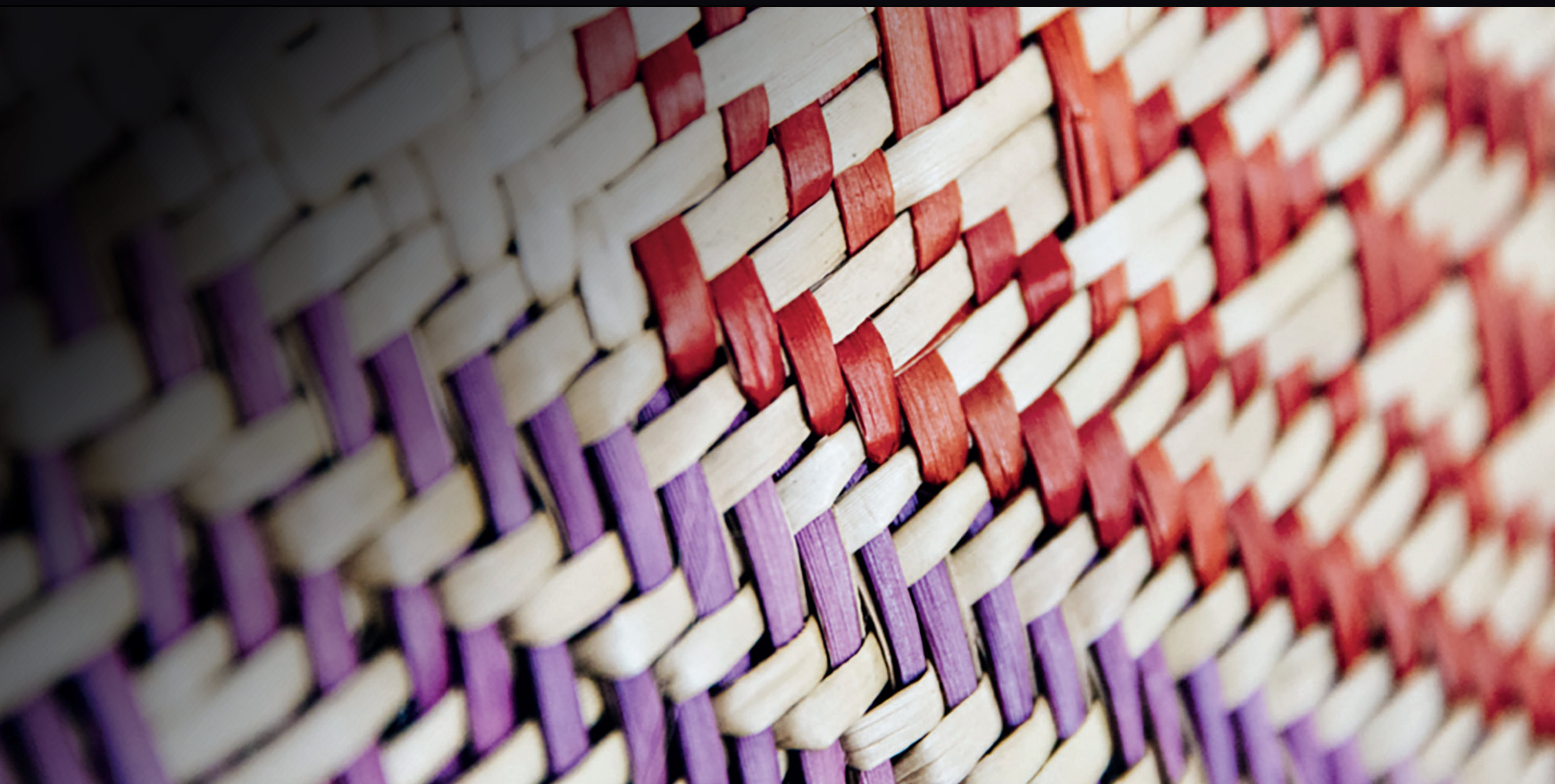
Auckland Future Development Strategy 2023-2053

Monitoring report

December 2024



Auckland Council
Te Kaunihera o Tāmaki Makaurau

Contents

Auckland Future Development Strategy 2023-2053. Monitoring report December 2024

December 2024

ISBN 978-1-991146-80-9 (PDF)


pwc
AMP
HSBC
$90
STELLA ARTOIS

EXECUTIVE SUMMARY

This is the first monitoring report for Tāmaki – Whenua Taurikura Auckland Future Development Strategy 2023-2053 (FDS). It builds on the monitoring report for the Auckland Plan 2050 Development Strategy (the Development Strategy).

This report monitors building consents and Code Compliance Certificates issued for residential dwellings and business floor space across Auckland. It also monitors the FDS Actions.

This reporting year covers the period 1 July 2023 to 30 June 2024.

Residential and business building consents

The number and location of residential dwelling building consents and completions in 2023/2024 broadly support the implementation of the quality compact approach and the multi-nodal model in the FDS.

Despite overall consents being down 27 per cent compared to the previous reporting year, the pattern of growth is similar to what has been observed over the past five years. Across the existing urban area, the proportion of dwellings consented for more intensive typology (apartment units and townhouses) has consistently been higher than consents for standalone houses.

Some key findings from the 2023/2024 monitoring report are:

- 13,855 dwellings were consented in 2023/2024, a decrease of 27 per cent from the previous year
    - 82 per cent of these dwellings were consented in the existing urban area
    - 13 per cent of these dwellings were consented in future urban areas
    - 5 per cent of these dwellings were consented in rural areas
- apartment units and townhouses and other units accounted for 68 per cent of all dwellings consented in 2023/2024 compared with 72 per cent in 2022/2023
- standalone houses accounted for 30 per cent of all dwellings consented in 2023/2024 compared with 23 per cent in 2022/2023
- 3,151 dwellings, 23 per cent of the total dwellings consented, were within 1,500m catchments of rapid transit stations
- 19,229 dwellings were issued with a Code Compliance Certificate in 2023/2024
- 735,788 square metres of business floor space was consented in 2023/2024 compared with 493,472 square metres in 2022/2023
- most business floor space consented was in areas zoned for light industry.

FDS Actions

Ten FDS Actions are either underway or starting imminently. Section 6 of this report provides a status update for each FDS Action.

Status of FDS Actions

Status	Number of FDS Actions
Already underway	5
Imminently starting	5
Ongoing	6
Starting within the next 2 years	6
Starting within the next 3 years	1
Total	23

1. INTRODUCTION

The Future Development Strategy (FDS) focuses on the long-term future of Tāmaki Makaurau Auckland. It is our plan to manage growth for the next 30 years. It is important that the region builds on its strengths, takes up its opportunities, and addresses its challenges. We need to accommodate our growing population, support quality-built environments and ensure a strategic and integrated approach to growth.

The FDS was adopted in November 2023. It replaces the Auckland Plan 2050 Development Strategy and the 2017 Future Urban Land Supply Strategy.

The FDS Implementation Plan sets out when and how the FDS Actions and FDS Spatial Priority Areas will be implemented over the lifetime of the FDS.

This is the first monitoring report for the FDS. It broadly follows the structure of the FDS Implementation Plan.

This reporting year covers the period 1 July 2023 to 30 June 2024.

1.1 Outline of the FDS

Tāmaki Makaurau Auckland is anticipated to grow and change significantly over the next 30 years. Our population is expected to increase by around 520,800 people to a total of 2,230,800. The make-up of that population will also change over time. Our population will be older, households will be smaller, and we will be more multi-cultural.

The FDS focuses on the long-term future of Tāmaki Makaurau. It is our plan to manage growth for the next 30 years and provide sufficient residential and business land capacity - in terms of the quantum and location - to support urban growth and create a competitive market for land. It seeks to integrate long-term land use and infrastructure planning while meeting future climate, environmental, population, housing and employment needs.

The FDS identifies a number of significant challenges that will not only impact the way we grow and develop, but also how we live and change behaviours over time.

The FDS sets out five principles for responding to future growth and change (see table on the next page). The FDS sets out a quality compact, multi-nodal approach to accommodating growth. This is a continuation of the approach established in previous strategies, but with further refinement of concepts and approaches. This means providing for most growth in the existing urban area through strengthening existing centres and neighbourhoods, particularly those with good access, providing for some growth in future urban areas and providing for limited growth in rural areas.

Summary of FDS principles for growth and change

Principles for a quality compact approach to growth and change
Reduce greenhouse gas emissions – a compact urban form (greater density, mixed-use, limited urban expansion) reduces car dependency and vehicle kilometres travel by enabling people to live and work locally and choose walking and cycling. It is a critical requirement for low carbon and climate resilient development.
Adapt to the impacts of climate change – as our climate changes, the frequency and severity of hazards will worsen. Where and how we plan for growth and adapt to these hazards is increasingly important. We will avoid further growth in areas exposed to significant hazards, integrate nature-based infrastructure and support communities to develop adaptation responses in high-risk areas.
Make efficient and equitable infrastructure investments – infrastructure is expensive and takes significant time to plan and implement. We will take a regional view to infrastructure investment, make the best use of existing infrastructure and make investment decisions that deliver on multiple outcomes. Council will also work with the private sector to find new innovative ways to fund infrastructure.
Protect and restore the natural environment – the ecological health of the natural environment is critical to the success of urban spaces in Tāmaki Makaurau. Partnering with mana whenua and drawing from mātauranga Māori will enable greater outcomes. We will integrate, protect and restore the natural and built environment.
Enable sufficient capacity for growth in the right place at the right time – most growth will occur within existing urban areas. The council must make choices about how it allocates limited funding across Tāmaki Makaurau. We will prioritise areas that deliver the greatest benefits, across multiple outcomes, for growth and investment. The Future Development Strategy provides for sufficient housing and business capacity over the next 30 years.

Why do we monitor?

Monitoring is a critical component of implementing the FDS. We undertake monitoring of the FDS on an annual basis to measure and report on progress toward achieving quality compact growth and development.

Progressing policy, analysis and research, via the FDS Actions, and tracking dwelling consents, completions and business floor area consents enable a better understanding of the location and scale of growth over time. Monitoring helps identify policy changes required to influence the form growth takes and how these align with what the FDS anticipates.

This FDS monitoring also informs future consideration of changes to nodes, priority areas and future urban areas, as well as potential changes to the Auckland Unitary Plan and other council work programmes. It could also help inform subsequent adjustments to the future planning and funding decisions of infrastructure providers, including Auckland Council.

2. Regional Overview

The FDS sets out a quality compact approach and multi-nodal model that directs growth mostly within the existing urban area[1]. Some growth will occur in identified future urban areas while growth in rural areas will be limited.

This section of the report looks at how we are tracking in respect of the quality compact approach at a regional level. This includes:

- growth split between the key spatial areas (existing urban, future urban and rural) [2]
- number of dwellings consented across the region and their typology
- number of dwellings consented by local board area and their typology
- Code Compliance Certificates (CCCs) issued across the region and by local board area.

The highlights for the 2023/2024 reporting year are:

- 82 per cent of dwellings consented across Auckland were within the existing urban area, 13 per cent in the future urban area and 5 per cent in rural area
- 13,855 residential dwellings were consented, a decrease of 5,229 on the previous reporting year
- 68 per cent of dwellings consented were townhouses and other units with these consents concentrated in the outer suburbs of the existing urban area (particularly in the west and south)
- Henderson-Massey local board area had the highest number of total dwellings consented followed by Howick and Papakura local board areas
- 19,229 dwellings were issued with a CCC, an increase from the 15,426 dwellings issued with a CCC the previous reporting year.

2.1 Residential growth split between spatial areas

In 2023/2024, the location of dwellings consented across Auckland indicates most growth took place within the existing urban area with the majority occurring through intensification.[3] Some growth occurred in identified future urban areas, and there continued to be limited growth in rural areas.

This pattern has been largely consistent for the last five years.

1. The existing urban area is defined as the areas of Auckland with live urban zoning at 2016. Any areas that have been live zoned after this date are reported under Section 4 Future Urban Areas.

2. The business aspect is reported separately in Section 6 Business Areas.

3. The existing urban area includes areas which have not previously been developed and are developing, for example Flat Bush. In 2023/2024, 9% of the residential building consents issued in the existing area were in these previously undeveloped areas.

Quality compact approach

Percentage of dwellings consented between urban, future urban and rural areas

82% Urban

13% Future Urban

5% Rural

Percentage of dwellings consented by spatial areas, by reporting year (1 July-30 June)

Reporting year	Urban	Future Urban	Rural
2019/2020	82%	12%	7%
2020/2021	82%	12%	6%
2021/2022	83%	10%	7%
2022/2023	82%	11%	6%
2023/2024	82%	13%	5%

2.2 Dwellings consented

In 2023/2024, 13,855 residential dwellings were consented in Auckland. This is a decrease of 5,230 on the previous reporting year. In the past five years, over 88,000 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)

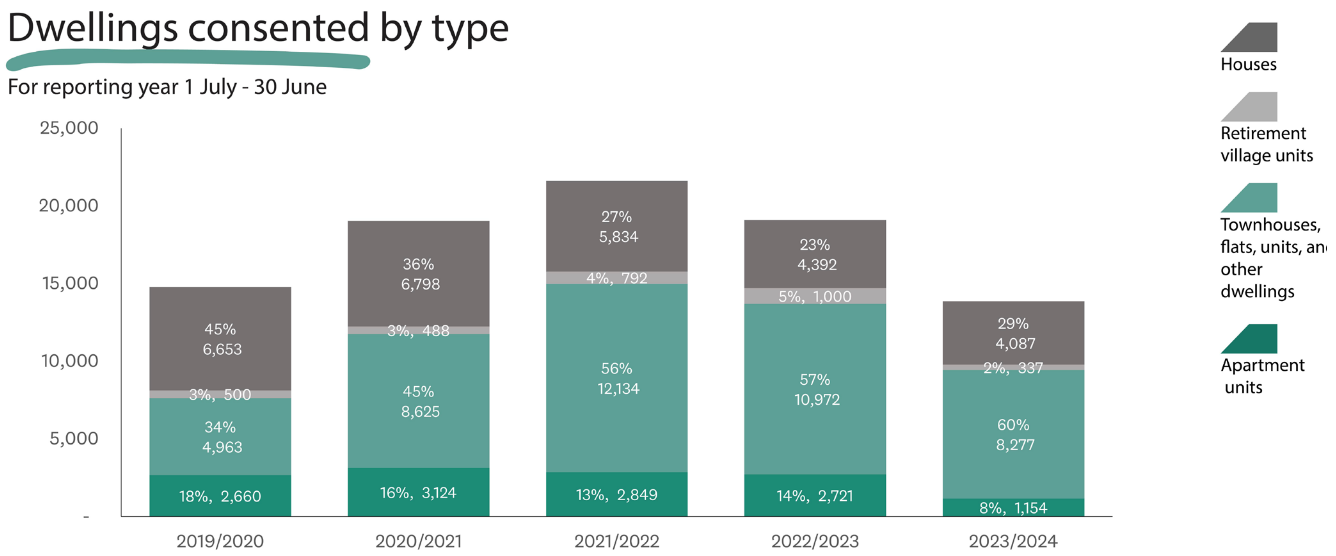
Reporting year	Dwellings consented
2019/2020	14,776
2020/2021	19,035
2021/2022	21,609
2022/2023	19,085
2023/2024	13,855
Total	88,360

2.2.1 Dwelling typology

Over the five-year monitoring period, the proportion of dwellings consented by typology has changed. The typologies include: townhouses, flats, units and other dwellings (will be referred as "townhouses and other units" in the rest of the report), houses, retirement village units and apartments.

We observe a growing trend towards more intensive dwelling typologies, especially in form of townhouses and other units

The proportion of townhouses and other units increased from 34 per cent of consents issued in 2019/2020 to 60 per cent in 2023/2024. Over the same period, the proportion of standalone houses decreased from 45 per cent to 29 per cent. The proportion of apartments decreased from 18 per cent to 8 per cent. The proportion of retirement village units has generally remained the same over the past five years.



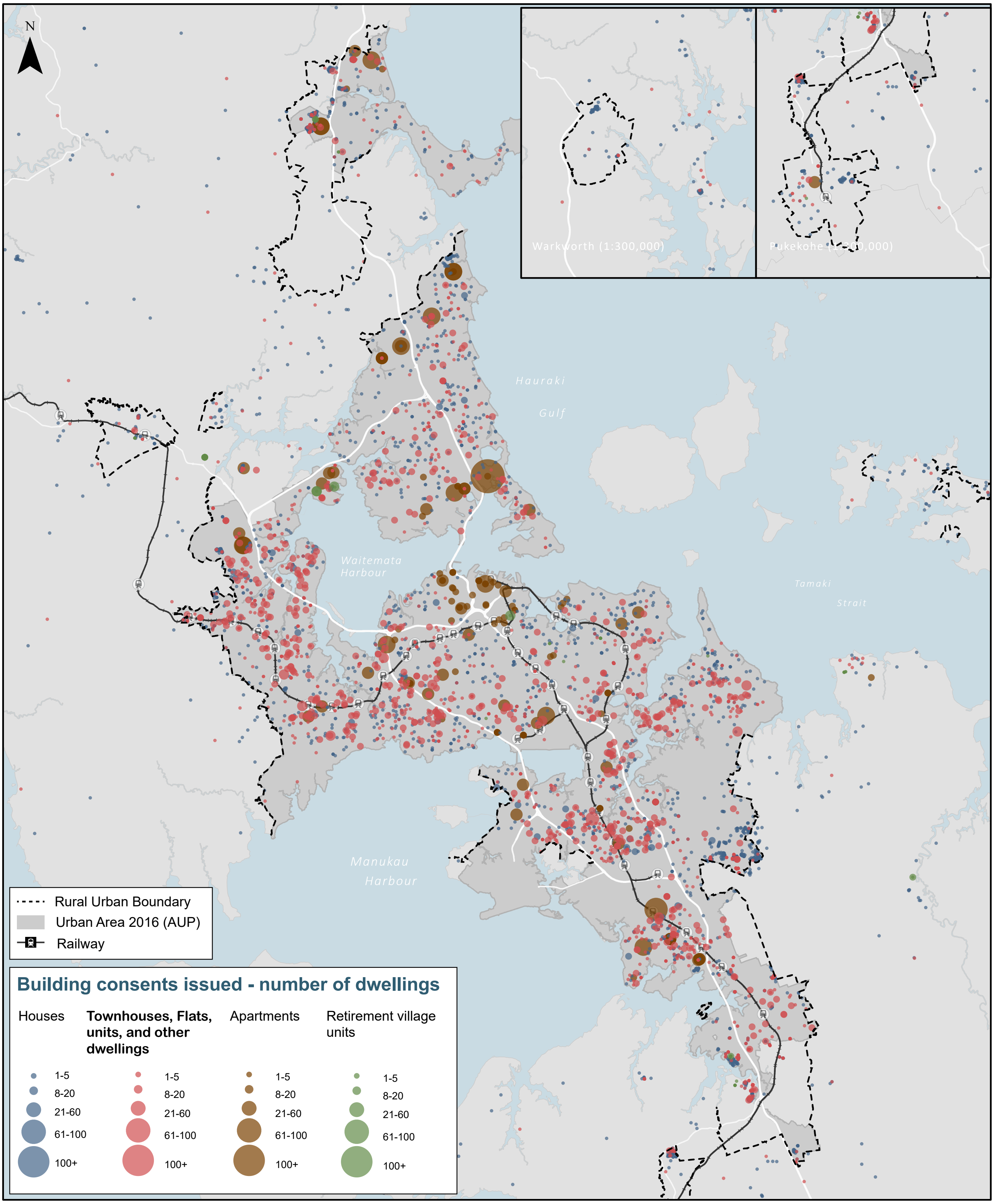
2.3 Spatial distribution of dwellings

Consenting activity was widely spread across the urban area. The map on the following page shows the location of dwelling consents issued in 2023/2024 by dwelling type. The size of each dot corresponds to the number of dwellings attached to each consent.

Compared with the previous reporting year, there was a similar pattern with consenting activity continuing to concentrate in the outer suburbs within the existing urban area (particularly in the west and south) with less occurring in the city centre and inner suburbs.

Established communities in the west such as New Lynn, Henderson, Te Atatu Peninsula, and Westgate showed a high concentration of more intensive housing typologies occurring through redevelopment. A similar pattern was observed in the southern suburbs such as Māngere and Manurewa. The eastern suburbs, particularly Howick and Pakuranga, showed a more equal mix of standalone houses and townhouses and other units. In comparison, consent activities in the inner suburbs were less intense and more spread out. Among the inner suburbs, Mount Roskill and Mount Albert had more intensive housing type in concentrated locations.

Apartment unit consents with a high number of units (more than 60 units) were mostly located within the city centre, Takapuna and Manukau. There were also several larger apartment unit consents in the northern suburbs of Long Bay, Orewa and Silverdale.



Scale @ A4 = 275,000

Dwellings consented by typology and number of dwellings 1 July 2023 - 30 June 2024

Auckland Council
Te Kaunihera o Tāmaki Makaurau

2.4 Local boards

The local board areas with the highest number of dwellings consented in 2023/2024 were Henderson-Massey, Howick and Papakura. Henderson-Massey also had the highest number of dwellings consented in the previous reporting year. Ōrākei experienced the greatest decrease (66 per cent) compared with the previous reporting year.

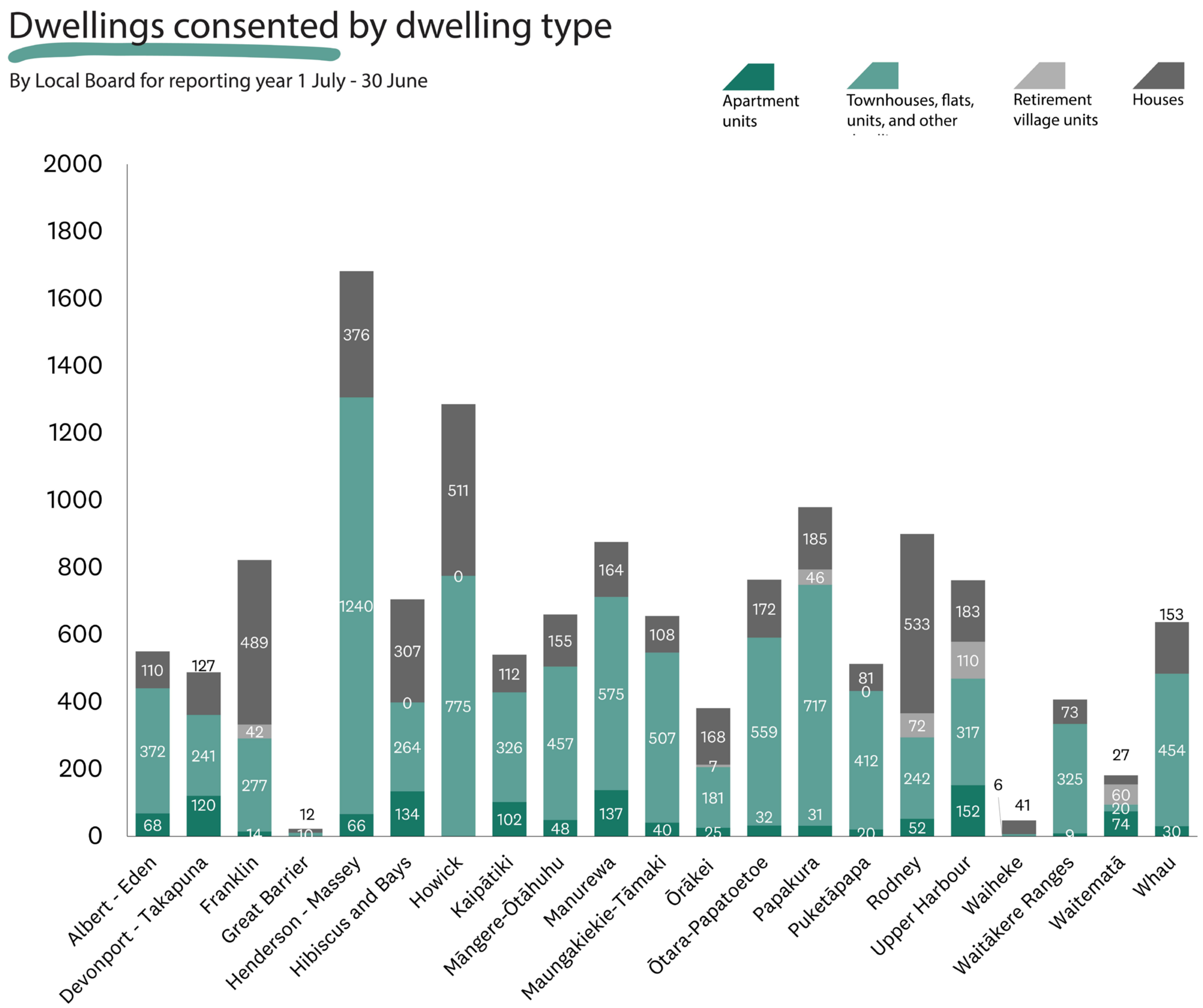
For the past five reporting years, Henderson-Massey had the highest number of total dwellings consented, followed by Howick and Papakura. While all local board areas experienced some fluctuation in dwellings consented, Waitematā had the most significant decrease in number of dwellings consented over the five-year period. While the total number of dwellings consented for Great Barrier was low, its average percentage of increase over the five-year period was high.

Dwellings consented in the Auckland region, by local board area (1 July-30 June)

Local Board Area	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Five-year trend	Average annual change
Henderson - Massey	1,290	1,983	2,657	2,144	1,682		12%
Howick	1,306	1,708	1,934	1,343	1,286		2%
Papakura	1,300	1,465	1,481	1,660	979		-4%
Maungakiekie-Tāmaki	788	1,211	1,945	1,335	655		8%
Rodney	892	1,268	1,453	1,385	899		4%
Hibiscus and Bays	996	1,340	1,309	1,026	705		-5%
Upper Harbour	1,036	1,408	1,059	873	762		-5%
Franklin	879	1,120	1,185	1,075	822		0%
Manurewa	609	800	939	1,354	876		14%
Whau	642	797	1,233	774	637		6%
Māngere-Ōtāhuhu	554	707	980	1,090	660		10%
Ōtara-Papatoetoe	544	928	739	707	763		13%
Kaipātiki	555	833	961	618	540		4%
Albert - Eden	581	665	1,017	647	550		4%
Ōrākei	355	493	701	1,112	381		18%
Waitematā	1,090	860	370	266	181		-35%
Puketāpapa	486	588	519	531	513		2%
Devonport - Takapuna	387	534	611	491	488		8%
Waitākere Ranges	436	260	457	590	407		8%
Waiheke	41	50	43	55	47		5%
Great Barrier	9	17	15	9	22		45%
Grand total	14,776	19,035	21,608	19,085	13,855		1%

2.4.1 Dwellings consented across Local boards

The dwelling types being consented vary considerably across all local boards reflecting their different characters. For example, 80 per cent of dwellings consented in Albert-Eden local board area (covering many established inner city residential suburbs) in 2023/2024 were for more intensive housing types (apartment units, townhouses and other units) compared with 35 percent in Franklin local board area (a predominantly rural area with more lower density residential development).



2.5 Residential supply (Code Compliance Certificates - CCCs)

2.5.1 What are CCCs?

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.

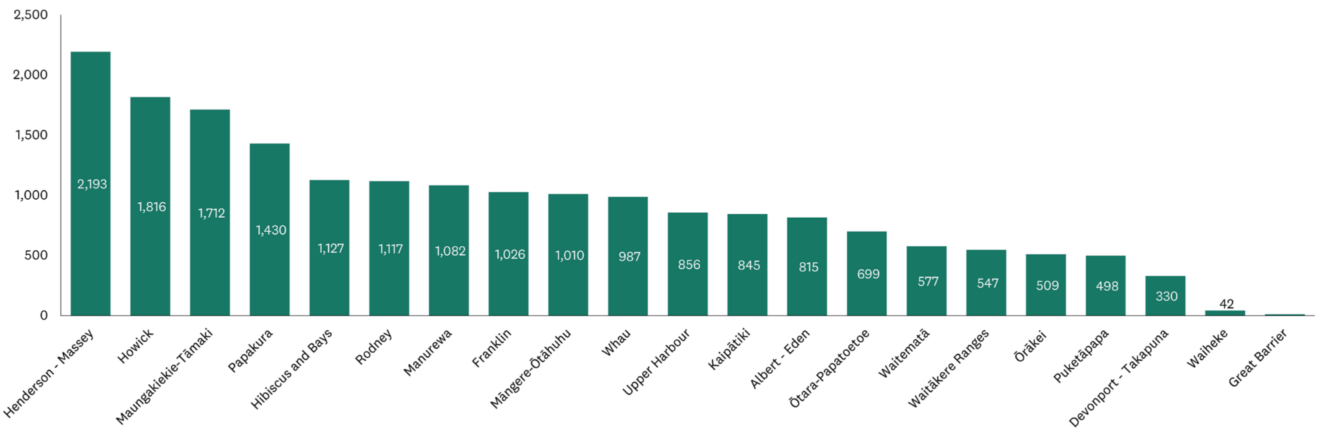
In 2023/2024 reporting year, 19,229 dwellings were issued with a CCC. This is an increase from the 15,426 dwellings issued with a CCC the previous reporting year.

2.5.2 CCCs by Local Boards

Henderson – Massey local board had the highest number of CCCs issued in 2023/2024 with over 2,100, followed by Howick with over 1,800. These were followed by Maungakiekie-Tāmaki which had around 1,700 CCCs.

Dwellings completed

By Local Board for reporting year 1 July - 30 June



3. 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 rapid transit catchments, nodes[4] and joint priority areas.

The existing urban area in Tāmaki Makaurau consists of a variety of interconnected neighbourhoods, centres and business areas, which are where most Aucklanders live, work and spend their leisure time. For this purposes of this report, the existing urban area is defined as the areas of Auckland with live urban zoning as at 2016. Any areas that have been live zoned after this date are included in Section 4 Future Urban Areas.

The majority of growth occurring within the existing urban area is intensification through infill and redevelopment. However, some areas within the urban extent have not been developed previously. These areas are typically at the periphery of Auckland's urban extent and have long-term development plans (such as Flat Bush and Millwater).

This section of the report covers the following:

- Number of dwellings consented in the existing urban area and their typology
- Dwellings consented within rapid transit catchments
- Dwellings consented within Spatial Priority Areas – nodes and joint priorities

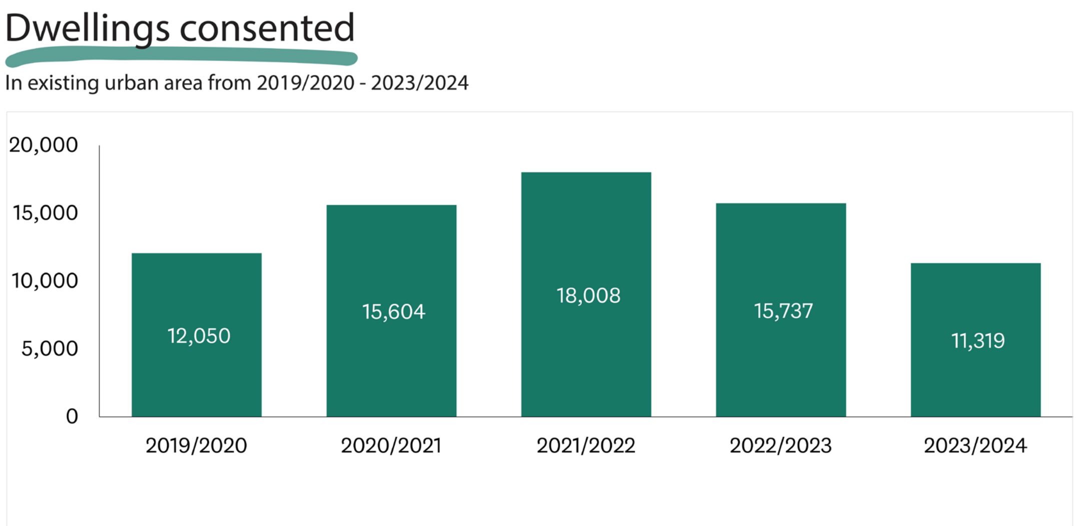
Highlights in the existing urban area for the 2023/2024 reporting year are:

- a total of 11,319 dwellings were consented, a 28 per cent decrease on the previous reporting year
- this is 82 per cent of Auckland's total dwellings consented
- 68 per cent of the consented dwellings in the existing urban area were more intensive housing types (apartments, townhouses and other units)
- 3,151 residential dwellings were consented within 1,500m catchments of rapid transit stations. This is 23 per cent of the total dwellings consented
- 805 dwellings were consented in Auckland's urban nodes. Westgate had the most dwellings consented, followed by Albany
- 1,390 dwellings were consented in the joint priority areas. Most of them were in Māngere, Mt Roskill and Tāmaki.

4. The urban nodes are reported in this section (Section 3 Existing Urban Area), rural nodes are reported in Section 5 Rural Areas.

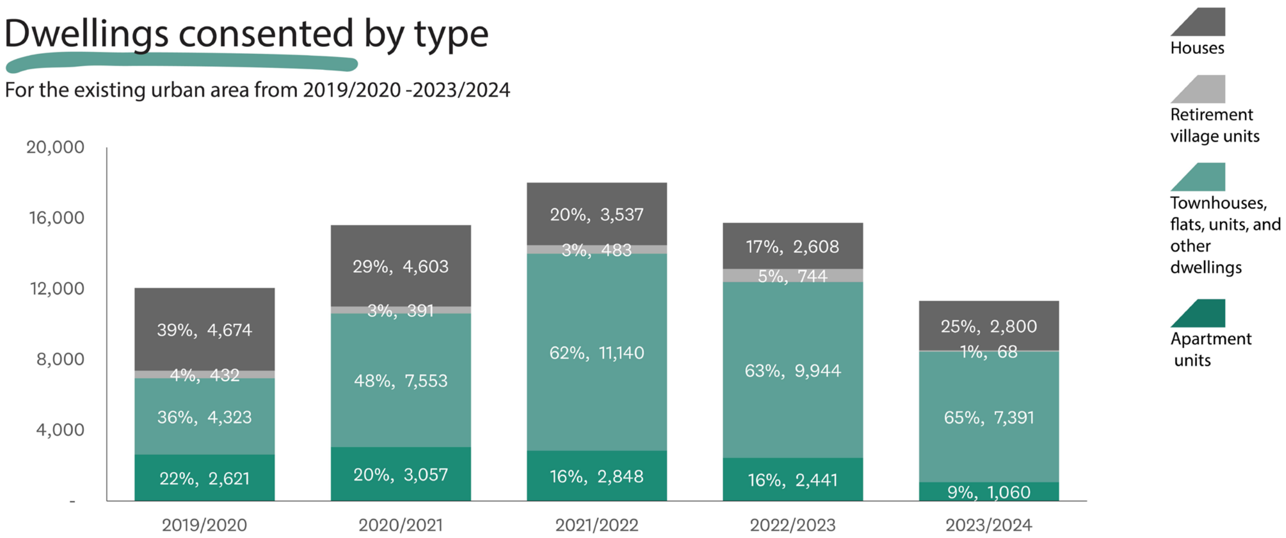
3.1 Dwellings consented in the existing urban area

A total of 11,319 dwellings were consented in the existing urban area in 2023/2024. This is 82 per cent of Auckland's total dwellings consented. This is a 28 per cent decrease on the previous reporting year. In the past five years, the number of dwellings consented in the existing urban area peaked in 2021/2022.



3.1.1 Dwelling typology in the existing urban area

Collectively, more intensive housing (apartment units, townhouses and other units) made up 74 per cent of dwellings consented in the existing urban area. This is a decrease of 5 per cent compared with the previous reporting year. The proportion of townhouses and other units and houses saw an increase in 2023/2024 compared to the previous reporting year, whereas apartments and retirement village units experienced a decrease.



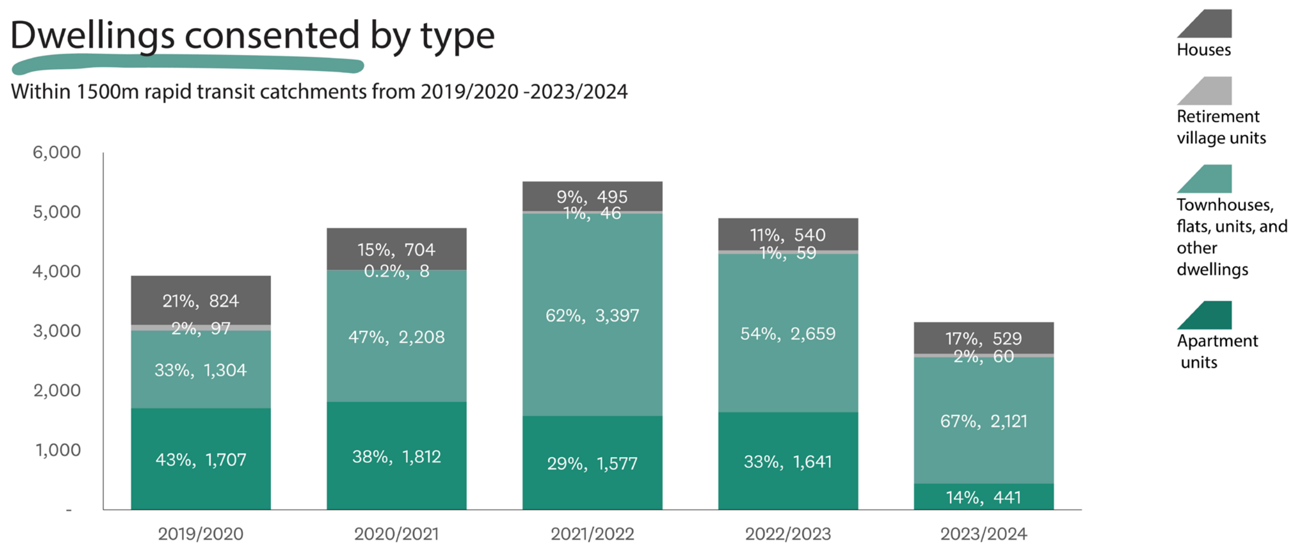
3.2 Dwellings consented within rapid transit catchments

In the reporting period, 3,151 residential dwellings were consented within 1,500m catchments of rapid transit stations. This is 23 per cent of the total dwellings consented, a decrease from previous years.

From 2021/2022 - 2023/2024, the majority of dwellings consented within the 1,500m catchments has been townhouses and other units. The proportion of townhouses and other units increased significantly since 2019/2020, while the proportion of apartments gradually declined in the same period.

Dwellings consented within rapid transit catchments, by reporting year (1 July-30 June)

Reporting year	Inside 1,500m catchment	Percentage of total dwellings consented
2019/2020	3,932	27%
2020/2021	4,732	25%
2021/2022	5,515	26%
2022/2023	4,899	26%
2023/2024	3,151	23%



3.3 Spatial Priority Areas

In line with the quality compact approach to growth, investment, whether by council or central government, needs to be prioritised in locations that will achieve the greatest benefits, across multiple outcomes. The FDS identified spatial priorities for investment with varying timing and scale over the next 30 years. Detailed information on spatial priorities can be found in Section 4.2.5 Prioritising areas for development in the Future Development Strategy.

This section covers monitoring of the urban nodes and joint priorities.

3.3.1 Spatial Priority Areas - Urban Nodes

Nodes are major growth areas critical to accommodating a high concentration of residential and employment development. Each node is based around a significant centre and serves a 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 set out in the in the FDS. Monitoring of the rural nodes is reported under Section 5 Rural Area.

Over time, nodes will offer a broad range of business and employment activity, civic services, efficient transport links and residential options.

A monitoring profile for the urban Nodes can be found in Appendix A.

A total of 805 dwellings were consented in Auckland's urban nodes in 2023/2024, a 25 per cent decrease from the previous reporting year. Westgate had the most dwellings consented, followed by Albany. They collectively account for over half of all the dwellings consented across the urban nodes.

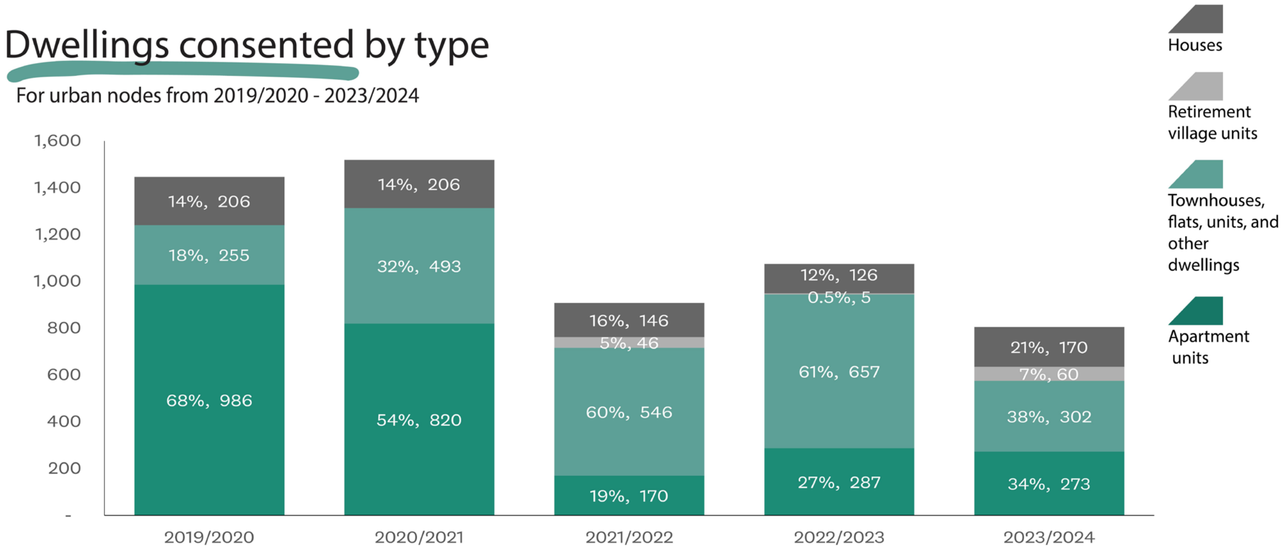
Dwellings consented in city centre has decreased noticeably since 2019/2020. They accounted for 66 per cent of dwellings consented in urban nodes in 2019/2020, decreasing to 18 per cent in 2023/2024.

Dwellings consented, by urban node, by reporting year (1 July - 30 June)

Urban Node	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
City centre	954	705	245	313	148
Albany	29	227	49	77	184
Manukau	214	169	212	265	144
Westgate	250	418	402	420	329
Total	1,447	1,519	908	1,075	805

3.3.1.1 Dwelling typology in urban nodes

Collectively, more intensive housing such as apartments and townhouses and other units made up 72 per cent of all dwellings consented in urban nodes in 2023/2024 compared with 21 per cent for houses. The typology make-up in the urban nodes has shifted over the past five years. Apartments made up over half of all dwellings consented in urban nodes before 2021/2022. This ratio has significantly dropped since 2021/2022. In the past five years, the proportion of townhouses and other units has increased and become the main typology in urban nodes since 2021/2022.



3.3.2 Spatial Priority Areas - Joint priorities

Joint priorities areas are identified by the council and central government as priorities for investment. For the short to medium term (years 1 -10) investment is primarily within a smaller, focused area. Investment needs are likely to continue in these locations and move into the wider area in the long term (years 11-30).

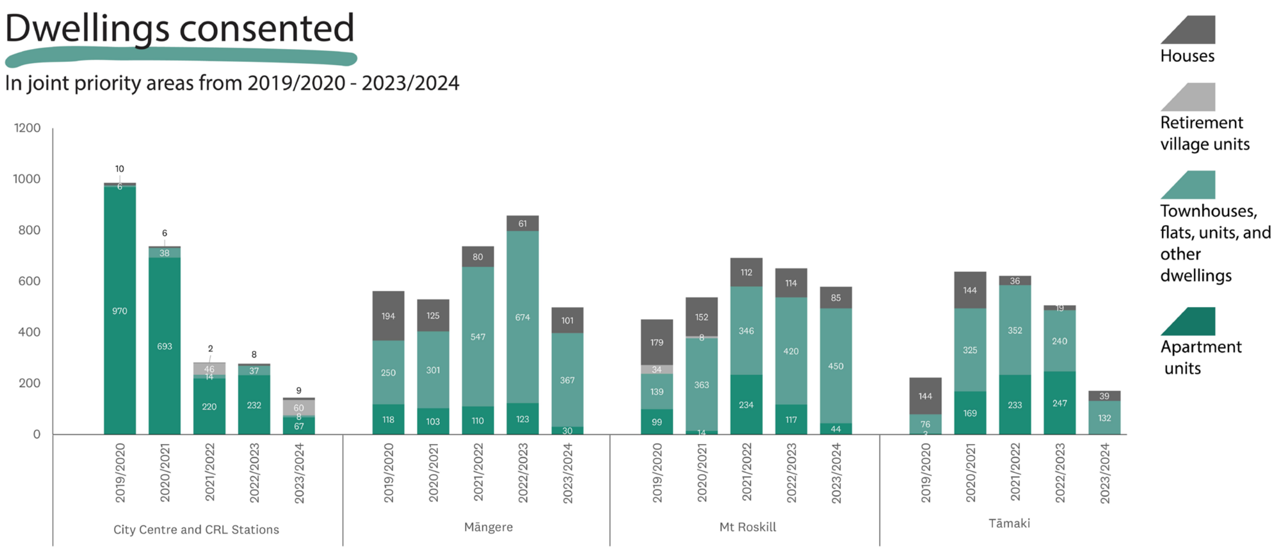
Further information on joint priorities can be found in Section 4.2.5 and Appendix 10 of the FDS.

In the past five years, most of the consenting activity in the joint priority areas was in Māngere, Mt Roskill and Tāmaki.[5] This is mainly due to the ongoing large scale revitalisation projects carried out by Kāinga Ora as part of the Auckland Housing Programme.

City centre has seen a consistent decrease in consenting activity over the five year period. There was minimal consenting activity in the City Rail Link (CRL) stations , however, this is likely to change after the CRL project is completed.

Dwellings consented, by rural node, by reporting year (1 July - 30 June)

	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
City centre and CRL Stations	986	737	282	277	142
Māngere	562	529	737	858	498
Mt Roskill	451	537	692	651	579
Tāmaki	223	638	621	506	171
Total	2,222	2,441	2,332	2,292	1,390



5. The Westgate priority area is reported in Section 3.3.1 Urban Nodes. The Red Hills and Drury priority areas are reported in Section 4 Future Urban Areas.

4. Future Urban Areas

While most growth is anticipated to be through intensification in existing urban areas, future urban areas will provide for limited urban growth.

Prior to the FDS, a coordinated approach to timing and sequencing development in future urban areas over 30 years was set out in the Future Urban Land Supply Strategy 2017 (FULSS). This strategy indicated when future urban areas were anticipated to be development ready with live zoning and bulk infrastructure in place.

The FDS provides updated information on these future urban areas, reflecting the realities of infrastructure funding and provision and the significant capacity in the existing urban area. This information replaces the FULSS.

The FDS sets out an approach whereby future urban areas will be progressively developed over time. There are three phases in the process of developing future urban zoned land. These are:

Planning phase: future urban zoned land goes through a structure planning and plan change process to become live urban zoned. This change to a live zone allows for urban land use activities (e.g. residential or business).

Infrastructure phase: planning and delivery of bulk infrastructure to meet the requirement for development ready land. While this phase may run in parallel to the planning and development phase, the provision of bulk infrastructure is a prerequisite for future urban growth.

Development phase: live urban zoning and bulk infrastructure are in place (the land is development ready) and the creation of new lots and consented dwellings is underway.

For the purposes of this monitoring report, future urban areas contain all land that was zoned as future urban zone when the Auckland Unitary Plan became operative in part in 2016. This includes currently live zoned land that was previously future urban zoned.

Monitoring for these phases is discussed in more detail in the sections below.

Highlights in the future urban areas for the 2023/2024 reporting year are:

- 32 per cent of the future urban land has now been live zoned
- 1,781 new parcels were created in the future urban areas. This is 13 per cent of total parcels created since 2015/2016
- 1,659 dwellings were consented, which is a 12 per cent decrease from the previous reporting year. This is approximately 13 per cent of all dwellings consented
- 46 per cent of dwellings consented were standalone houses, which remained the same as the previous reporting year.

4.1 Planning phase

4.1.1 Structure Planning

Structure plans are an important method for establishing the pattern of land use and the transport and services network within a defined area. Structure plans determine the appropriate staging and timeframes of subsequent plan changes to 'live zone' future urban zoned land within the structure plan area. The Auckland Unitary Plan Regional Policy Statement promotes the preparation of structure plans to support the rezoning of future urban zoned land.

Currently 40 per cent of the land area (hectares) in the future urban areas has been structure planned by Auckland Council. The following structure plans have been developed and adopted:

- Whenuapai Structure Plan, adopted September 2016[6]
- Warkworth Structure Plan, adopted June 2019
- Drury-Ōpaheke Structure Plan, adopted August 2019
- Pukekohe-Paerata Structure Plan, adopted August 2019
- Silverdale West Industrial Area Structure Plan, adopted April 2020.

4.1.2 Plan changes

The table on the following page shows the plan changes that are in progress or have been made operative in the future urban areas as at 30 June 2024.

In 2023/2024, most of the plan changes are now fully operative with eight plan changes still in progress: two in the north, two in the north west and four in the south.

The staging of areas for plan changes should generally follow the sequence and timeframes identified in the FDS. A number of private plan changes have sought or are seeking to live zone land ahead of the development ready sequencing identified in the strategy. Several of these plan changes are yet to be determined through RMA processes. With the exception of PC 5: Whenuapai, all of the plan changes in the table on the following page have been privately initiated.

6. The Whenuapai Structure Plan is currently under review. A draft update is being prepared with the intention of having community engagement in early 2025.

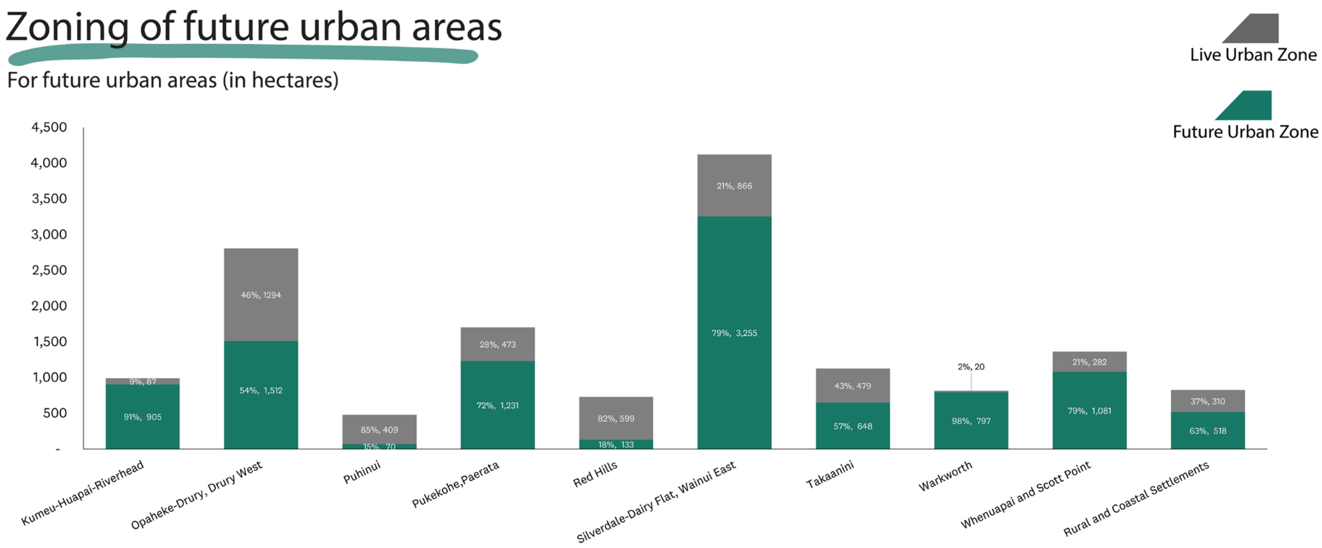
Plan changes in progress or made operative in the future urban areas as at 30 June 2024.

Sub-region	Plan change	FDS sequencing	Status
North	PC 25: Warkworth North	Live zoned	Fully Operative December 2023
	PC 40: (Warkworth — Clayden Road	Live zoned	Fully Operative June 2021
	PC72: McKinney Road, Warkworth	Not before 2045+	Fully Operative June 2023
	PC92: Wellsford North	2030+	Further submissions closed December 2023
	PC 93: Warkworth South	2050+	Further submissions closed February 2024
North West	PC5: Whenuapai Plan Change	2025+ to 2050+	Withdrawn June 2022
	PC 69: Spedding Block	Live zoned	Fully Operative March 2023
	PC86: 41-43 Brigham Creek Road, Whenuapai	2035+	Appeals closed June 2024
	PC 100: Riverhead	2050+ (Red flagged area)	Submissions closed May 2024
South	PC 6: Auranga B1 Drury West	Live zoned	Fully Operative February 2020
	PC 46: Drury South	Live zoned	Fully Operative October 2021
	PC 48: Drury Centre Precinct	Live zoned	Fully Operative December 2022
	PC 49: Drury East Precinct	Live zoned	Fully Operative December 2022
	PC 50: Waihoehoe Precinct	Live zoned	Fully Operative December 2022
	PC 51: Drury 2 Precinct	Live zoned	Fully Operative December 2022
	PC 52: 520 Great South Road, Papakura	Live zoned	Fully Operative December 2021
	PC 55: Patumahoe South	Previously rural	Fully Operative October 2023
	PC 58: 470 and 476 Great South Road and 2 and 8 Gatland Road, Papakura	Live zoned	Fully Operative March 2022
	PC61: Waipupuke	Live zoned	Fully Operative December 2022
	PC74: Golding Meadows and Auckland Trotting Club Inc	2035+	Fully Operative December 2023
	PC76: Kohe	2035+	Fully Operative on July 2023
	PC87: 301 and 303 Buckland Road, Pukekohe	2035+	Fully Operative on April 2024
	PC91: 80 McLarin Road, Glenbrook	2030+	Appeals close June 2024
	PC88: Beach lands South	Previously rural	Appeals closed May 2024
	PC 98: 47 Golding Road & 50 Pukekohe East Road, Pukekohe	2035+	Further submissions closed July 2024
	PC 73 (Private): O'Hara, Waiuku	Previously rural	Appeals close April 2023

4.1.3 Live zoned future urban areas

Future urban areas contain both future urban zoned land and live zoned land that was previously future urban zoned. Land that has transitioned from future urban to live zoned continues to be monitored as part of the future urban area so that a consistent baseline is maintained. This enables monitoring of how much of the original future urban area has been live zoned and developed over time. All future urban areas are of a size and scale that will take a number of years to build out.

Currently a total of 4,819 ha (32 per cent) of the identified future urban land has now been live zoned and is being developed.[7]



4.1.4 Live zoned future urban areas by zoning type

The majority of the live zoned land is identified for residential activity (64 per cent) and business activity (19 per cent),[8] the remainder of it is used to provide amenity and infrastructure services that are required to support urban growth.

Currently, the percentages of zoned uses are indicative of land which is only partially developed and will change as development progresses. For instance, the proportion of roading will increase as the initial rural roading pattern changes to accommodate an urban pattern at a scale down to local roads.

---

7. Approximately 842ha (6%) of the future urban area has been identified for removal due to natural hazards. Consideration of future plan changes to the Auckland Unitary Plan to re-zone these areas to an appropriate non-urban zoning and the exact extent of areas to be removed is yet to be finalised through applicable resource management processes.

8. Residential category includes Auckland Unitary Plan residential zones and Business category includes all business zones which can contain a mix of commercial and residential activities.

4.2 Infrastructure Phase

Land in future urban areas is predominantly rural, therefore bulk infrastructure is needed to enable urban development. Infrastructure prerequisites were introduced into the FDS as a tool to guide the timing of the development of future urban areas in relation to the anticipated delivery of bulk infrastructure.

Bulk infrastructure plays an important role in enabling development of future urban areas. The presence or absence of these services can unlock or inhibit growth. Once bulk infrastructure is in place, developers generally fund and deliver local infrastructure within their developments (such as water and wastewater pipes, stormwater assets, local roads and neighbourhood parks).

The infrastructure prerequisites set out in the FDS relates to when the council - and in cases Waka Kotahi and Kiwirail - can provide all the required bulk infrastructure in future urban areas to ensure that any development is well-coordinated and is able to provide a safe, sustainable environment on which communities can be based.

A detailed table setting out the timing of future urban areas and the key (bulk) infrastructure prerequisites is included in the Future Development Strategy Appendix 6.

The infrastructure prerequisites were adopted within the timeframe that this report covers and therefore they have not been monitored in this report[9]. Future reports will monitor the status and timing of these prerequisites.

9. The Future Development Strategy (FDS) was adopted November 2023. This FDS monitoring reporting period is 1 July 2023 – 30 June 2024.

4.3 Development Phase

Once an area is live zoned and bulk infrastructure is in place or being delivered, civil works can be understand to create land parcels and construct the enabling infrastructure such as local roads, water and wastewater networks, and stormwater systems. Often subdivisions will be developed in stages. Initially larger superlots will be created and then later subdivided into individual lots.

4.3.1 Creation of new parcels

The table below reports on the number of new parcels created across the future urban areas. This is reported by:

- progress in the latest reporting year, 2023/2024
- overall development progress, 2015/2016 – 2023/2024.

In 2023/2024, 1,781 new parcels were created in the future urban areas. This is 13 per cent of total parcels created since 2015/2016.

Since 2015, Ōpaheke-Drury, Drury West has had the highest number of parcels created followed by Rural and Coastal Settlements. This is generally consistent with the sequencing identified in the Future Development Strategy as most of these areas contain already live zoned land (including Special Housing Areas and areas with a live urban zone applied by the Auckland Unitary Plan).

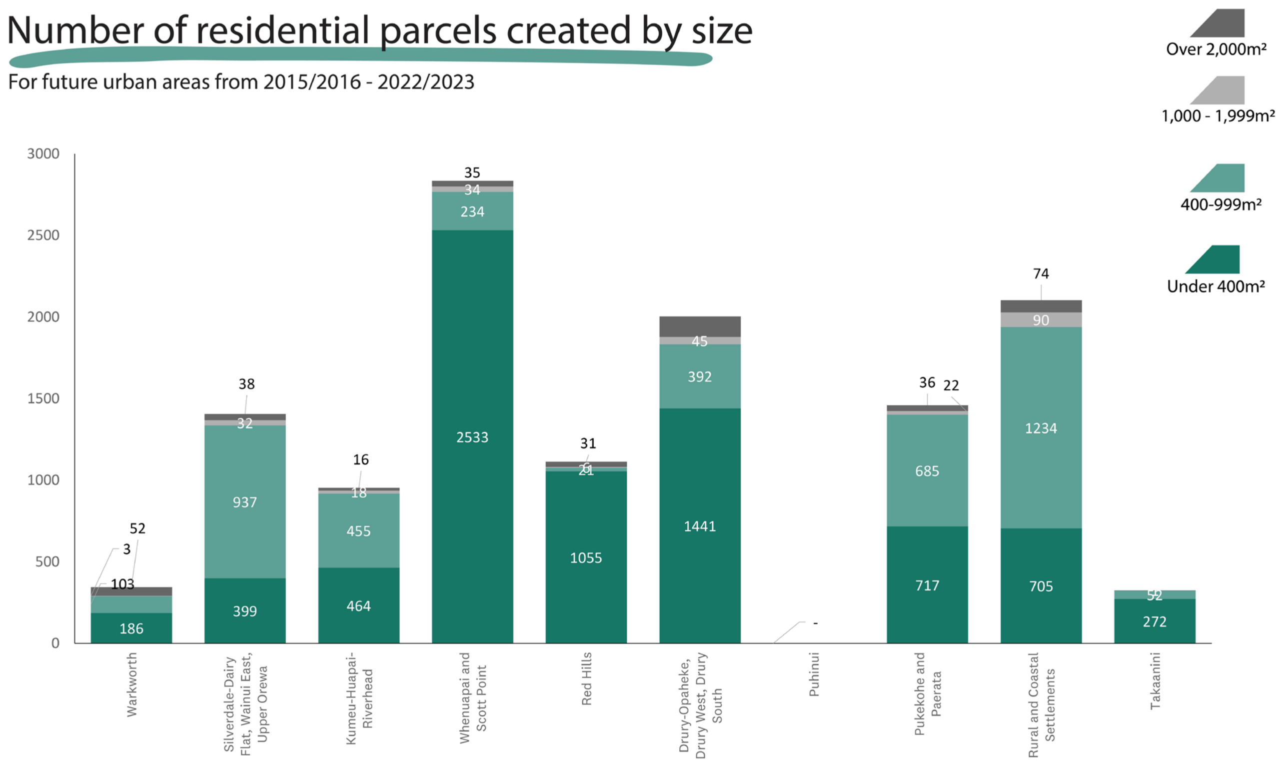
Number of new parcels created, by future urban area clusters, by reporting year (1 July - 30 June)

Future urban area clusters	Parcels created 2023/2024	Total parcels created 2015-2024
Warkworth	265	473
Silverdale-Dairy Flat, Wainui East	365	1,783
Kumeu-Huapai, Riverhead	83	1,048
Whenuapai, Scott Point	166	3,022
Red Hills	54	1,119
Puhinui	-	17
Ōpaheke-Drury, Drury West	632	2,139
Takaanini	-	339
Pukekohe, Paerata	90	1,506
Rural Settlements	126	2,180
Total	1,781	13,626

4.3.2 Creation of new parcels by size

New parcels are created through the process of subdivision. While land can be subdivided into individual house parcels which allow for dwellings to be built, in some cases land is split into larger super blocks and developments are carried out in stages. The size of parcels therefore can be an indication of what stage of the development process the parcels are at.

The majority (95 per cent) of the new residential parcels created since 2015/2016 were below 1000 sqm.[10]

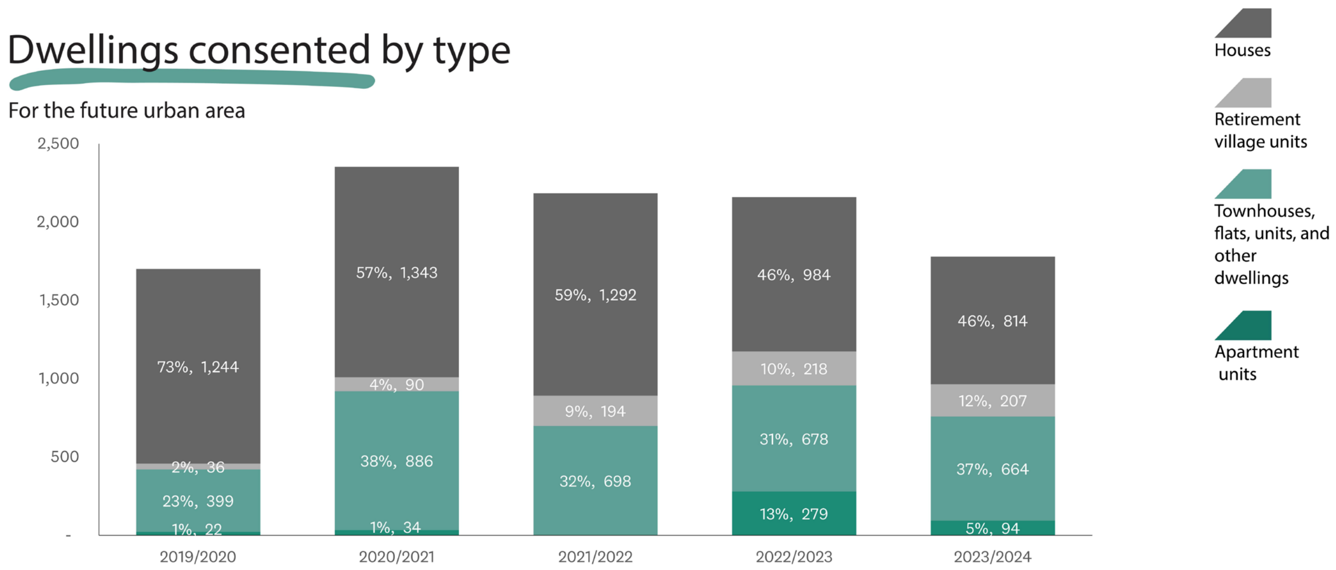


10. Residential parcels consist of land with Auckland Unitary Plan residential zoning. Business parcels consist of land with business zoning which can contain a mix of commercial and residential uses.

4.3.4 Dwelling typology in future urban area

Of the dwellings consented in the future urban areas in 2023/2024, 46 per cent were standalone houses. This was the same proportion as the previous reporting year. The proportion of apartments, townhouses and other units in the same period experienced a slight decrease from 44 per cent to 43 per cent.

While standalone houses are still the predominant typology in these peripheral locations, the increase in more intensive housing in recent years indicates the housing preferences in future urban areas is changing. This trend supports the quality compact approach. As supporting infrastructure investment is made, and more transport choices become available, it is anticipated that the mix of dwelling typologies will increase as development progresses over time.



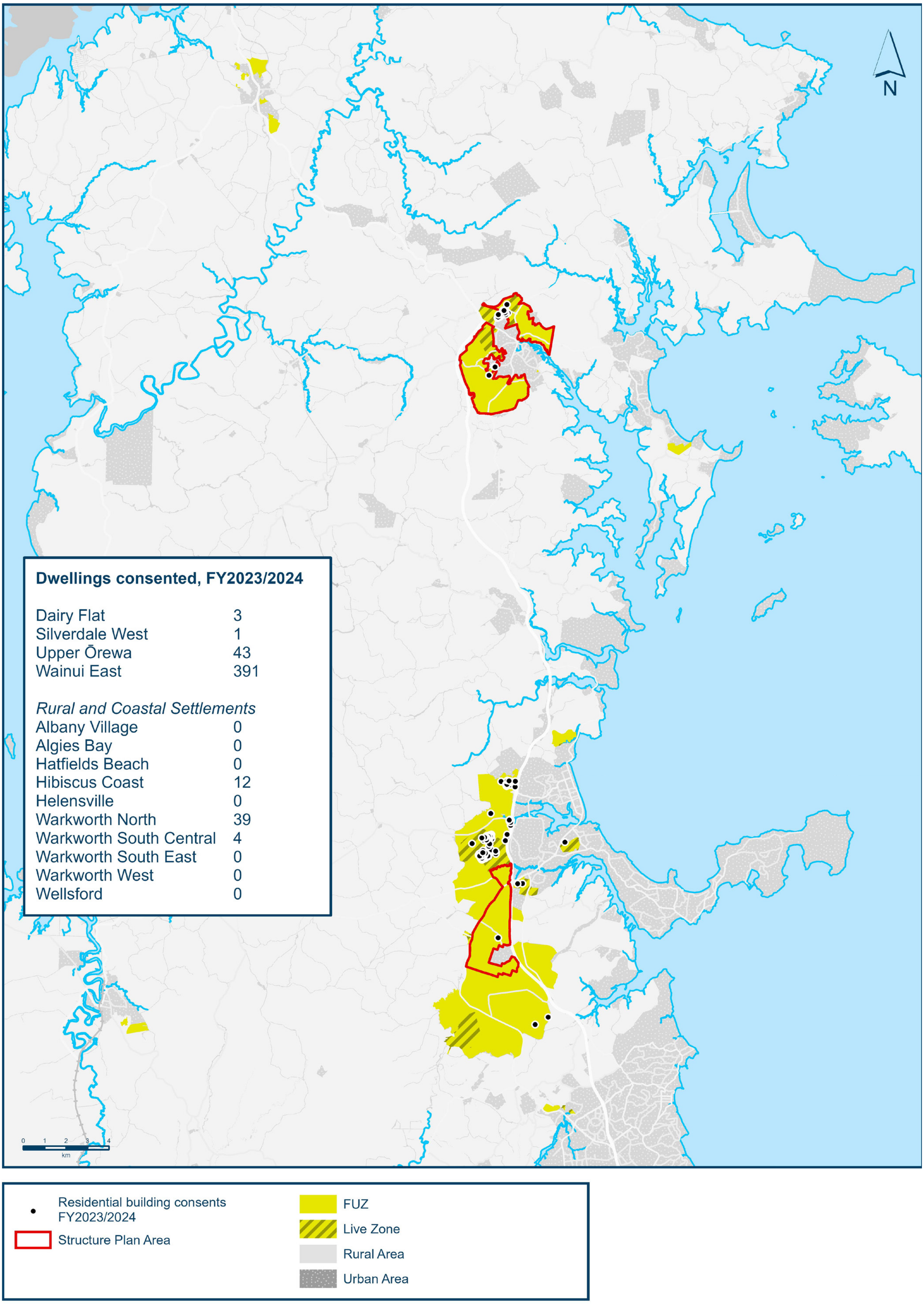
4.4 Overall development progress

The maps on the following pages bring together the information on the development pipeline in the future urban areas by sub-region. It shows that many of the future urban areas with structure plans in place and identified as live zoned have progressed through the planning and infrastructure phase and building activities are now ready to take place.

An increase in development pressure in the south sub-region is evidenced through the number of private plan changes in progress and the pressure to fund infrastructure projects.

Ongoing monitoring and reporting will provide a more comprehensive understanding of trends and progress against the future urban areas timing in the FDS.

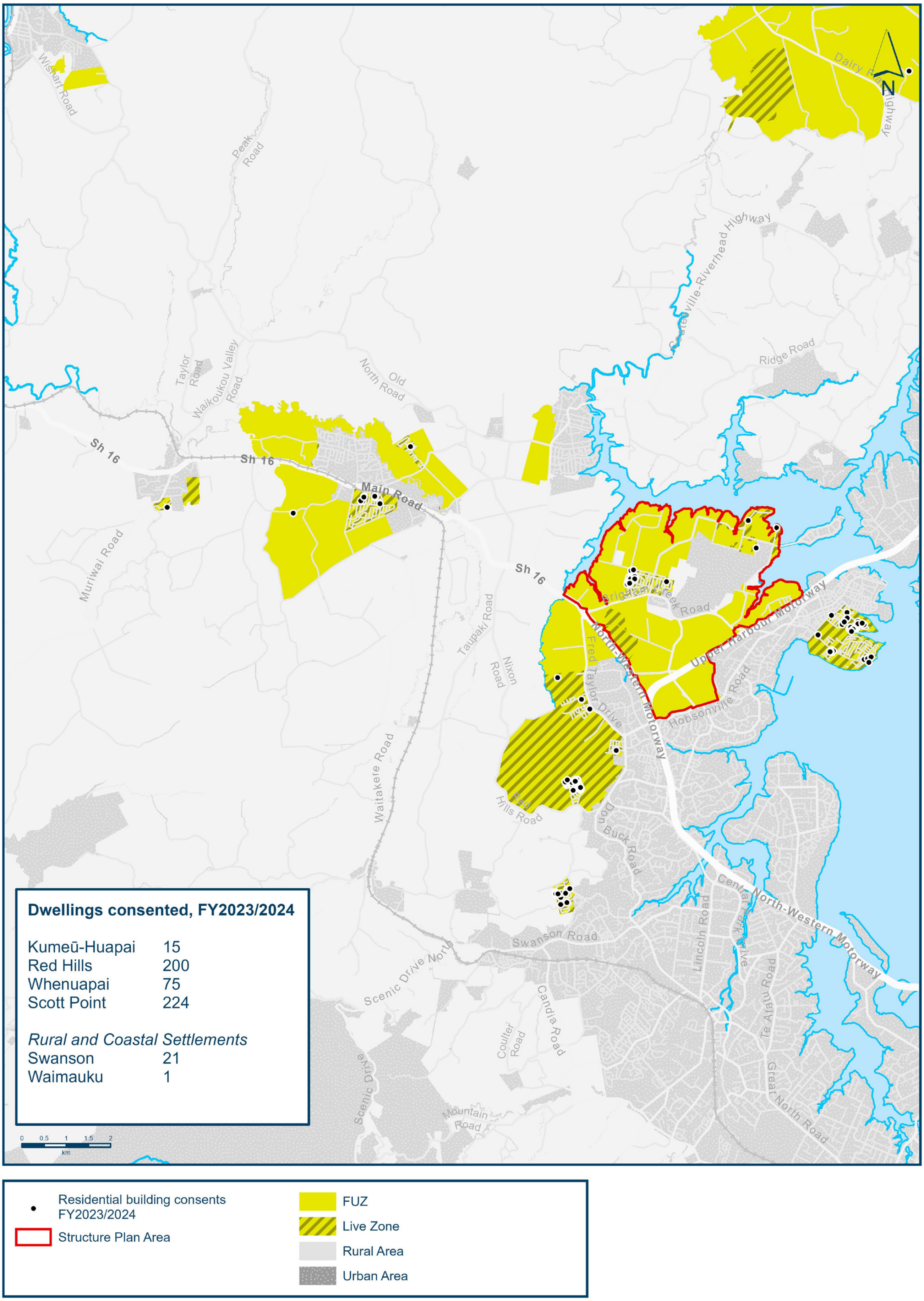
Future Urban Areas - North, as at 30 June 2024



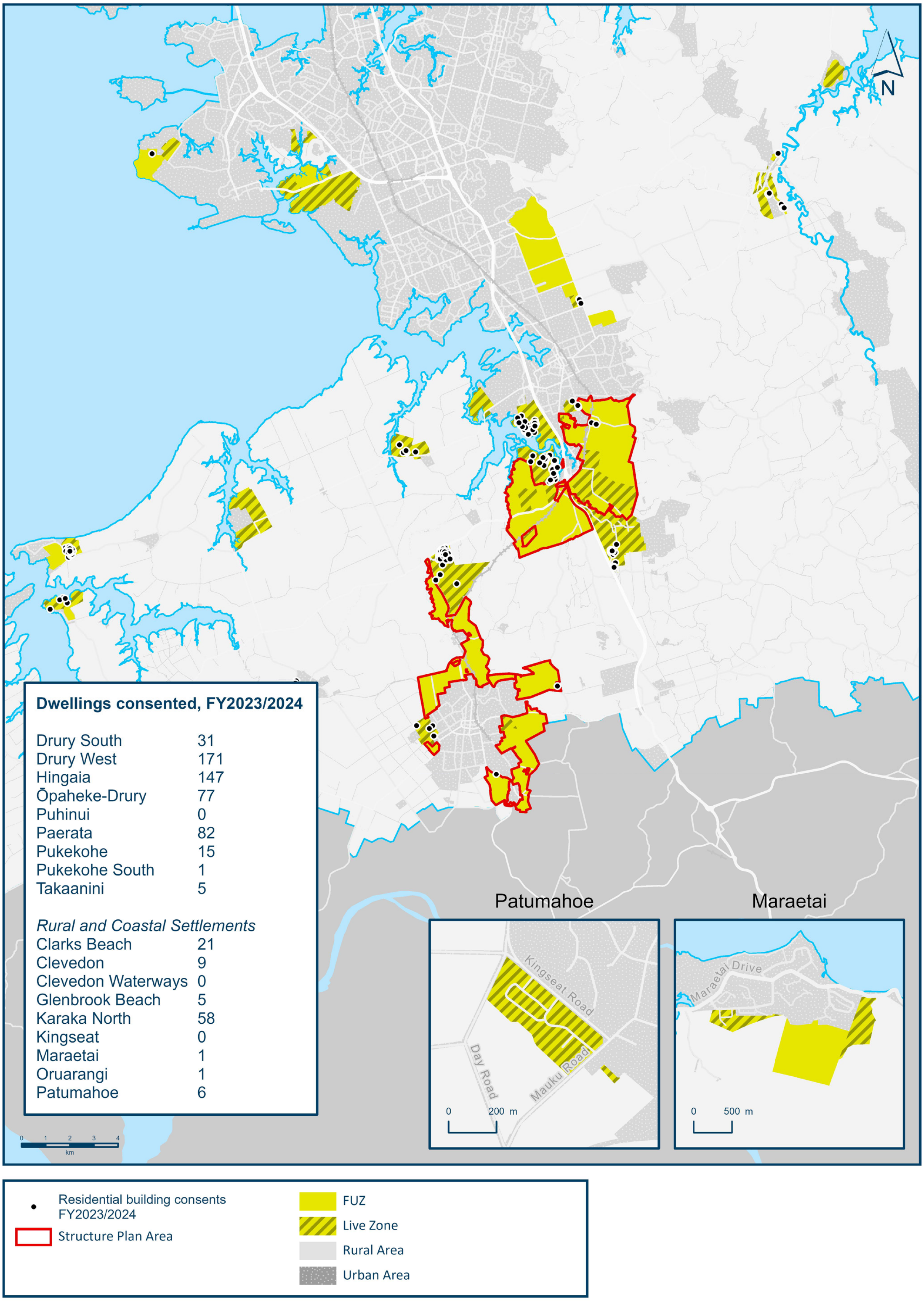
Dwellings consented, FY2023/2024

Dairy Flat	3
Silverdale West	1
Upper Ōrewa	43
Wainui East	391
Rural and Coastal Settlements	
Albany Village	0
Algies Bay	0
Hatfields Beach	0
Hibiscus Coast	12
Helensville	0
Warkworth North	39
Warkworth South Central	4
Warkworth South East	0
Warkworth West	0
Wellsford	0

Future Urban Areas - North West, as at 30 June 2024



Future Urban Areas - South, as at 30 June 2024



5. Rural Areas

Limited residential growth is anticipated in rural Auckland. This is mainly focused in 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. Rural lifestyle growth will be focused in areas zoned as 'countryside living'. This approach will help maintain rural values and support ongoing rural production.

This section of the report covers the following:

- Dwellings consented in rural zones
- Dwelling typology of dwellings consented in rural areas
- Dwellings consented in rural nodes

Highlights in the rural areas in the 2023/2024 reporting year are:

- 756 dwellings were consented, this is a 36 per cent decrease from the previous reporting year. This is approximately 5 per cent of all dwellings consented
- 62 per cent of dwellings consented were standalone houses
- most dwellings consented were in the residential zoned areas of rural towns and settlements
- a total of 366 dwellings were consented in rural nodes. This is a 21 per cent increase from the previous reporting year.

5.1 Dwellings consented in rural zones

The number of dwellings consented in rural areas showed a 36 per cent decrease from 2022/2023.

Of dwellings consented in the rural area in 2023/2024, 306 dwellings were in the residential-zoned areas of rural towns and settlements. This is a 50 per cent decrease from 2022/2023. 40 per cent of all dwellings consented in the rural area were in residential zones in 2023/2024. This is a decrease from 52 per cent in 2022/2023.

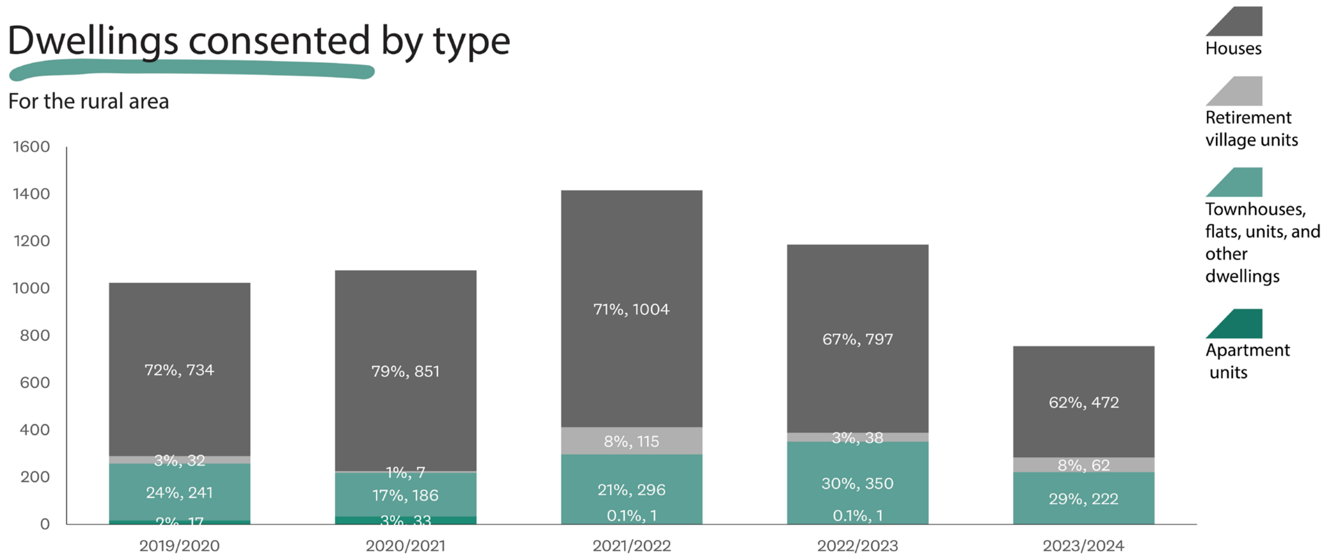
Dwellings consented in rural zones, by reporting year (1 July - 30 June)

Auckland Unitary Plan Zone	Dwellings Consented, 2022/2023	Dwellings Consented, 2023/2024	Change
Hauraki Gulf Islands	63	69	↑ 10%
Residential Zones	621	306	↓ -50%
Rural - Countryside Living Zone	177	83	↓ -53%
Rural - Mixed Rural Zone	33	21	↓ -36%
Rural - Rural Coastal Zone	51	22	↓ -57%
Rural - Rural Production Zone	117	109	↓ -7%
Other Zones[11]	124	146	↑ 18%
Total	1,186	756	↓ -36%

11. This includes all the Business zones, Open space zones, Coastal zones, Special purpose zones, Rural – Wairakere Foothills zone, Rural – Waitakere Ranges zone and Strategic Transport Corridor zone.

5.2 Dwelling typology in rural area

62 per cent of dwellings consented in the rural area in 2023/2024 were standalone houses, a decrease of five per cent compared to the previous monitoring year. 29 per cent of dwellings consented in the rural area were more intensive housing types (apartment units, townhouses and other units), remained similar to the previous monitoring year.



5.3 Rural nodes

A total of 366 dwellings were consented in Auckland's rural nodes in 2023/2024. This is a 21 per cent increase from the previous reporting year. Most of the dwellings consented were in Pukekohe with a small proportion in Warkworth.

Dwellings consented, by rural node, by reporting year (1 July - 30 June)

Rural node name	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Pukekohe	300	373	269	265	303
Warkworth	98	113	113	37	63
Total	398	486	382	302	366

6. Business Areas

As Auckland grows it must have capacity for business growth over the long-term. The FDS highlights the need to safeguard options for the future by making the best use of existing business land and identifying new 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 FDS promotes the creation of flexible and adaptable business areas.

This section of the report covers the following:

- business floor space consented across the region
- business floor space consented by Auckland Unitary Plan zone
- business floor space consented by local board
- business floor space consented by local board
- business floor space consented in nodes.

Highlights in business areas in the 2023/2024 reporting year are:

- 735,788 square metres (sqm) of business floor space was consented
- the Light Industry Zone had the greatest amount of floor space consented, followed by Heavy Industry Zone and City Centre Zone
- the Māngere - Ōtāhuhu and Waitemata local board areas had the greatest amount of floor space consented
- of the nodes, City Centre had the greatest amount of business floor space consented.

6.1 Regional overview

Around 49 per cent more business floor space was consented in 2023/2024 than in 2022/2023. The amount of business floor space consented has fluctuated significantly over the past five years.

Business floor space (sqm) consented, by reporting year (1 July - 30 June)

Reporting year (1 July – 30 June)	Business Floor Space (sqm)
2019/2020	456,039
2020/2021	595,354
2021/2022	607,656
2022/2023	493,472
2023/2024	735,788
Total	2,888,309

6.2 Business floor space consented by Auckland Unitary Plan zone

There were 735,788 square metres (sqm) of business floor space consented in 2023/2024. Most of this was in the light and heavy industrial zones and the City Centre Zones. 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 business floor space consented. This is appropriate given the intended activities in these zones. However, it is noted that business floor space increased significantly in the residential and rural zones compared to the previous reporting year.

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

Business floor space consented by zone, by reporting year (1 July - 30 June)

Business Zone	Floor space consented (sqm), 2022/2023	Floor space consented (sqm), 2023/2024	Change
Business - City Centre Zone	22,121	100,090	↑ 352%
Business - Metropolitan Centre Zone	7,552	387	↓ -95%
Business - Town Centre Zone	18,474	22,642	↑ 23%
Business - Mixed Use Zone	1,540	17,137	↑ 1,013%
Business - Light Industry Zone	277,931	310,601	↑ 12%
Business - Heavy Industry Zone	62,424	144,206	↑ 131%
Other Business Zones	12,284	24,681	↑ 101%
Residential Zones	11,674	5,692	↓ -51%
Rural Zones	12,247	2,135	↓ -83%
Airports and Airfields Zones	58,580	85,018	↑ 45%
Other Zones[12]	8,645	23,199	↑ 168%
Total	493,472	735,788	↑ 49%

12. This includes Open Space zones, Future urban zone, Coastal zones, Special purpose zones, Hauraki Gulf Islands and Strategic transport corridor zone.

6.3 Business floor space consented by local boards

Māngere - Ōtāhuhu and Waitematā local boards had the greatest amount of business floor space consented in 2023/2024. Albert – Eden local board had the largest increase of 2,330 per cent compared to 2022/23. The largest decreases were in Kaipātiki (93 per cent), Waitākere Ranges (71 per cent) and Devonport - Takapuna (70 per cent).

Business floor space consented by local board area, by reporting year (1 July - 30 June)

Local Board Area	Floor space consented (sqm), 2022/2023	Floor space consented (sqm), 2023/2024	Change
Māngere - Ōtāhuhu	88,966	171,484	↑ 93%
Maungakiekie - Tamāki	78,987	87,769	↑ 11%
Franklin	76,102	75,491	↓ -1%
Waitematā	23,375	117,232	↑ 402%
Howick	27,514	75,408	↑ 174%
Upper Harbour	72,885	26,087	↓ -64%
Manurewa	20,958	53,090	↑ 153%
Henderson - Massey	32,458	16,723	↓ -48%
Puketāpapa	12,000	27,839	↑ 132%
Papakura	26,198	8,265	↓ -68%
Rodney	9,950	16,617	↑ 67%
Ōtara - Papatoetoe	2,284	16,086	↑ 604%
Whau	4,450	13,329	↑ 200%
Albert - Eden	660	16,036	↑ 2,330%
Hibiscus and Bays	1,577	6,105	↑ 287%
Waitakere Ranges	4,700	1,347	↓ -71%
Kaipātiki	5,055	360	↓ -93%
Devonport - Takapuna	3,583	1,057	↓ -70%
Ōrākei	810	3,753	↑ 363%
Waiheke	929	1,364	↑ 47%
Great Barrier	31	346	↑ 1,016%
Total	493,472	735,788	↑ 49%

6.4 Business floor space consented in nodes

The city centre node had the greatest amount of business floor space consented in 2023/2024, accounting for 44 per cent of the total business floor space consented in nodes.

The city centre node also had the greatest increase of 413 per cent in the amount of business floor space consented in comparison to 2022/2023.

Business floor space consented by urban node, by reporting year (1 July - 30 June)

Urban Node	2022/2023	2023/2024	Change
Albany	57,662	1,000	↓ -98%
City centre	23,375	119,926	↑ 413%
Manukau	79,083	116,969	↑ 48%
Westgate	44,793	28,523	↓ -36%
Total	204,913	266,418	↑ 908

Business floor space consented by rural node, by reporting year (1 July - 30 June)

Urban Node	2022/2023	2023/2024	Change
Pukekohe	2,955	760	↓ -74%
Warkworth	-	7,202	↑
Total	2,955	7,962	↑ 169%

7. Monitoring the FDS Actions

The FDS identifies a series of actions (FDS Actions) to achieve the FDS vision and outcomes. The actions will be further developed to feed into and align with other council work programmes such as the Long-term Plan, Infrastructure Strategy, current flood recovery work, and the review of the Auckland Unitary Plan (AUP).

Table below sets out each FDS Action, its initial scope, priority and progres.

	Actions	Initial Scope	Priority	Progress 2024
Māori Outcomes				
1	Initiate joint priorities between the council and iwi to focus on opportunities linked to the enablement of economic development of Māori land and Treaty settlement land.	Where requested by iwi, identify and initiate joint iwi and Auckland Council priorities that support Māori economic aspirations and development goals.	Ongoing	Underway
2	Investigate strengthening AUP provisions to further enable Māori economic, social, and cultural development.	Investigate where there are opportunities to strengthen AUP provisions to better support Māori economic, social and cultural development. This includes the council's ongoing work to support papakāinga and marae development. Investigations may also identify opportunities to strengthen other existing plans and strategies, outside the AUP.	Starting within the next 2 years	Not yet started
3	Expedite mapping hapū and iwi cultural landscapes and investigate opportunities to strengthen protection in the AUP	Contribute to implementing several council objectives relating to Māori cultural value by mapping hapū and iwi landscapes. This is likely to be trialled using a pilot location and will include investigation of opportunities to strengthen protection of hapū and iwi landscapes in the AUP.	Starting within the next 3 years	Not yet started
Well-functioning urban environment				
4	Expand and tailor the NPS UD definition of well-functioning urban environment for Auckland in relevant Council documents.	Developing a comprehensive, holistic definition and conceptualisation of what a well-Functioning urban environment (WFUE) is for Auckland. This will bring together the mandatory WFUE elements under the NPS UD and non-mandatory elements. The definition and concept will subsequently be embedded in relevant Council plans and strategies.	Already underway	Underway

Continued on the next page

	Actions	Initial Scope	Priority	Progress 2024
Well-functioning urban environment				
5	Amend the AUP Regional Policy Statement and Appendix 1 (Structure Plan Guidelines) to strengthen alignment between land use and infrastructure planning, as well as integrated catchment management, in planning decisions including structure plans and plan changes.	Appendix 1 (Structure Planning) of the AUP and relevant sections of the RPS will be reviewed to identify gaps and improvements. This is to ensure more coordinated planning occurs and includes consideration of:	Ongoing	Underway
6	Support coordination of existing and future urban zoned areas through structure planning and plan changes.	Support coordination of existing and future urban zoned areas, especially in locations where future urban areas are located in close proximity to existing urban communities, by: - giving direction on achieving and contributing to a well-functioning urban environment. - providing advice to ensure integrated development at the sub-regional and local level. Whenuapai Structure Plan will be the first structure plan.	Imminently starting	Whenuapai Structure Plan update underway
7	Investigate strengthening AUP provisions to safeguard identified business land in Auckland.	To address the issue of business land being lost to residential development, investigate whether there are opportunities to strengthen AUP provisions to safeguard existing and future business-zoned land. This work may identify additional changes to other council plans and strategies, outside the AUP.	Starting within the next 2 years	Not yet started
8	Identification of good locations for growth using the council's Quality Compact approach and the refined definition of well-functioning urban environments (see Action 4).	Identification of good locations for growth that are in high demand, close to centres, employment, rapid transit and with low hazard risk. Initial criteria to identify good locations will utilise additional elements of well-functioning urban environments from Action 4.	Already underway	Underway

Continued on the next page

	Actions	Initial Scope	Priority	Progress 2024
Well-functioning urban environment				
9	Identify if and where additional development capacity needs to be enabled, in good locations for growth, that supports the delivery of a quality compact urban form and well-functioning urban environments for Auckland.	To ensure: - there is enough of the most appropriate development capacity enabled in good locations - that any capacity lost through the future urban plan changes and the natural hazard plan change is offset by adding capacity in good locations. - there is intensification and diversification of both residential and business uses	Imminently starting	Starting early 2025
10	Incentivise development in good locations that supports the delivery of a quality compact urban form and well-functioning urban environments for Auckland.	Incentivise development in good locations that are in high demand, close to centres, employment, rapid transit and with low hazard risk. Initial work to identify incentives will include:	Starting within the next 2 years	Not yet started
11	Invest in public transport and active mode infrastructure and services to better serve and connect residential areas, centres and business areas.	Within the context of region-wide policy priorities, availability of funding for local share and within the NLTP, monitor strategic and funding documents such as the RLTP, AITP and Infrastructure Strategy. This is to ensure public transport and active mode investment is better connecting residential areas with centres and business areas. The outcomes of this monitoring will inform the development of the AITP and future iterations of the RLTP and Infrastructure Strategy.	Ongoing	Various investments have been programme as part of the Regional Land Transport Programme (RLTP)
Hazards and Climate Change				
12	Embed climate change mitigation and adaptation considerations into the AUP	Investigate options to embed climate change mitigation and adaptation approaches in the AUP to help council achieve its climate change goals.	Imminently starting	Natural Hazards Plan Change work underway.

Continued on the next page

	Actions	Initial Scope	Priority	Progress 2024
Hazards and Climate Change				
13	Investigate the use of economic instruments (such as financial contributions) under the RMA as a method to adapt to and mitigate the effects of climate change	To understand to: - potential benefits and costs in the use of economic instruments, especially with regard to promoting positive outcomes and mitigating adverse effects in terms of climate change and the natural environment. - opportunities, limitations and risks in the use of financial contributions	Ongoing	Ongoing
14	Identify areas where improved blue-green spaces can mitigate natural hazard risk. Use these as an input to blue-green network planning.	Contribute to the outcomes sought in the FDS around natural hazard mitigation and improving the liveability of Auckland through the provision of blue-green spaces. Use various data sources across council group. Engage with mana whenua to understand if and how they would like to input.	Starting within the next 2 years	Underway
15	Strengthen the AUP to improve ecological connectivity by protecting existing vegetation and incentivising new planting.	To help achieve the environmental and ecological outcomes sought to support resilient natural environments.	Starting within the next 2 years	Not yet started
16	Further investigate hazard types and exposure to risk and pilot programmes to develop appropriate adaptation responses.	To investigate the location of various hazard types and exposure to risk. Establish pilot programmes identify and develop appropriate adaptation responses.	Imminently starting	Underway - supported through the Resilient Tāmaki Makaurau/ Auckland work programme.
17	Initiate AUP plan changes to remove Hatfields Beach Future Urban Area, and remove parts of the future urban areas in Kumeū-Huapai-Riverhead, Takaanini, and Drury-Ōpaheke, including amending the Rural Urban Boundary in the AUP to align with amended future urban zones.	Initiate AUP plan changes to: - remove Hatfields Beach Future Urban Area - remove parts of the future urban areas in Kumeū-Huapai-Riverhead, Takaanini, and Drury-Ōpaheke - amend the Rural Urban Boundary in the AUP to align with amended future urban zones	Imminently starting	Underway

Continued on the next page

	Actions	Initial Scope	Priority	Progress 2024
Investment and Funding				
18	Use Future Development Strategy Spatial Priorities to inform 2024-2034 Long-term Plan growth investments, including investigation of short to medium-term infrastructure deficit priorities.	To reflect the interdependency between the FDS and Long-term Plan, ensure that the FDS direction on growth investment informs the long-term plan (including affordability considerations), as required by the NPS-UD, and that Long-term Plan decisions inform future iterations of the FDS. Continue to use the Future Development Strategy Spatial Priorities to inform future growth investments, including investigation of short to medium-term infrastructure deficit priorities.	Ongoing	Underway Initial work through the 2024 LTP is completed.
19	Incorporate the infrastructure investment hierarchy (included in the FDS) in the council group asset management plans and the 2024 Infrastructure Strategy (part of the 2024 Long-term Plan).	To ensure integration and follow-through between the FDS, asset planning and the Infrastructure Strategy, as required by the NPS-UD. Continue to prioritise infrastructure investment based on the infrastructure hierarchy, through the incorporation of the hierarchy in council group asset management plans and the Long-term Plan.	Ongoing	Underway The infrastructure investment hierarchy has been published in the 2024 Infrastructure Strategy. Ongoing work to embed consistent use of the hierarchy across the group (an action in the 2024 Infrastructure Strategy).
20	Prioritise integrated, nature-based, regenerative and resilient infrastructure in the 2024 Infrastructure Strategy	To ensure carry through from FDS to the LTP (via the Infrastructure Strategy) to ensure alignment. Continue to work on prioritising integrated, nature-based, regenerative and resilient infrastructure in the 2027 Infrastructure Strategy.	Already underway	Underway This is supported in the 2024 Infrastructure Strategy.

Continued on the next page

	Actions	Initial Scope	Priority	Progress 2024
Investment and Funding				
21	Investigate funding tools, including private sector funding, and options to ensure development in existing urban areas is appropriately supported by investment in infrastructure, services and local amenity. This can include collaborative infrastructure solutions by partnering with others.	To consider the current financial tools available and investigate how they could potentially be utilised to achieve better planning and environmental outcomes.	Already underway	Ongoing
22	Support local level investment and coordination, including initiatives that require community action rather than investment.	Support local boards to advocate for initiatives that add value to and benefit local communities and general growth in the existing urban area, particularly where the local board may not have decision-making responsibilities or funding.	Ongoing	Ongoing
Rural				
23	Update information on rural settlements, environments, productivity, and employment and develop a Rural Strategy (prioritising the southern rural area) to inform the future approach to rural areas.	Deliver a southern Rural Strategy that responds to issues and opportunities identified through stakeholder and public engagement with the southern rural communities, as well as research.	Already underway	Draft Strategy complete, endorsed public consultation by Planning and Policy Committee on 07/10/2024, public consultation closed 01/12/2024

APPENDIX A - Nodes Profiles

This appendix provides further information on the urban nodes: Albany, city centre, Manukau and Westgate. Each of the profile contains a context summary, providing an overview of the existing residential and business activities as well as opportunities within the node. It also provides data on employment count by industry, business floor area by type, residential dwellings consented by type and anticipated annual household growth compared to dwellings consented.

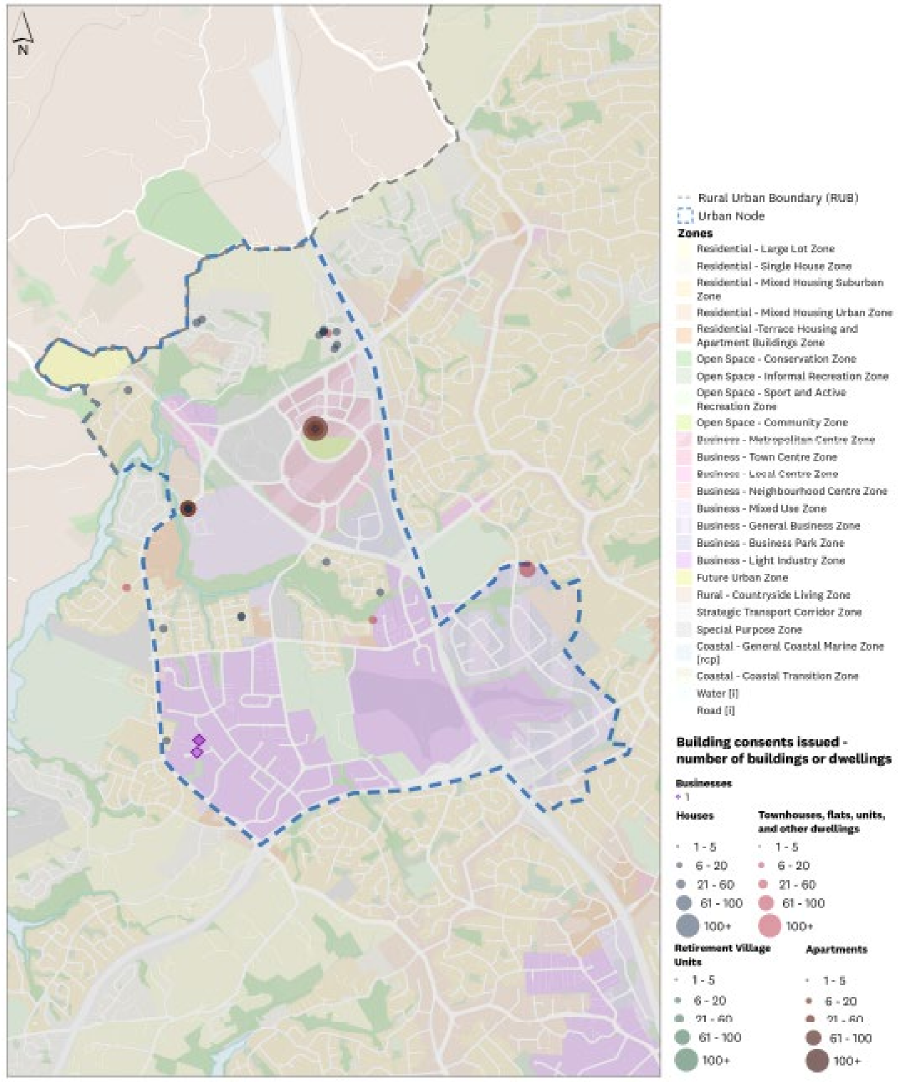
Data source:

Statistics New Zealand Building consents issued

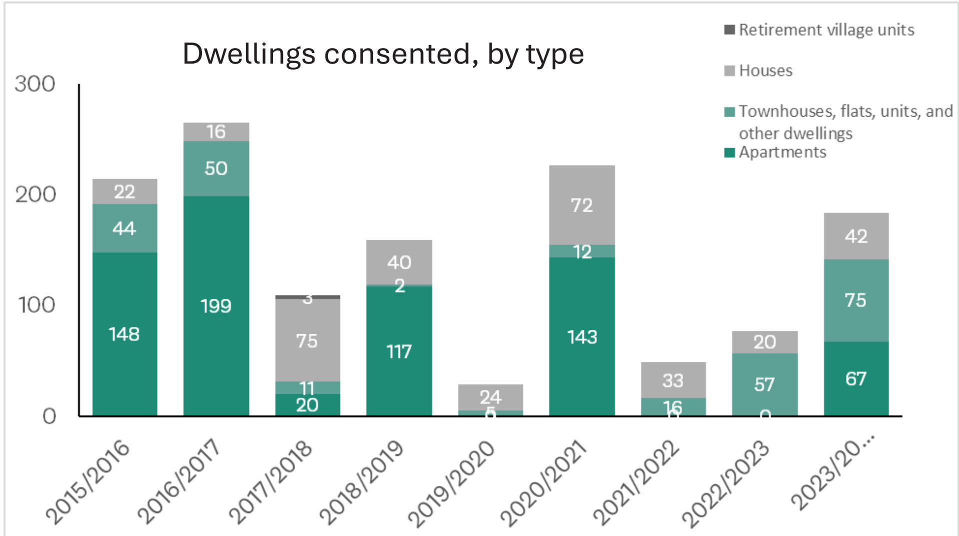
Auckland Growth Scenario 2023 version 1.1

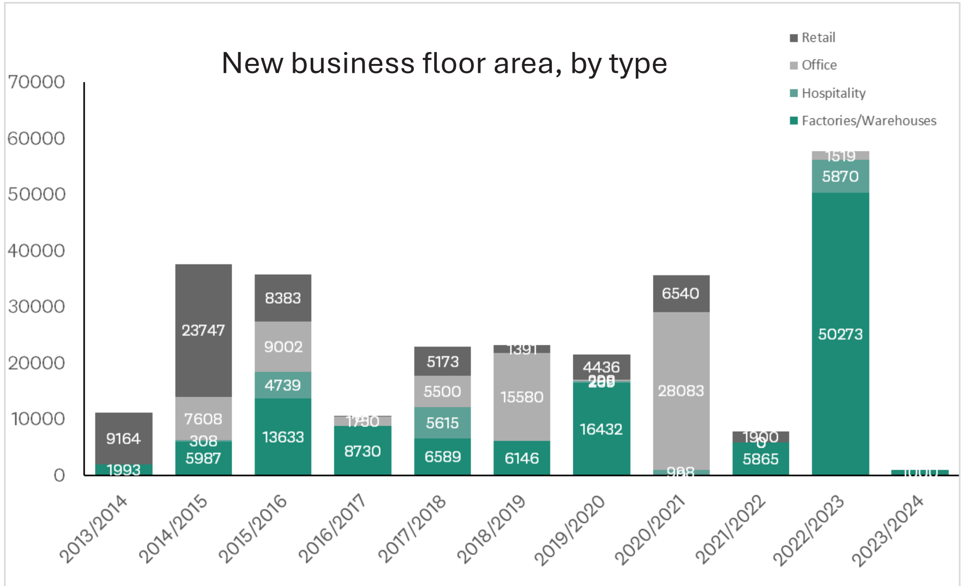
Statistics New Zelaand business demography statistics 2000-2024

Albany Node



Industry	Employee Count		
	2021	2022	2023
A Agriculture, Forestry and Fishing	70	55	25
B Mining	0	0	0
C Manufacturing	3941	4083	4170
D Electricity, Gas, Water and Waste Services	149	169	156
E Construction	4350	4320	4590
F Wholesale Trade	6117	6167	6253
G Retail Trade	4570	4740	4705
H Accommodation and Food Services	1510	1640	1630
I Transport, Postal and Warehousing	669	619	671
J Information Media and Telecommunications	456	456	503
K Financial and Insurance Services	2089	2202	2045
L Rental, Hiring and Real Estate Services	460	478	440
M Professional, Scientific and Technical Services	3301	3700	3745
N Administrative and Support Services	2131	1975	2058
O Public Administration and Safety	716	716	696
P Education and Training	2406	2185	2142
Q Health Care and Social Assistance	1783	1983	2032
R Arts and Recreation Services	861	748	692
S Other Services	799	811	733
Total	36378	37047	37286





Albany is the node for the north and has been identified for significant growth and intensification over the next 30 years.

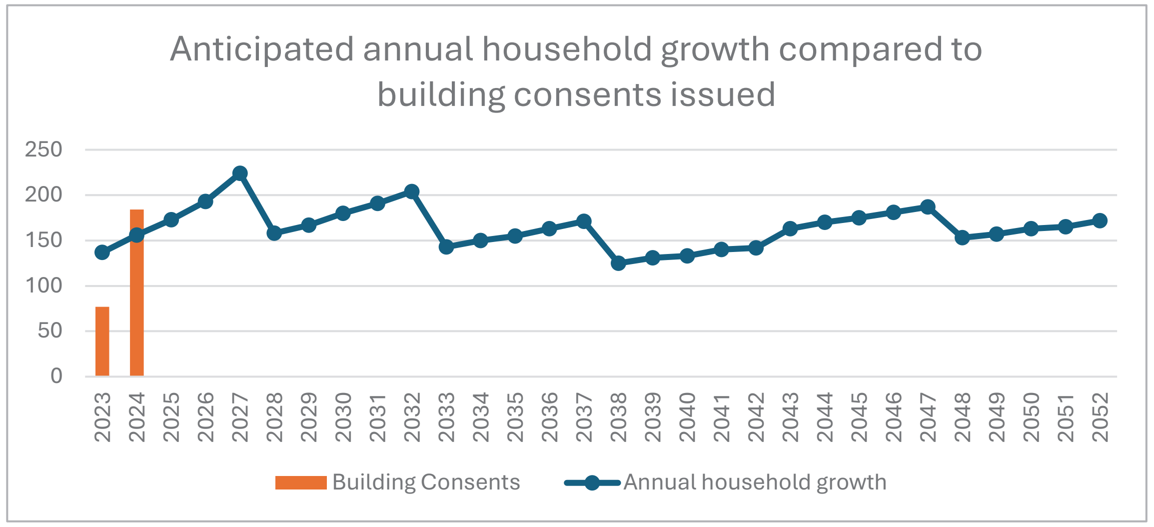
Motorway access and the northern busway provide good transport connections to and from the area. Albany will provide a diverse range of employment, housing, education facilities, community and civic services, as well as retail and commercial opportunities.

Since the Auckland Unitary Plan was adopted in 2016, the total number of new dwelling consents and new business consents in the Albany Node has fluctuated year-on-year.

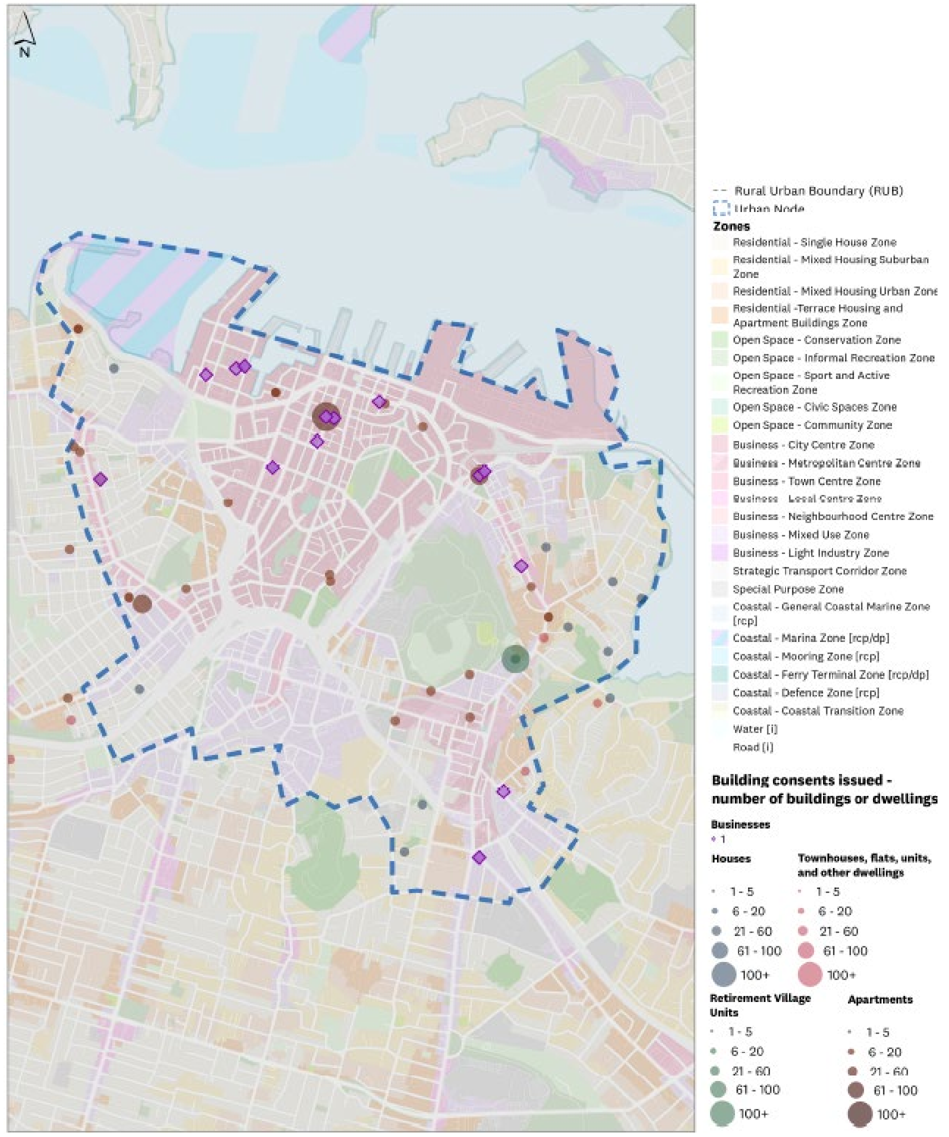
A mix of dwelling typologies are consistently being built, with the predominant typology over the last eight years being apartments. To help Albany perform better as a Node, it is preferable that this trend continues over time.

The predominant business building consent is for a combination of office and retail. Over time, it is preferable that this mix of business building consent types continues to help increase economic diversity and employment offer in the Node.

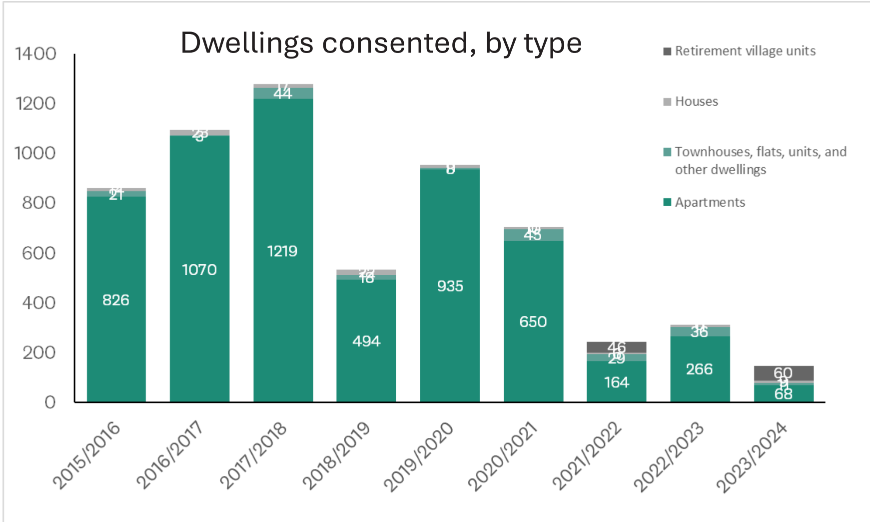
The industries with the largest number of employees are consistently Wholesale Trade, Retail, Construction and Manufacturing.

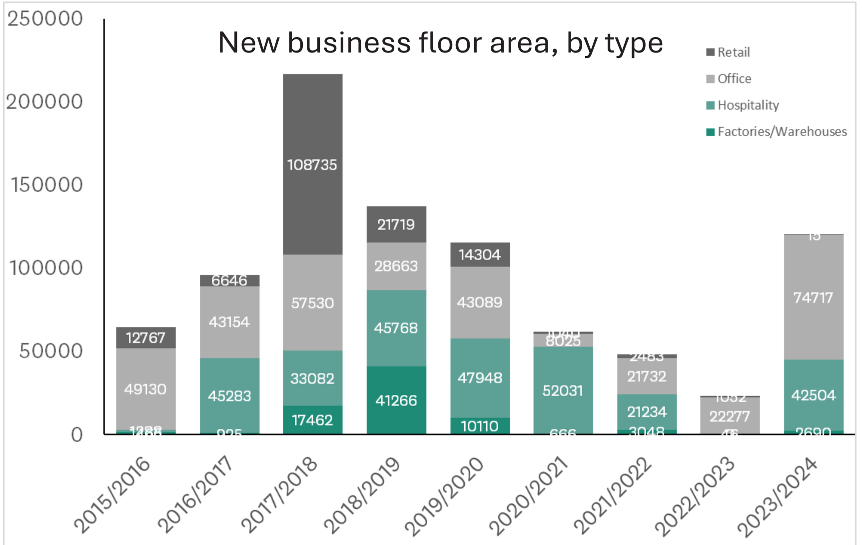


City centre Node



Industry	Employee Count		
	2021	2022	2023
A Agriculture, Forestry and Fishing	362	397	397
B Mining	21	15	6
C Manufacturing	3026	3324	3589
D Electricity, Gas, Water and Waste Services	2273	2577	2443
E Construction	5947	6462	6907
F Wholesale Trade	7128	7277	8112
G Retail Trade	10062	10884	11210
H Accommodation and Food Services	14755	14648	17620
I Transport, Postal and Warehousing	4761	5857	6452
J Information Media and Telecommunications	10325	10111	11476
K Financial and Insurance Services	19700	20845	23013
L Rental, Hiring and Real Estate Services	3630	3772	5468
M Professional, Scientific and Technical Services	45780	50420	52453
N Administrative and Support Services	14168	14480	16343
O Public Administration and Safety	11956	12091	12347
P Education and Training	12565	12762	12661
Q Health Care and Social Assistance	15704	17893	19503
R Arts and Recreation Services	4427	4149	5221
S Other Services	4797	4902	4996
Total	**191387**	**202866**	**220217**





The city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

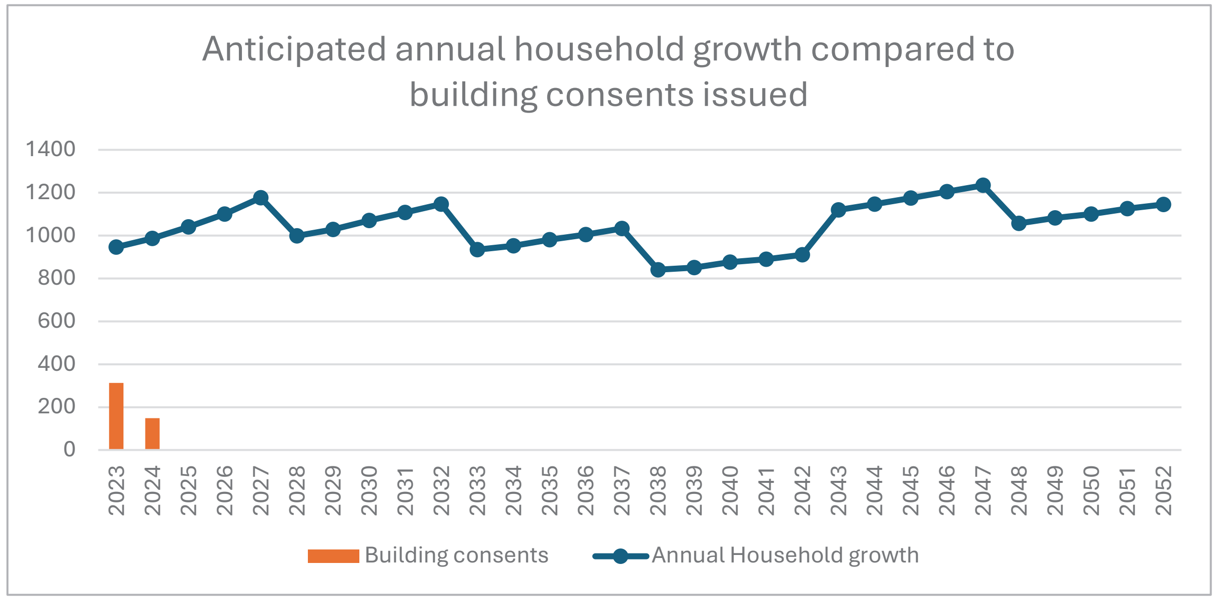
There is strong current development interest in the city centre. Many private sector, local and central government and other agency projects are already underway.

The city centre experienced high numbers new dwelling consents between 2015/2016 and 2020/2021. Activity has dropped off significantly over the past three years. Business building consents gradually increased, following the adoption of the Auckland Unitary Plan in 2016, to a peak in 2018/2019. Activity over the last three years has been much lower than previously.

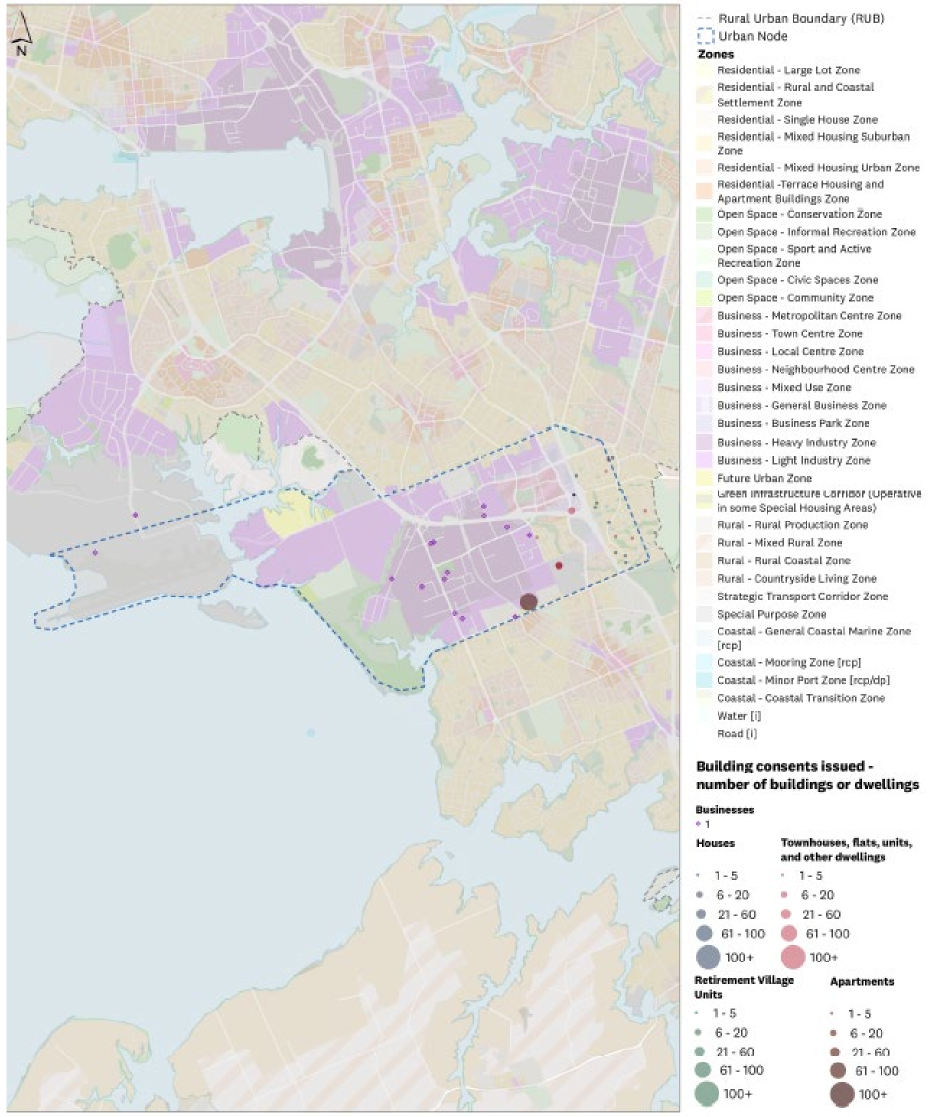
Apartments are the predominant dwelling typology in the city centre. This is consistent with what is envisaged for residential development in the city centre over time.

A mix of business building consents are consistently being issued year-on-year. This is usually a mix between hospitality, offices and retail. This mix is consistent with what is anticipated for the city centre over time.

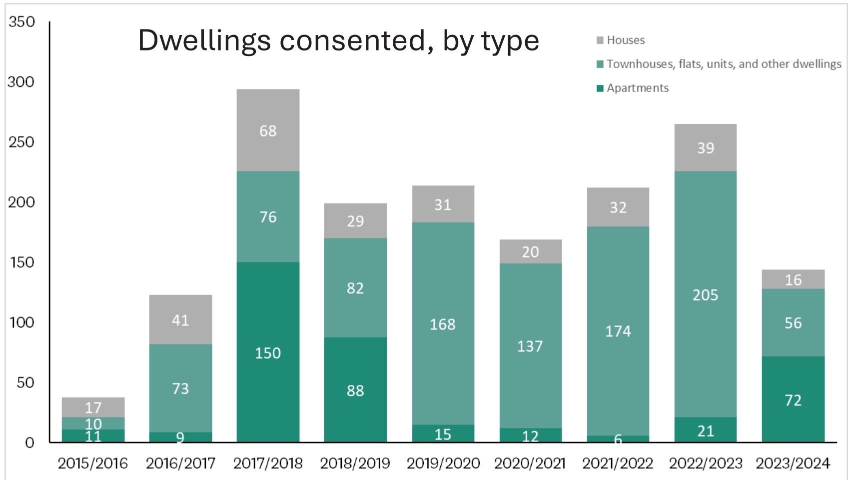
The industries with the largest number of employees are consistently Professional, Scientific and Technical Services and Financial and Insurance Services.

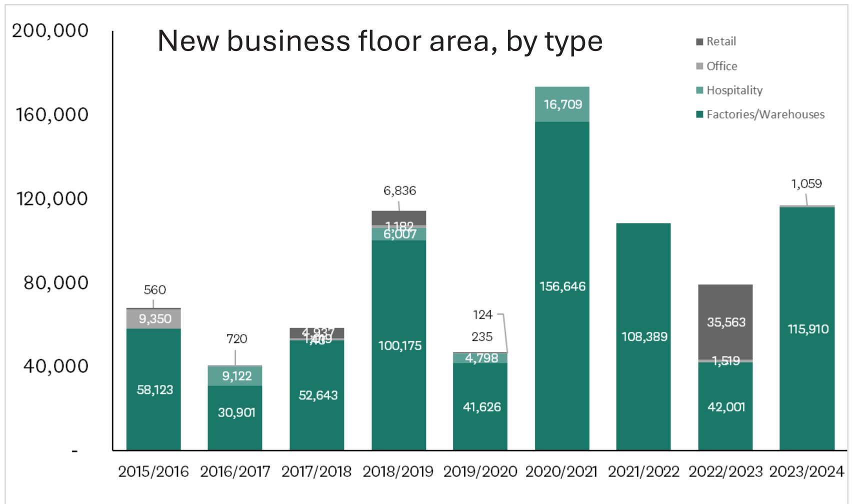


Manukau Node



Industry	Employee Count		
	2021	2022	2023
A Agriculture, Forestry and Fishing	100	65	40
B Mining	9	9	9
C Manufacturing	5974	6274	6121
D Electricity, Gas, Water and Waste Services	235	235	225
E Construction	2613	2848	2558
F Wholesale Trade	4150	4400	5000
G Retail Trade	4401	4987	5044
H Accommodation and Food Services	1273	1333	1398
I Transport, Postal and Warehousing	1917	2072	2116
J Information Media and Telecommunications	175	185	170
K Financial and Insurance Services	555	478	448
L Rental, Hiring and Real Estate Services	449	446	470
M Professional, Scientific and Technical Services	1550	1453	1693
N Administrative and Support Services	2692	2874	2256
O Public Administration and Safety	4450	4600	4750
P Education and Training	1473	1616	1756
Q Health Care and Social Assistance	3430	3710	3640
R Arts and Recreation Services	341	337	384
S Other Services	970	1053	1141
Total	**36757**	**38975**	**39219**





Manukau is the node for southern Auckland. Its civic, retail, education and cultural facilities provide for the wider population of the south.

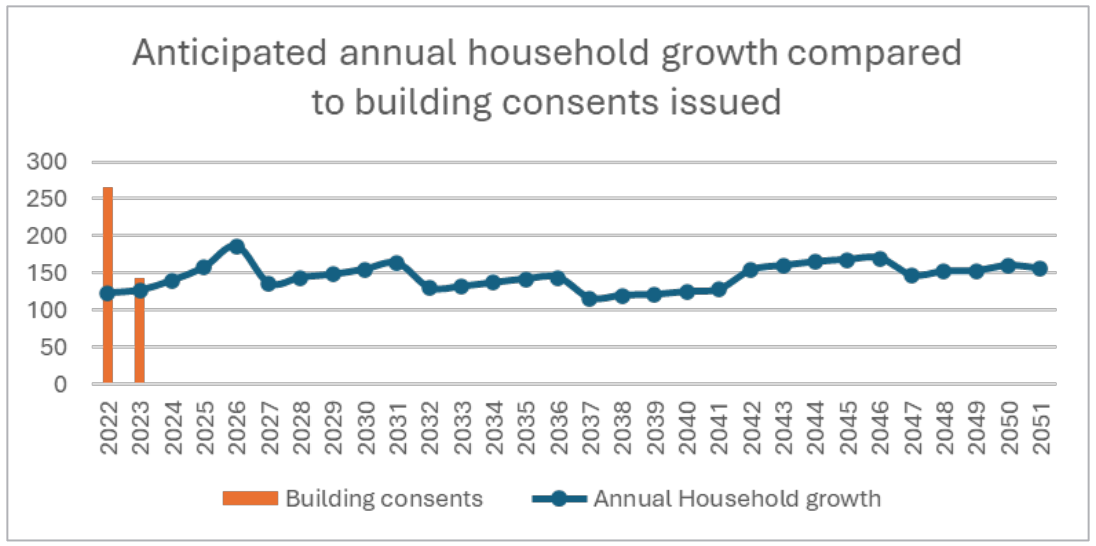
The area is well located with links to Auckland Airport, the Waikato and the city centre. It is accessible by rail, bus and the state highway network (SH1 and SH20). The recent completion of an integrated rail station and tertiary facility next to the centre, along with the bus interchange will attract further investment.

Since the Auckland Unitary Plan was adopted in 2016, the total number of new dwelling consents and new business consents in the Manukau Node has fluctuated year-on-year.

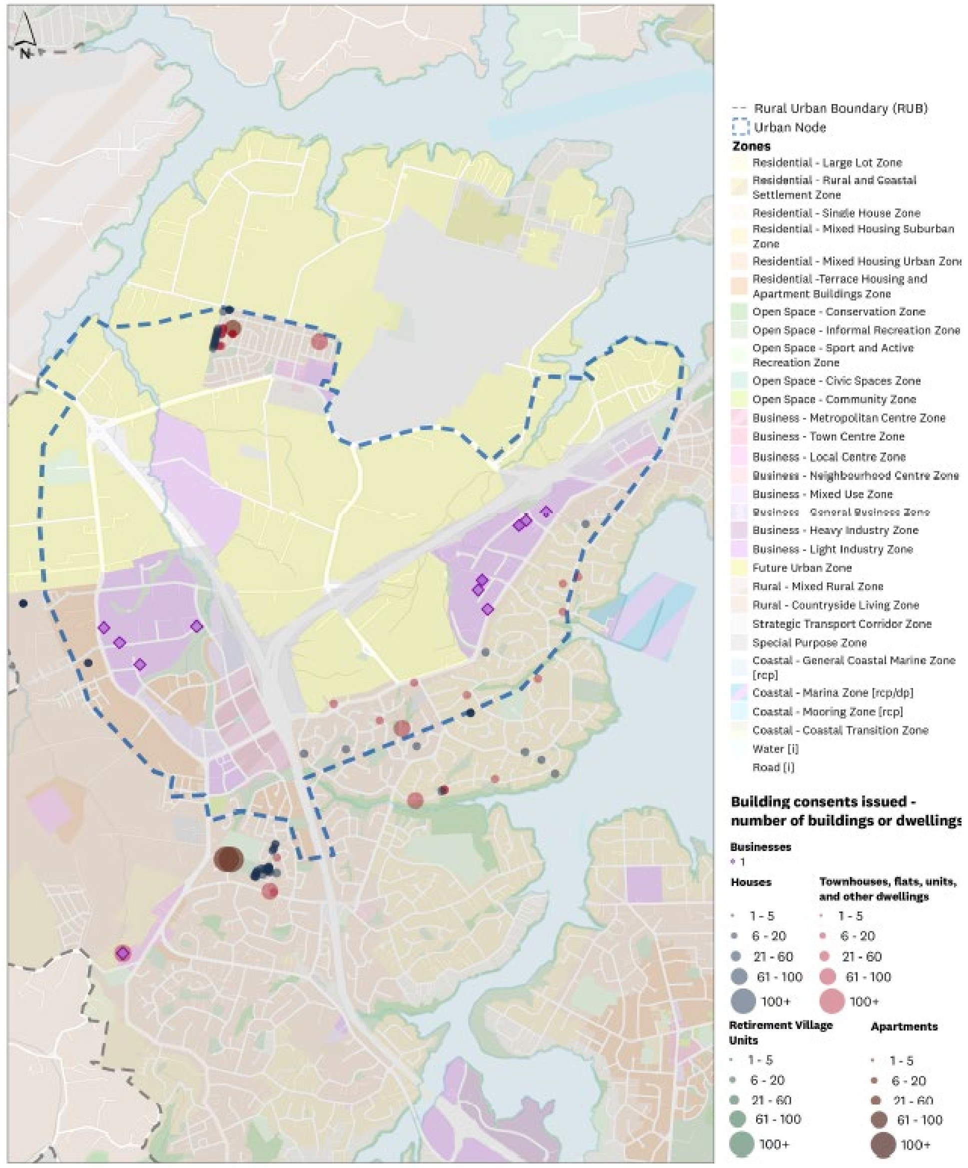
Although a mix of dwelling typologies are being built, the predominant typology is townhouse, flats and other units. To help Manukau perform better as a Node, it is preferable that the proportion of apartments, compared to other typologies, increases over time.

The predominant business building consent is for Factories and Warehouses. Over time, it is preferable that more building consents are issued for offices to help increase commercial activity in the Node.

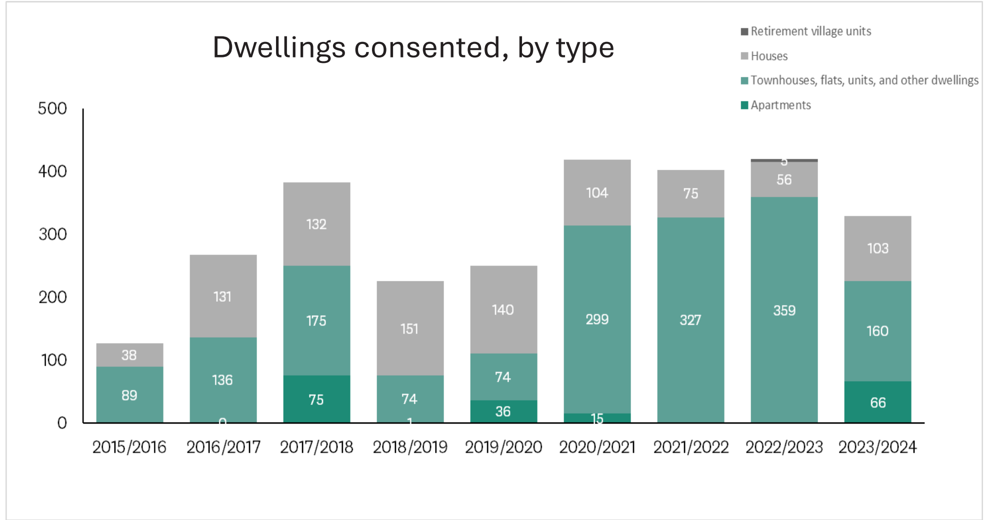
The industries with the largest number of employees are consistently Retail, Wholesale Trade and Public Administration and Safety.

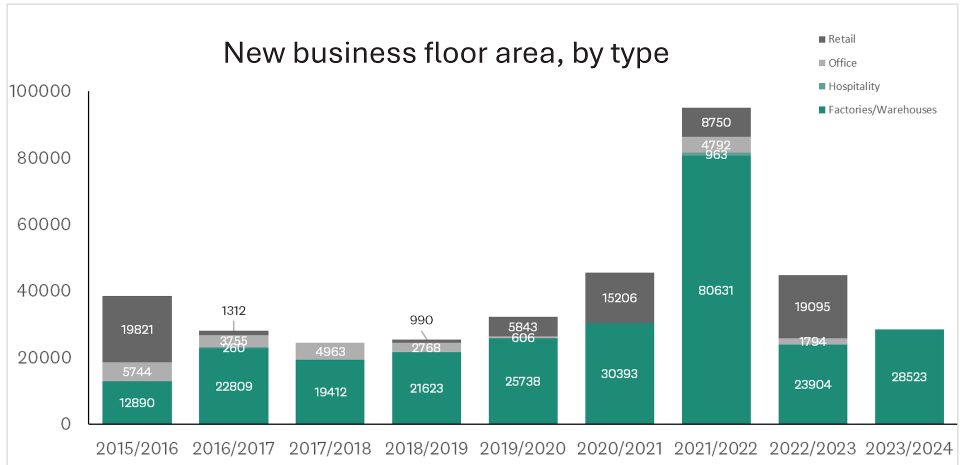


Westgate Node



Industry	Employee Count		
	2021	2022	2023
A Agriculture, Forestry and Fishing	146	147	85
B Mining		0	3
C Manufacturing	362	464	519
D Electricity, Gas, Water and Waste Services	18	55	64
E Construction	980	1180	1300
F Wholesale Trade	552	607	662
G Retail Trade	1895	2230	2830
H Accommodation and Food Services	592	705	757
I Transport, Postal and Warehousing	128	119	145
J Information Media and Telecommunications	48	30	61
K Financial and Insurance Services	116	99	116
L Rental, Hiring and Real Estate Services	141	172	150
M Professional, Scientific and Technical Services	333	383	362
N Administrative and Support Services	592	612	722
O Public Administration and Safety	1319	1330	1300
P Education and Training	490	491	512
Q Health Care and Social Assistance	288	286	315
R Arts and Recreation Services	55	132	126
S Other Services	225	219	199
Total	**8280**	**9261**	**10228**





Westgate is the node for the northwest and will service nearby future urban areas of Red Hills, Whenuapai and Kumeū-Huapai.

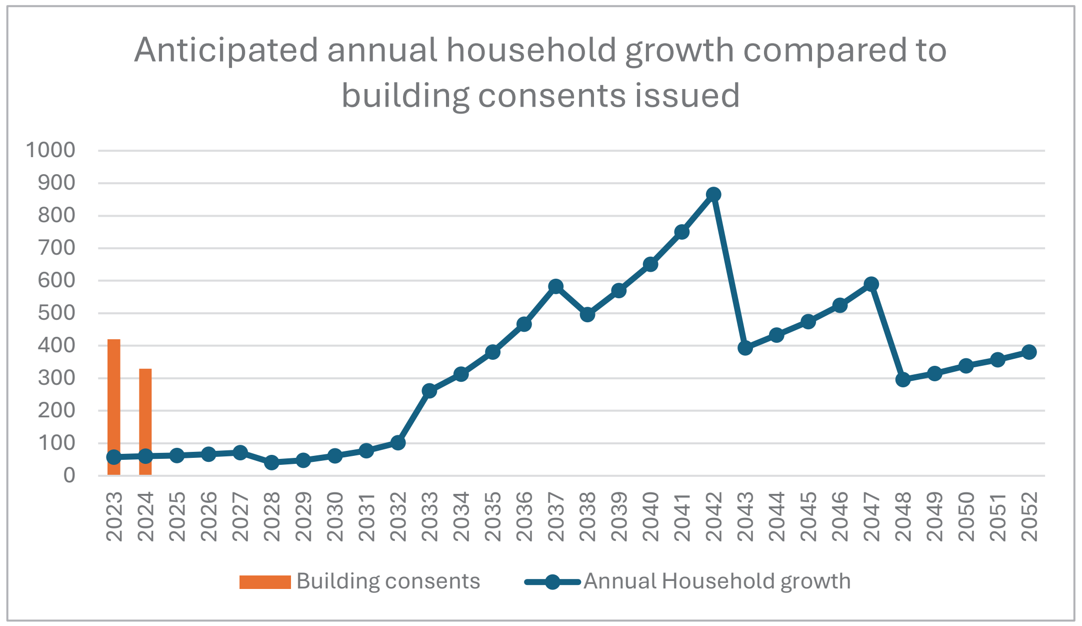
It is well connected via motorway and access to the city centre will be improved via the proposed northwest rapid transit corridor. The node has the potential to accommodate significant growth with Red Hills and the Whenuapai future urban area expected to provide a range of employment opportunities and substantial new residential areas.

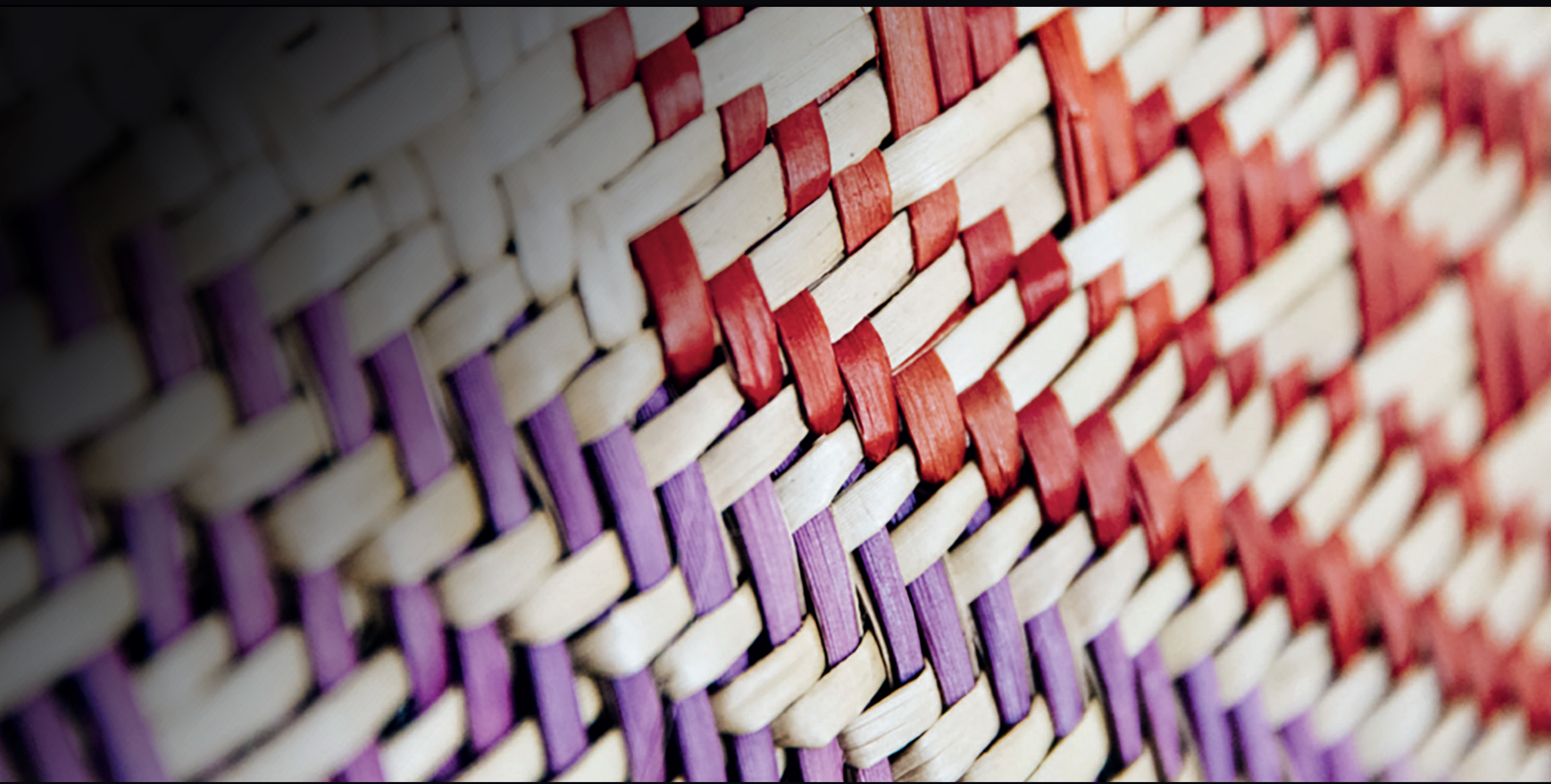
Since the Auckland Unitary Plan was adopted in 2016, the total number of new dwelling consents and new business consents in the Westgate Node has fluctuated year-on-year.

Although a mix of dwelling typologies are being built, the predominant typology is townhouse, flats and other units. To help Westgate perform better as a Node, it is preferable that the proportion of apartments, compared to other typologies, increases over time.

The predominant business building consent is for Factories and Warehouses. Over time, it is preferable that a higher mix of business building consent types are issued to help increase economic diversity and employment offer in the Node.

The industries with the largest number of employees are consistently Retail, Construction and Public Administration and Safety.





Auckland Council
Te Kaunihera o Tāmaki Makaurau