

Existing urban area

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

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

The majority of growth occurring within the existing urban area is urban intensification occurring through infill and redevelopment. However, some areas within the urban extent had not previously been developed. These areas are typically at the periphery of Auckland's urban extent and have long term development plans (such as Flat Bush and Millwater). Over time, we expect development activity in these areas to decrease as available land capacity is taken up.

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

Highlights in the existing urban area, for the 2020/2021 reporting year, are:

- a total of 15,620 dwellings were consented, which is a 29 per cent increase from the previous reporting year. This is 82 per cent of Auckland's total dwellings consented
- In the existing urban area, most growth (79 per cent) occurred through intensification with the balance (21 per cent) in areas not previously developed
- 68 per cent of the consented dwellings in the existing urban area were more intensive housing types (apartments, townhouses etc.)
- 85 per cent of the consented dwellings with 1,500m catchments of train stations⁴ and Northern Busway stations were more intensive housing types (apartments, townhouses etc.).

4. This refers to train stations on the Southern Train Line, Eastern Train Line, Western Train Line, and Onehunga Train Line.

Dwelling typology

Collectively, more intensive housing (apartments and townhouses etc.) made up 68 per cent of dwellings consented in the existing urban area. This is an increase of 10 per cent compared with the previous reporting year and was mainly driven by an increase in townhouses etc. consented in the existing urban area. This shows the preference for higher intensity dwelling types over standalone housing in existing urban areas is increasing over time. This is contributing to the implementation of the quality compact approach in the Development Strategy.

Dwellings consented in the existing urban area, by type, by reporting year (1 July - 30 June)

Dwellings consented by type

For the existing urban area

