

Business Areas

As Auckland grows it must have capacity for business 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 Development Strategy promotes the creation of flexible and adaptable business areas.

Further information can be found in the 'Business Areas' section of the Development Strategy.

Highlights in business activity in the 2020/2021 reporting year are:

- 595,354 square metres (sqm) of business floor space was consented, which is a 31 per cent increase from the previous reporting year
- the light industry and heavy industry zones had the greatest amount of floor space consented
- of the nodes, the Manukau node had the greatest amount of business floor space consented.

Around 31 per cent more business floor space was consented in 2020/2021 than in 2019/2020. The amount of business space consented has fluctuated significantly over the past five years.

Business floor space (sqm) consented, 1 July 2016 – 30 June 2020

Reporting year (1 July – 30 June)	Business Floor Space (sqm)
2016/2017	392,136
2017/2018	692,612
2018/2019	897,679
2019/2020	456,039
2020/2021	595,354
Grand Total	3,033,820

Business floor space consented by Auckland Unitary Plan zone

There were 595,354 square metres (sqm) of business floor space consented in 2020/2021. Most of this was in the light and heavy industrial 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 floor space consented. This is appropriate given the intended activities in these zones.

The concentration of activity within existing industrial zones is consistent with the Development Strategy approach of making the best use of existing business land. Safeguarding critical industrial areas from encroachment by other activities is important as 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), 2019/2020	Floor space consented (sqm), 2020/2021	Change
Business - City Centre Zone	101,632	59,639	↓
Business - Metropolitan Centre Zone	24,368	28,795	↑
Business - Town Centre Zone	14,026	7,082	↓
Business - Mixed Use Zone	28,721	5,544	↓
Business - Light Industry Zone	160,028	214,836	↑
Business - Heavy Industry Zone	29,758	135,332	↑
Other Business Zones	18,003	42,458	↑
Residential Zones	8,313	5,615	↓
Rural Zones	9,190	11,009	↑
Airports and Airfields Zones	17,086	50,981	↑
Other Zones	44,914	34,063	↓
Total	456,039	595,354	↑

Local Boards

Māngere - Ōtāhuhu local board area had the greatest amount of business floor space consented in 2020/2021, followed by Manurewa and Upper Harbour. No business floor space was consented in Puketāpapa in the 2020/2021 year.

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

Local Board Area	Floor space consented (sqm), 2019/2020	Floor space consented (sqm), 2020/2021	Change
Māngere - Ōtāhuhu	46,752	148,033	↑
Manurewa	25,574	132,748	↑
Upper Harbour	33,966	66,378	↑
Waitematā	115,622	63,762	↓
Howick	37,810	28,289	↓
Maungakiekie - Tamāki	24,984	25,330	↑
Henderson - Massey	45,313	24,157	↓
Papakura	23,025	22,420	↓
Ōtara - Papatoetoe	34,274	20,774	↓
Franklin	18,409	16,012	↓
Hibiscus and Bays	17,219	15,549	↓
Rodney	11,694	12,177	↑
Albert - Eden	8,207	6,310	↓
Kaipātiki	165	5,300	↑
Ōrākei	3,346	4,519	↑
Waitākere Ranges	1,570	1,450	↓
Waiheke	889	801	↓
Devonport - Takapuna	3,438	756	↓
Whau	3,452	589	↓
Puketāpapa	-	-	-
Great Barrier	330	-	-
Total	456,039	595,354	↑

Nodes

The Manukau node had the greatest amount of business floor space consented in 2020/2021, accounting for over half of the total business floor space consented in nodes.

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

Urban node	Floor space consented (sqm), 2019/2020	Floor space consented (sqm), 2020/2021	Change
Albany	115,451	35,621	↓
City Centre	21,435	61,762	↑
Manukau	32,187	163,800	↑
Westgate	46,783	45,599	↑
Total	215,856	306,782	↑

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

Rural node	Floor space consented (sqm), 2019/2020	Floor space consented (sqm), 2020/2021	Change
Pukekohe	0	344	↑
Warkworth	450	21	↓
Total	450	365	↓