

Development areas

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

These areas were identified based on factors such as their ability to accommodate growth and leverage off committed infrastructure projects. Planning and investment will be targeted when growth at scale occurs. They are sequenced in either Years 1-3, Years 4-10 or Years 11-30 depending on the timing of committed infrastructure investment and when large-scale growth is anticipated to occur.

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

Highlights in the development areas for the 2020/2021 reporting year are:

- 6,143 dwellings were consented, which is a 44 per cent increase from the previous reporting year. This is 40 per cent of dwellings consented in the existing urban area
- 80 per cent of dwellings consented in development areas were apartments and townhouses etc.

Development areas breakdown

A total of 2,069 dwellings were consented in development areas sequenced for Years 1-3 (2018-2020). Slightly more (2,804) dwellings were consented in development areas sequenced for Years 4-10 of the strategy, and 1,270 dwellings in areas sequenced for Years 11-30. The reasons for this pattern of development will require further investigation and ongoing monitoring.

Development area	Development Strategy Sequencing			Number of Dwellings Consented, 1 July 2019 – 30 June 2020	Number of Dwellings Consented, 1 July 2020 – 30 June 2021	Change
	Years 1-3	Years 4-10	Years 11-30			
Ōtāhuhu				161	283	↑
Glen Innes				217	350	↑
Onehunga				219	185	↓
Avondale				188	163	↓
Dominion Road				21	31	↑
New Lynn				31	64	↑
Panmure				21	90	↑
Takapuna				47	91	↑
Northcote				254	280	↑
Tāmaki				12	254	↑
Māngere				105	278	↑
Mt Roskill-Three Kings				370	422	↑
Glen Eden				190	138	↓
Papatoetoe				286	581	↑
Newton				142	174	↑
Manurewa				242	405	↑
Sylvia Park				54	63	↑
Māngere East				282	156	↓
Henderson				133	316	↑
Te Atatu Peninsula				172	331	↑
St Lukes				48	40	↓
Pakuranga				92	128	↑
Mt Albert				32	36	↑
Morningside				6	14	↑
Papakura				197	339	↑
Birkenhead				45	28	↓
Clendon				79	90	↑
Pakuranga Highway				69	74	↑
Fruitvale				101	153	↑
Sunnynook				78	77	↓
Highland Park				114	163	↑
Ōtara				29	58	↑
Glendene				10	29	↑
Greenlane				21	64	↑
Te Atatu South				69	131	↑
Ellerslie				39	22	↓
Sunnyside				78	42	↓
Total				4,254	6,143	↑

Dwelling typology

Collectively, in 2020/2021 more intensive housing such as apartments and townhouses etc. made up 80 per cent of dwellings consented in development areas while houses made up 19 per cent. In comparison, the previous reporting year recorded 69 per cent for intensive housing and 30 per cent for houses. This is an 11 per cent shift from houses to more intensive housing types. This shows an increasing preference for higher intensity development in development areas which follows the quality compact approach in the Development Strategy.

Dwellings consented in development areas, by dwelling type, by reporting year (1 July - 30 June)

Dwellings consented by type

For development areas

