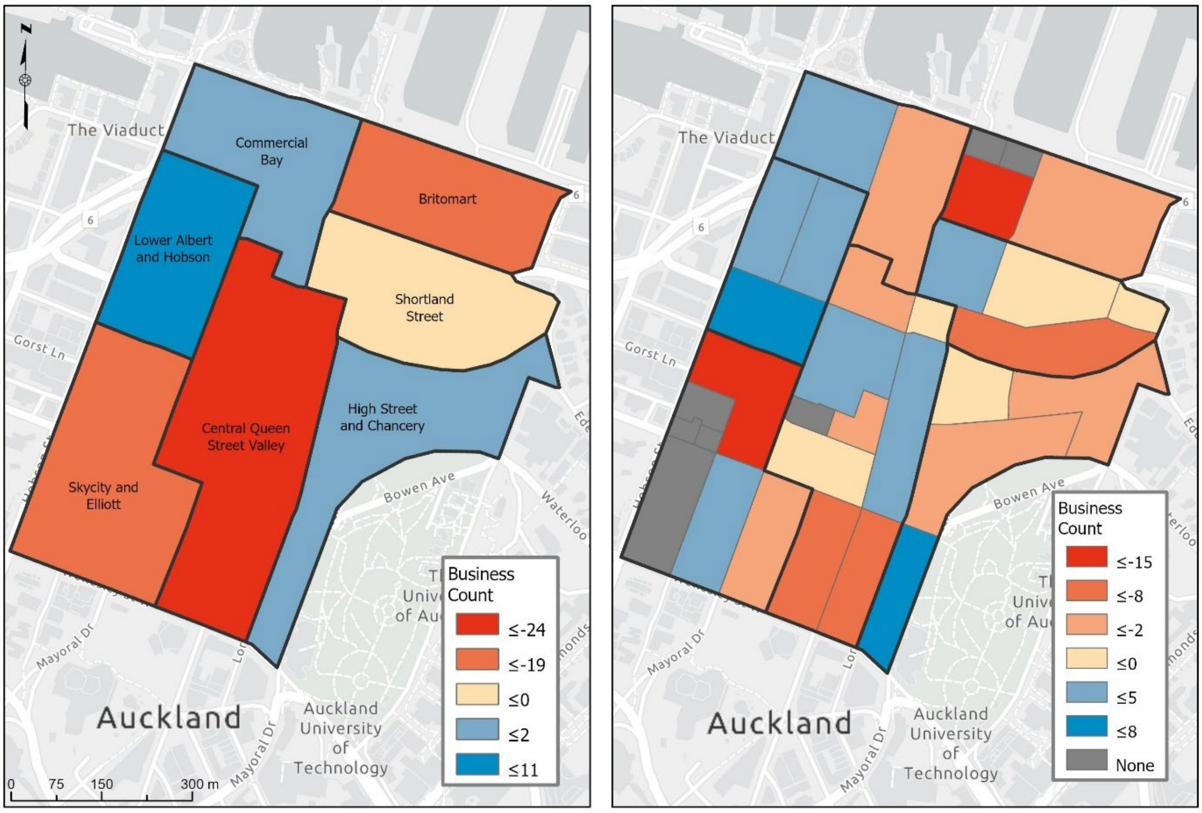


Overall, the largest loss in this sector was recorded in the Central Queen Street Valley zone, with a decrease of 24 businesses compared to 2020 (Figure 25).

Skycity and Elliott (21 fewer businesses) and Britomart (20 fewer businesses) also had relatively higher shares of the business loss in Professional, Scientific and Technical Services. Those losses were centrally located in the upper part of Skycity and Elliott and the western part of Britomart.

As Figure 25 shows, the study found however that there had been an increase in the numbers of businesses in the Professional, Scientific and Technical Services industry in Lower Albert and Hobson and the lower part of High Street and Chancery.

Figure 25: Change in number of businesses in Professional, Scientific and Technical Services sector, by zone (left) and meshblock (right), 2020 to 2022

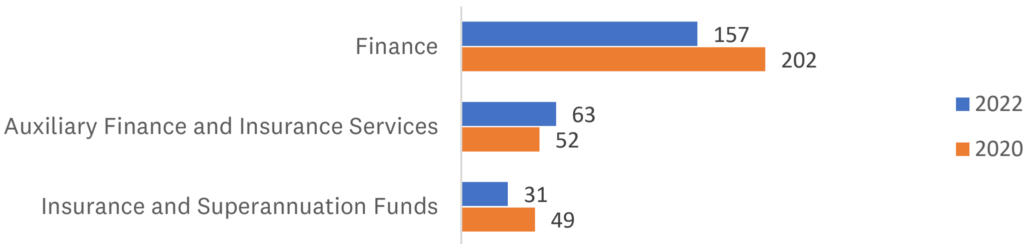


6.1.2 Financial and Insurance Services

Across the business types in the Financial and Insurance Services industry, Finance experienced the largest reduction, from 202 businesses in 2020 to 157 in 2022 (Figure 26), followed by Insurance and Superannuation Funds, with 18 fewer businesses compared to 2020.

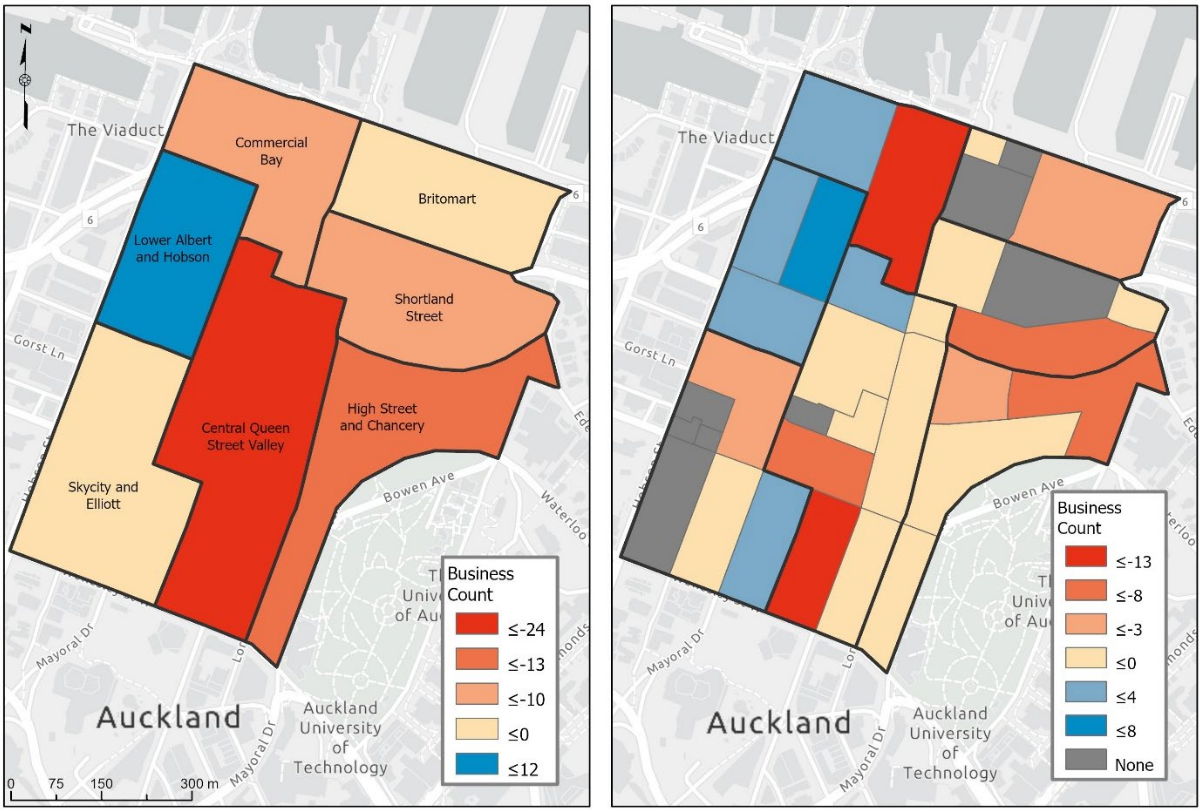
Conversely, the study recorded an increase of 11 businesses in the Auxiliary Finance and Insurance Services sector. See Figure 26.

Figure 26: Number of businesses in Financial and Insurance Services by business type, 2022 (n=251) and 2020 (n=303)



As Figure 27 shows, six of the seven zones experienced an overall reduction in the Financial and Insurance Services industry. The largest decrease was centred in the lower part of Central Queen Street Valley, the eastern part of Commercial Bay, and areas alongside Shortland Street (Figure 27). Growth in this sector was recorded in the Lower Albert and Hobson zone.

Figure 27: Change in number of businesses in Financial and Insurance Services sector, by zone (left) and meshblock (right), 2020 to 2022



6.1.3 Administrative and Support Services

The reduction in the Administrative and Support Services industry was mainly driven by a reduction of 29 businesses in the Travel Agency and Tour Arrangement Services sector (Figure 28), followed by Employment Placement and Recruitment Services (7 fewer businesses) and Other Administrative Services[16] (6 fewer businesses).

[16] Examples for Other Administrative Services are visa application services, event management services, and tourist information centre operation.

Figure 28: Number of businesses in Administrative and Support Services by business type, 2022 (n=138) compared to 2020 (n=180)

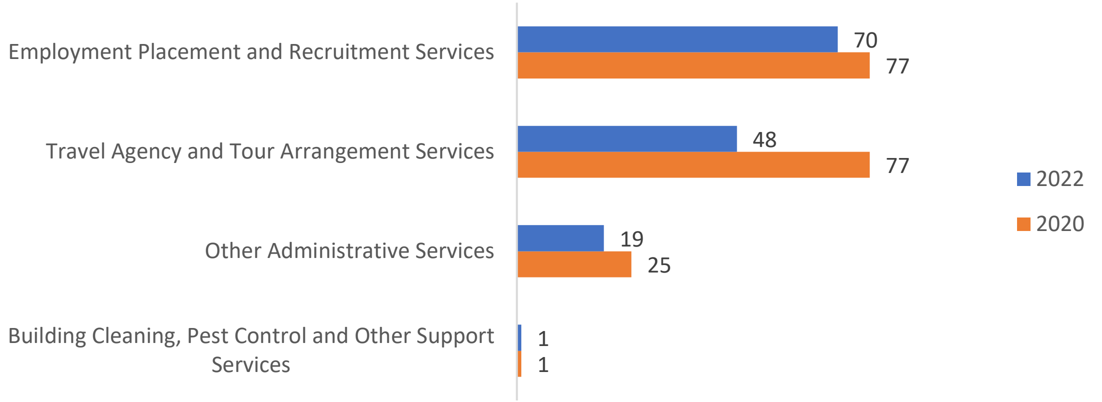
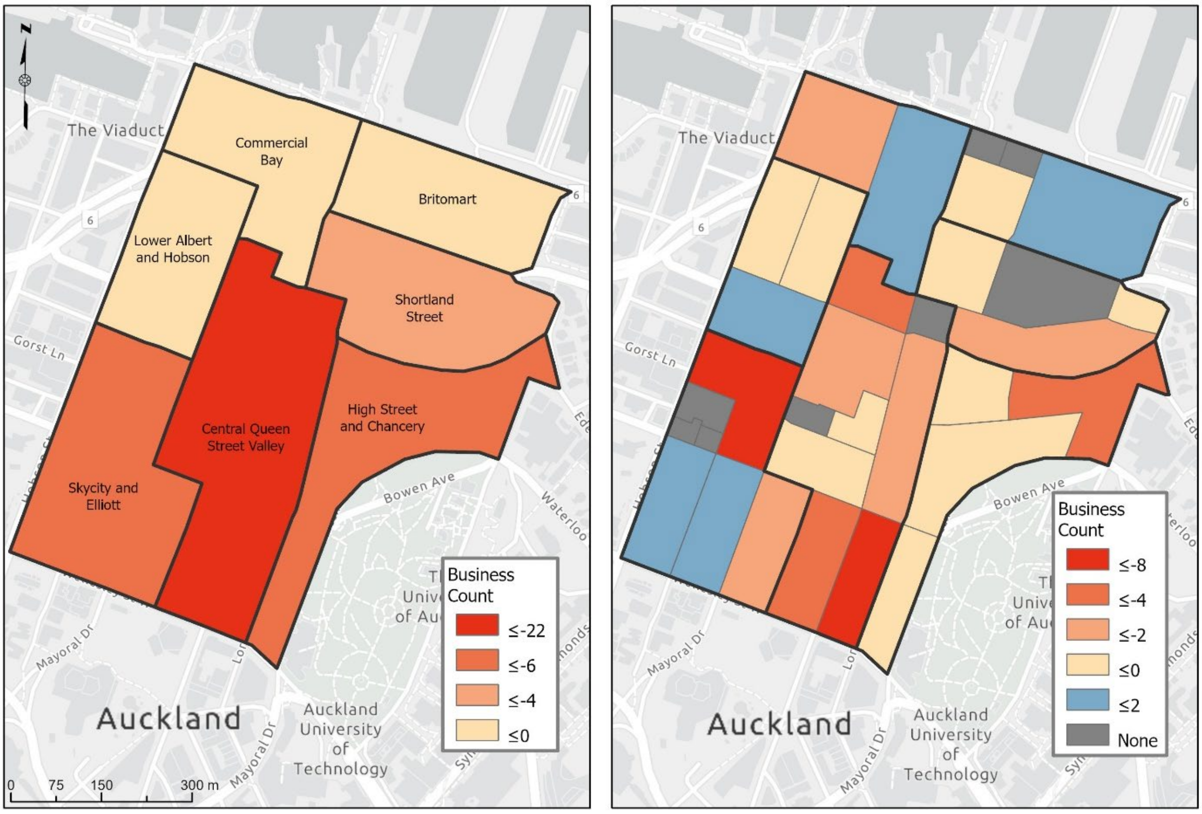


Figure 29 shows that, compared to 2020, overall business loss in the Administrative and Support Services industry was recorded in all seven zones, and was concentrated in Central Queen Street Valley (22 fewer businesses). It also shows slight business growth in this sector across Skycity and Elliott, Lower Albert and Hobson, Commercial Bay, and Britomart.

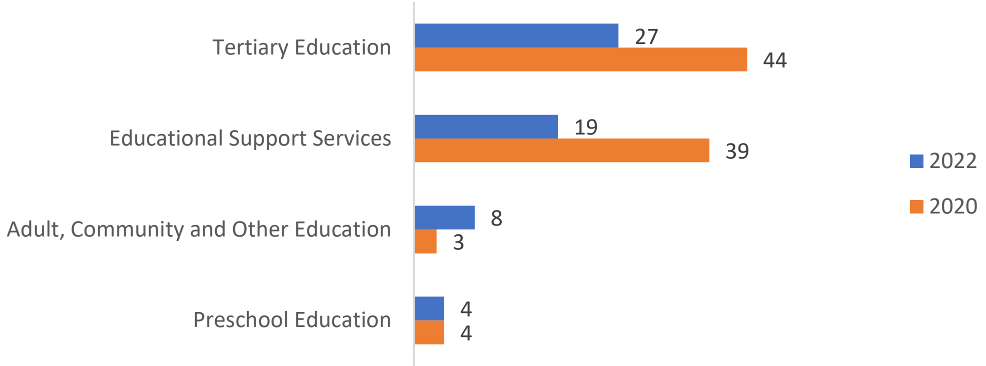
Figure 29: Change in number of businesses in Administrative and Support Services sector, by zone (left) and meshblock (right), 2020 to 2022



6.1.4 Education and Training

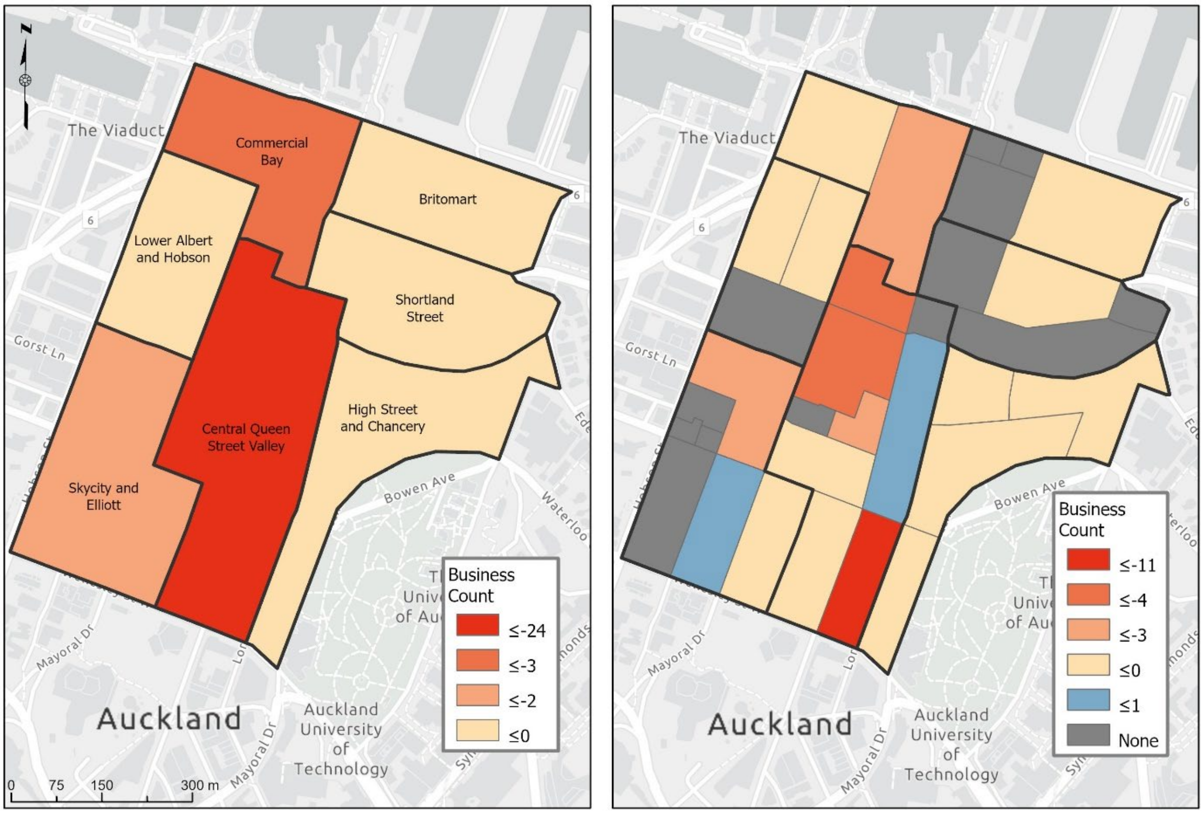
Within the Education and Training industry, a decline of 20 businesses in Educational Support Services and 17 in Tertiary Education were recorded (Figure 30). Although comprising a small proportion of the businesses in this industry, there was an increase of five businesses in Adult, Community and Other Education between 2020 and 2022.

Figure 30: Number of businesses in Education and Training by business type, 2022 (n=58) compared to 2020 (n=90)



All the zones experienced a reduction in numbers of Education and Training businesses between 2020 and 2022 (Figure 31). This was mostly located in the Central Queen Street Valley zone with a decline of 24 businesses.

Figure 31: Change in number of businesses in Education and Training sector, by zone (left) and meshblock (right), 2020 to 2022



6.2 Change in businesses by zone

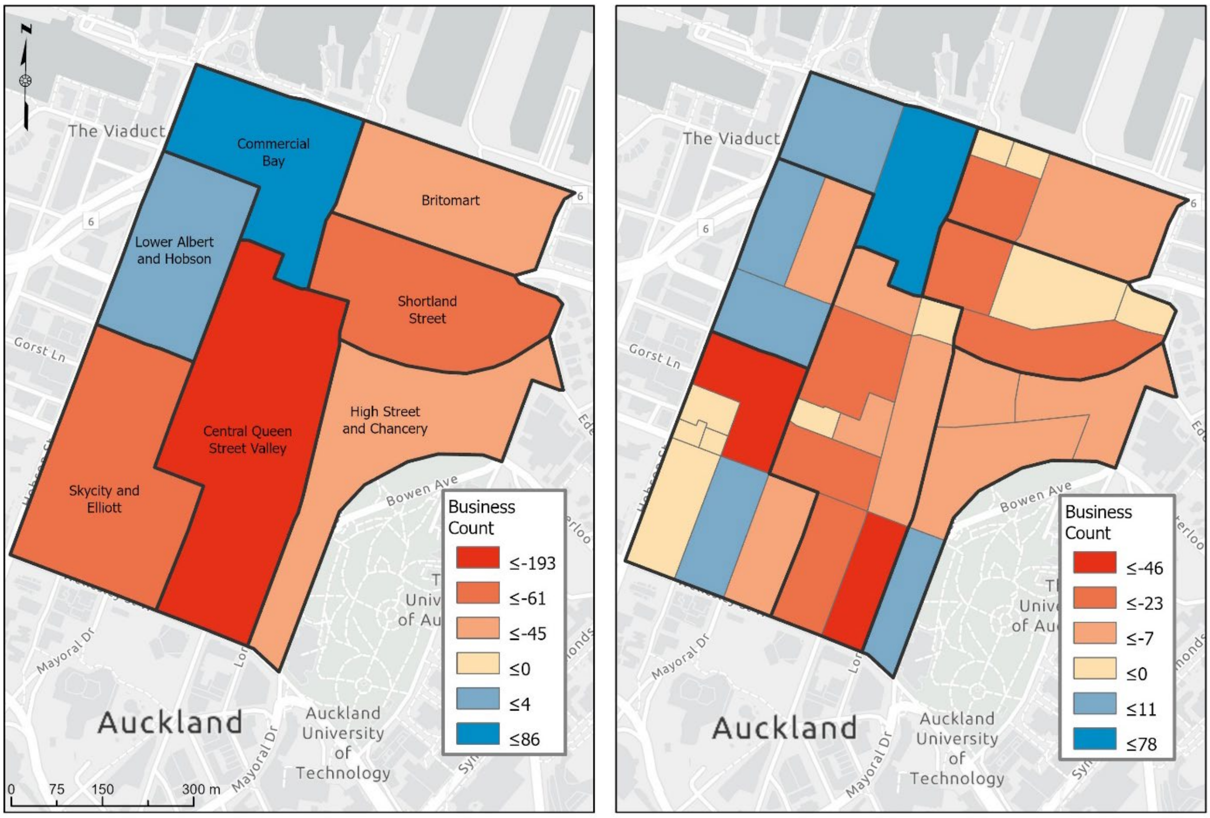
Between 2020 and 2022, all the zones listed in Table 5 had notable changes to the overall number of businesses, with the exception of Lower Albert and Hobson.

The largest business reductions were in Central Queen Street Valley (193 fewer businesses), more specifically, centred in the lower part of the zone (Figure 32). Major business loss was also observed in the upper part of the Skycity and Elliott zone. In contrast, businesses significantly grew in the Commercial Bay zone compared to 2020, increasing by 43% (86 businesses).

Table 5: Number and percentage of businesses by zone, 2022 compared to 2020

Zone	2022 Count	2022 %	2020 Count	2020 %	Change 2020-2022 Count	Change 2020-2022 %
Britomart	109	4	154	6	-45	-29
Central Queen Street Valley	870	35	1063	38	-193	-18
Commercial Bay	288	12	202	7	86	43
High Street and Chancery	402	16	447	16	-45	-10
Lower Albert and Hobson	212	9	208	7	4	2
Shortland Street	271	11	332	12	-61	-18
Skycity and Elliott	317	13	379	14	-62	-16
Total	2469	100	2785	100	-316	-11

Figure 32: Change in number of businesses by zone (left) and meshblock (right), 2020 to 2022



6.2.1 Zones with business reduction

As Central Queen Street Valley had the highest concentration (over a third) of businesses in both censuses, it is perhaps not surprising to find that the zone had the largest reduction in number of businesses between 2020 and 2022, down 18 per cent (193 fewer businesses).

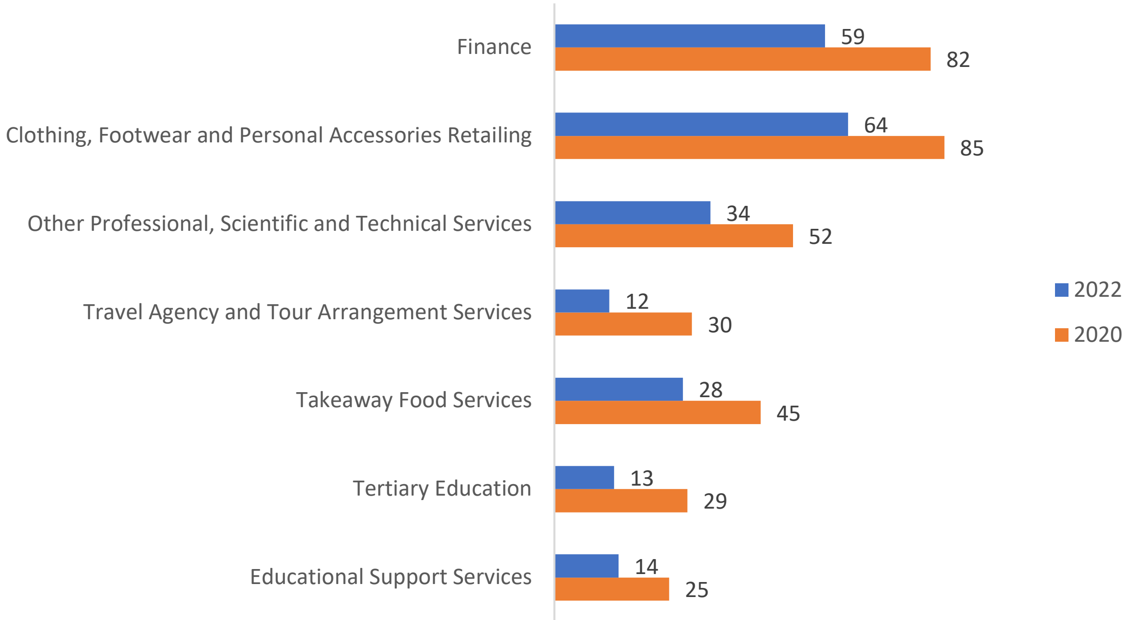
The business reductions in Central Queen Street Valley were spread across many industries (Table 6). The largest reduction in numerical terms, was in Retail Trade, which decreased by 35 businesses, followed by Accommodation and Food Services (25 fewer businesses), Financial and Insurance Services (24 fewer businesses), Professional, Scientific and Technical Services (24 fewer businesses), Education and Training (24 fewer businesses), and Administrative and Support Services (22 fewer businesses).

Table 6: Change in number of businesses by broad industry and zone between 2020 and 2022

Industry (1-digit ANZSIC)	Zone						
	Britomart	Central Queen Street Valley	Commercial Bay	High Street and Chancery	Lower Albert and Hobson	Shortland Street	Skycity and Elliott
Agriculture, Forestry and Fishing	0	-1	-1	0	1	0	-1
Mining	0	0	0	0	0	0	0
Manufacturing	-1	-3	4	-2	0	0	-1
Electricity, Gas, Water and Waste Services	0	0	1	0	0	0	-1
Construction	1	-1	0	-2	-4	0	-1
Wholesale Trade	-1	1	0	-2	0	0	-3
Retail Trade	-9	-35	51	-9	0	-25	-3
Accommodation and Food Services	-3	-25	38	-7	-12	-6	-14
Transport, Postal and Warehousing	-3	2	-1	-2	0	0	-3
Information Media and Telecommunications	0	-10	1	0	3	1	-1
Financial and Insurance Services	-5	-24	-10	-13	12	-10	-2
Rental, Hiring and Real Estate Services	-1	-5	-1	1	-2	-4	-4
Professional, Scientific and Technical Services	-19	-24	2	1	11	-8	-20
Administrative and Support Services	0	-22	-1	-6	-1	-4	-8
Public Administration and Safety	-1	-3	-1	0	2	-2	0
Education and Training	0	-24	-3	-1	-1	-1	-2
Health Care and Social Assistance	0	-10	2	2	0	0	-2
Arts and Recreation Services	0	0	0	2	0	0	-1
Other Services	-3	-10	3	-7	-4	-3	3
Not Elsewhere Included	0	1	2	0	-1	1	2
Total	-45	-193	86	-45	4	-61	-62

Further analysis by business type of reductions in Central Queen Street Valley (Figure 33), shows the largest loss was associated with Finance, decreasing by 23 businesses, followed by Clothing, Footwear and Personal Accessories Retailing (21 fewer businesses). There was a relatively equivalent amount of business reductions across Travel Agency and Tour Arrangement Services, Other Professional, Scientific and Technical Services, Takeaway Food Services, and Tertiary Education, which declined by 16 to 18 businesses compared to 2020.

Figure 33: Number of businesses in Central Queen Street Valley by selected business types having major reduction in businesses (count), 2022 compared to 2020



Reductions in numbers of businesses across Britomart, High Street and Chancery, Shortland Street, and Skycity and Elliott zones ranged from 45 to 62 businesses (Table 5). Due to the relatively small number of total businesses in Britomart, this zone recorded the largest proportionate reduction across all the seven zones, at 29% (45 few businesses) (mainly in the Professional, Scientific and Technical Services (19 fewer businesses) and Retail Trade (9 fewer businesses) sectors).

6.2.2 Commercial Bay

Apart from Lower Albert and Hobson which had minor overall business growth increasing by 4 businesses between 2020 and 2022, the Commercial Bay zone recorded the largest business growth, increasing by 86 businesses between 2020 and 2022 (43%) (Table 5). This was mostly an increase in Retail Trade (51 more businesses), and Accommodation and Food Services (38 more businesses) sectors. Much of this growth will be directly related to the opening of the Commercial Bay retail centre and PWC Tower in the period between the two studies.[17]

[17] Commercial Bay and PWC Tower were officially opened in June 2020. Fieldwork for the 2020 Census of businesses was undertaken in January 2020.

When broken down into business type (Figure 34), most of the growth was from businesses associated with Clothing, Footwear and Personal Accessories Retailing (38 more businesses), Cafes and Restaurants (25 more businesses), Takeaway Food Services (11 more businesses), and Pharmaceutical, Cosmetic and Toiletry Goods Retailing (8 more businesses).

Figure 34: Number of businesses in Commercial Bay by selected business types having major growth in businesses (count), 2022 compared to 2020

6.3 Change in floor-level vacancies

The 2022 business census observed a significant growth of vacant business premises from the floor level. The number of floor-level vacancies within those seven zones was doubled (Table 7), increasing from 89 in the 2020 census to 176 in 2022. The largest increase in floor-level vacant premises was in Central Queen Street Valley, an increase of 62 vacancies. This partially reflects what this study found in the previous section that Central Queen Street Valley had the largest decline of businesses between 2020 and 2022. Shortland Street and High Street and Chancery were also observed notable growth in the number of floor-level vacancies as of June 2022, increasing by 30 and 10, respectively. The major decline in floor-level vacancies was centred in Lower Albert and Hobson, down 69% (18 few vacancies) compared to 2020.

Table 7: Number and percentage of floor-level vacancies by zone, 2022 compared to 2020

Zone	2022 Count	2022 %	2020 Count	2020 %	Change 2020-2022 Count	Change 2020-2022 %
Britomart	4	2	3	3	1	33
Central Queen Street Valley	80	45	18	20	62	344
Commercial Bay	5	3	7	8	-2	-29
High Street and Chancery	22	13	12	13	10	83
Lower Albert and Hobson	8	5	26	29	-18	-69
Shortland Street	39	22	9	10	30	333
Skycity and Elliott	18	10	14	16	4	29
Total	176	100	89	100	87	98

7 Discussion and conclusion

This census occurred at the end of a lengthy period of restrictions on movement and travel due to Covid-19, and at a time of ongoing transformation in the broader Auckland city centre. The results point to the continuing importance of the city centre as a hub for industry, particularly professional, financial, and legal services, and dynamism of change in activity in certain parts of the area over time.

Overall, the composition and distribution of businesses recorded in the 2022 study area was similar to the previous 2020 study. With the addition of two new zones in the study area, the main industry sectors remained to be Professional, Scientific and Technical Services, Accommodation and Food Services, Retail Trade, and Financial and Insurance Services. The Central Queen Street Valley continued to be the zone embracing the largest number of businesses.

However, this census found a decrease in some sectors, within the 2020 study area. The loss was mainly seen in businesses associated with Professional, Scientific and Technical Services, Financial and Insurance Services, Education and Training, and Administrative and Support Services. Specifically, Finance (e.g. foreign exchange services), Other Professional, Scientific and Technical Services (e.g. immigration consulting and services), Travel Agency and Tour Arrangement Services, Takeaway Food Services, and Educational Support Services (e.g. international education consulting services) were impacted. There will be several reasons underlying this, including moves by some businesses to other parts of the city centre not included in the study, such as Wynyard Quarter, but also a response to the loss of economic activity in the city centre area due to lockdowns and lack of international visitors and students.

Change in business numbers and types between 2020 and 2022 were experienced across all the zones but appear to be more pronounced in Commercial Bay and Central Queen Street Valley. Commercial Bay experienced the greatest business growth, with a notable increase in businesses associated with Clothing, Footwear and Personal Accessories Retailing, Cafes and Restaurants, and Takeaway Food Services. This can be directly linked to the completion of major developments such as the Commercial Bay retail centre, and PWC Tower. Conversely, business reductions were mostly concentrated in Central Queen Street Valley. The loss was across many business types such as Finance, Clothing, Footwear and Personal Accessories Retailing, and Travel Agency and Tour Arrangement Services.

This study was restricted to a quantitative count and classification of businesses, therefore the reasons behind changes in business activities are not explored. Future research could employ different methods to investigate what drives businesses moving in or out of the city centre.

Since this census was undertaken, New Zealand’s borders to international travel have reopened and many workers are returning to the area. It is anticipated that this will reinvigorate business activity.

8 References

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Appendix A: Fieldwork form

Notes on fieldwork: The name of person recording information and date was automatically entered. All other information was entered manually:

Field workers referred to a map of the meshblock they were collecting data in, which had numbers allocated to all buildings.

Questions:

1. What is the meshblock number?
2. What is the number on the map for the location of the premises? ("NA" if there is no number shown)
3. What is the type of space use currently at the premises?
   - Accommodation (eg Hotel, serviced apartments, hostel, backpackers)
   - Car park
   - Construction site / under renovation
   - Office
   - Vacant office
   - Retail
   - Vacant retail
   - Residential
   - Other (eg public building, theatre, convention centre, gym)
4. Are the premises occupied by a business (including vacant) listed on a building directory board?
5. What is the name of the business ("NA" if the premises are vacant)?
6. What is the main activity of the business (e.g. clothing store, restaurant, bank, hairdressing, convenience store, etc.)?
7. Street address (please be as detailed as possible - e.g. floor level, unit number)
8. Name of the building (if available)
9. Refer to the photo for information on all other businesses on the directory board?
10. Any other comments/notes

Appendix B: List of business types – 2022 Business Census

ANZSIC 1-digit industry/Business type	2022 Count
Accommodation and Food Services	**497**
Clubs (Hospitality)	7
Accommodation	33
Pubs, Taverns and Bars	49
Takeaway Food Services	119
Cafes and Restaurants	289
Administrative and Support Services	**147**
Building Cleaning, Pest Control and Other Support Services	1
Other Administrative Services	20
Travel Agency and Tour Arrangement Services	55
Employment Placement and Recruitment Services	71
Agriculture, Forestry and Fishing	**8**
Agriculture, Forestry and Fishing	8
Arts and Recreation Services	**40**
Gambling Activities	2
Museum Operation	4
Amusement and Other Recreation Activities	9
Creative and Performing Arts Activities	12
Sport and Physical Recreation Activities	13
Construction	**26**
Construction Services	8
Construction	18
Education and Training	**74**
Secondary Education	1
Preschool Education	4
Adult, Community and Other Education	8
Tertiary Education	30
Educational Support Services	31
Electricity, Gas, Water and Waste Services	**6**
Electricity, Gas, Water and Waste Services	6
Financial and Insurance Services	**260**
Insurance and Superannuation Funds	32
Auxiliary Finance and Insurance Services	64
Finance	164
Health Care and Social Assistance	**70**
Residential Care Services	1
Hospitals	2
Physiotherapy Services	4
Social Assistance Services	4

ANZSIC 1-digit industry/Business type	2022 Count
Optometry and Optical Dispensing	9
Chiropractic and Osteopathic Services	9
Medical Services	9
Dental Services	13
Other Health Care Services	19
Information Media and Telecommunications	**50**
Information Media and Telecommunications	50
Manufacturing	**39**
Printing	3
Bakery Product Manufacturing (Non-factory based)	9
Manufacturing	27
Mining	**2**
Mining	2
Not Elsewhere Included	**12**
Don't Know	12
Other Services	**193**
Laundry and Dry-Cleaning Services	2
Photographic Film Processing	2
Other Repair and Maintenance	5
Religious Services	5
Electronic (except Domestic Appliance) and Precision Equipment Repair and Maintenance	8
Clothing and Footwear Repair	9
Other Personal Services	21
Parking Services	32
Civic, Professional and Other Interest Group Services	34
Hairdressing and Beauty Services	75
Professional, Scientific and Technical Services	**680**
Professional Photographic Services	7
Market Research and Statistical Services	7
Scientific Research Services	7
Advertising Services	15
Accounting Services	46
Other Professional, Scientific and Technical Services	64
Architectural, Engineering and Technical Services	85
Computer System Design and Related Services	95
Management and Related Consulting Services	115
Legal Services	239
Public Administration and Safety	**58**
Local Government Administration	9
Investigation and Security Services	9
Foreign Government Representation	18
Central Government Administration	22
Rental, Hiring and Real Estate Services	**107**

ANZSIC 1-digit industry/Business type	2022 Count
Motor Vehicle and Transport Equipment Rental and Hiring	3
Real Estate Services	36
Property Operators	68
Retail Trade	354
Non-Store Retailing	2
Furniture, Floor Coverings, Houseware and Textile Goods Retailing	2
Stationery Goods Retailing	2
Department Stores	4
Flower Retailing	7
Antique and Used Goods Retailing	8
Electrical and Electronic Goods Retailing	8
Specialised Food Retailing	10
Recreational Goods Retailing	11
Pharmaceutical, Cosmetic and Toiletry Goods Retailing	33
Supermarket and Grocery Stores	41
Other Store-Based Retailing	54
Clothing, Footwear and Personal Accessories Retailing	172
Transport, Postal and Warehousing	30
Postal and Courier Pick-up and Delivery Services	1
Rail Transport	2
Transport Support Services	2
Warehousing and Storage Services	2
Water Freight Transport	9
Air and Space Transport	14
Wholesale Trade	27
Wholesale Trade	27
Total	2680

Appendix C: List of business types – 2022 Business Census Compared to 2020

ANZSIC 1-digit industry/Business type	2022 Count	2020 Count	Change 2020-2022 Count
Accommodation and Food Services	441	470	-29
Accommodation	30	33	-3
Cafes and Restaurants	266	268	-2
Clubs (Hospitality)	7	8	-1
Pubs, Taverns and Bars	46	42	4
Takeaway Food Services	92	119	-27
Administrative and Support Services	138	180	-42
Building Cleaning, Pest Control and Other Support Services	1	1	0
Employment Placement and Recruitment Services	70	77	-7
Other Administrative Services	19	25	-6
Travel Agency and Tour Arrangement Services	48	77	-29
Agriculture, Forestry and Fishing	8	10	-2
Agriculture, Forestry and Fishing	8	10	-2
Arts and Recreation Services	25	24	1
Amusement and Other Recreation Activities	6	5	1
Creative and Performing Arts Activities	3	4	-1
Gambling Activities	2	3	-1
Museum Operation	4	3	1
Sport and Physical Recreation Activities	10	9	1
Construction	22	29	-7
Construction	16	25	-9
Construction Services	6	4	2
Education and Training	58	90	-32
Adult, Community and Other Education	8	3	5
Educational Support Services	19	39	-20
Preschool Education	4	4	0
Tertiary Education	27	44	-17
Electricity, Gas, Water and Waste Services	6	6	0
Electricity, Gas, Water and Waste Services	6	6	0
Financial and Insurance Services	251	303	-52
Auxiliary Finance and Insurance Services	63	52	11
Finance	157	202	-45
Insurance and Superannuation Funds	31	49	-18
Health Care and Social Assistance	70	78	-8
Chiropractic and Osteopathic Services	9	7	2
Dental Services	13	15	-2
Hospitals	2	1	1
Medical Services	9	8	1

ANZSIC 1-digit industry/Business type	2022 Count	2020 Count	Change 2020-2022 Count
Optometry and Optical Dispensing	9	10	-1
Other Health Care Services	19	29	-10
Physiotherapy Services	4	6	-2
Residential Care Services	1	0	1
Social Assistance Services	4	2	2
Information Media and Telecommunications	46	52	-6
Information Media and Telecommunications	46	52	-6
Manufacturing	37	40	-3
Bakery Product Manufacturing (Non-factory based)	9	8	1
Manufacturing	25	28	-3
Printing	3	4	-1
Mining	2	2	0
Mining	2	2	0
Not Elsewhere Included	10	5	5
Don't Know	10	5	5
Other Services	173	194	-21
Civic, Professional and Other Interest Group Services	29	34	-5
Clothing and Footwear Repair	9	9	0
Electronic (except Domestic Appliance) and Precision Equipment Repair and Maintenance	8	10	-2
Funeral, Crematorium and Cemetery Services	0	1	-1
Hairdressing and Beauty Services	73	83	-10
Laundry and Dry-Cleaning Services	2	1	1
Other Personal Services	18	21	-3
Other Repair and Maintenance	5	4	1
Parking Services	24	26	-2
Photographic Film Processing	2	2	0
Religious Services	3	3	0
Professional, Scientific and Technical Services	635	692	-57
Accounting Services	42	50	-8
Advertising Services	13	13	0
Architectural, Engineering and Technical Services	79	89	-10
Computer System Design and Related Services	88	103	-15
Legal Services	232	235	-3
Management and Related Consulting Services	112	100	12
Market Research and Statistical Services	6	8	-2
Other Professional, Scientific and Technical Services	51	81	-30
Professional Photographic Services	5	7	-2
Scientific Research Services	7	6	1
Public Administration and Safety	52	57	-5
Central Government Administration	21	25	-4
Foreign Government Representation	17	19	-2
Investigation and Security Services	9	6	3

ANZSIC 1-digit industry/Business type	2022 Count	2020 Count	Change 2020-2022 Count
Local Government Administration	5	7	-2
Rental, Hiring and Real Estate Services	101	117	-16
Motor Vehicle and Transport Equipment Rental and Hiring	3	3	0
Property Operators	65	75	-10
Real Estate Services	33	39	-6
Retail Trade	340	370	-30
Antique and Used Goods Retailing	8	8	0
Clothing, Footwear and Personal Accessories Retailing	172	182	-10
Department Stores	4	4	0
Electrical and Electronic Goods Retailing	8	8	0
Flower Retailing	7	8	-1
Furniture, Floor Coverings, Houseware and Textile Goods Retailing	2	5	-3
Non-Store Retailing	2	2	0
Other Store-Based Retailing	51	60	-9
Pharmaceutical, Cosmetic and Toiletry Goods Retailing	32	33	-1
Recreational Goods Retailing	10	9	1
Specialised Food Retailing	8	13	-5
Stationery Goods Retailing	2	3	-1
Supermarket and Grocery Stores	34	35	-1
Transport, Postal and Warehousing	30	37	-7
Air and Space Transport	14	20	-6
Postal and Courier Pick-up and Delivery Services	1	1	0
Rail Transport	2	2	0
Transport Support Services	2	1	1
Warehousing and Storage Services	2	3	-1
Water Freight Transport	9	10	-1
Wholesale Trade	24	29	-5
Wholesale Trade	24	29	-5
Total	2469	2785	-316

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