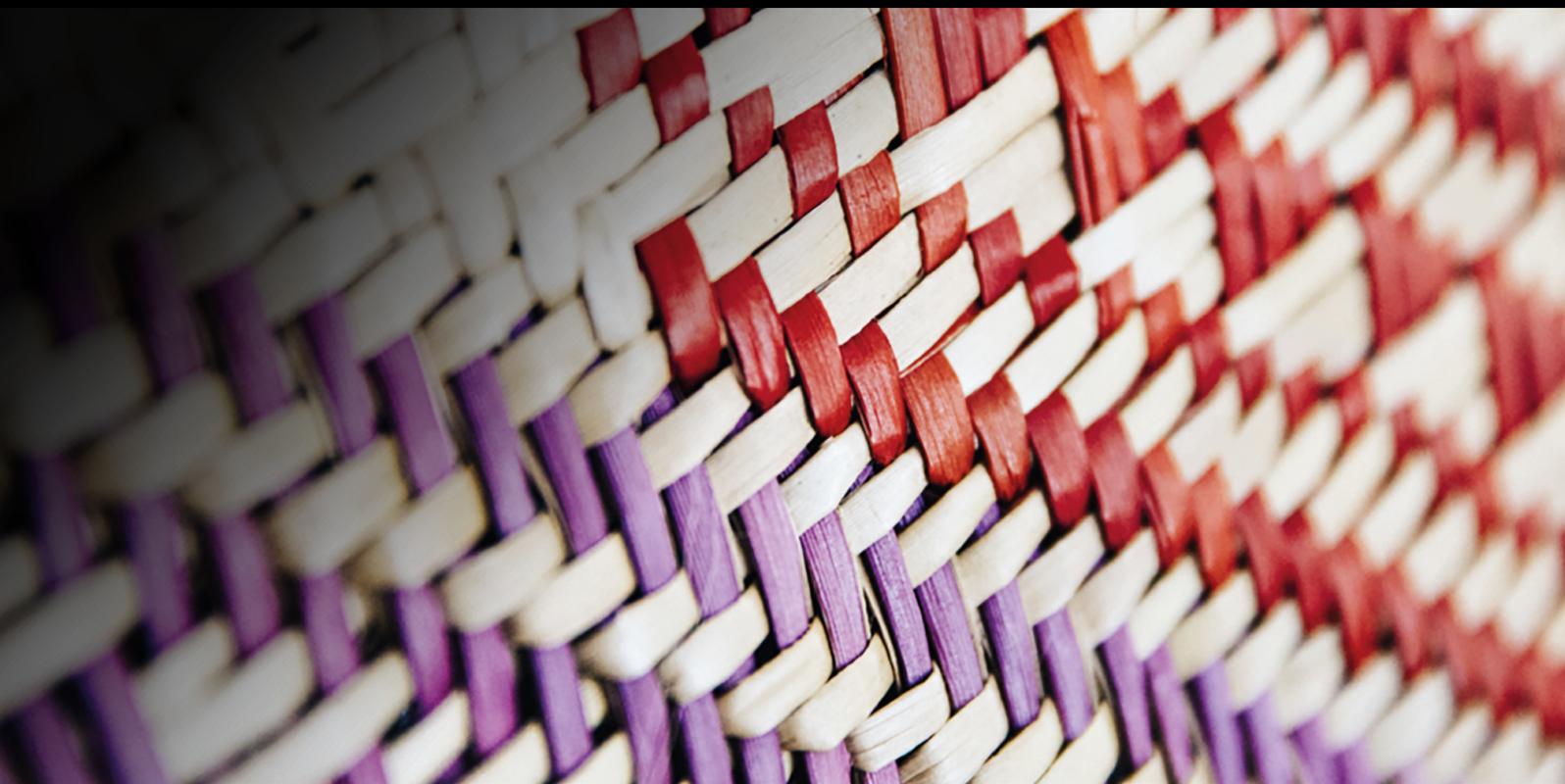


AUCKLAND PLAN 2050



Development Strategy Monitoring report

Development areas

December 2022

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.

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 2021/2022 reporting year are:

- 8,275 dwellings were consented, which is a 35 per cent increase from the previous reporting year.
- dwellings consented in the development areas made up 46 per cent of dwellings consented in the existing urban area
- 91 per cent of dwellings consented in development areas were apartments and townhouses etc.

Development areas breakdown

In 2022/2021, a total of 3,500 dwellings were consented in development areas sequenced for Years 1-3 (2018-2020).

2,623 dwellings were consented in development areas sequenced for Years 4-10 of the strategy, and 2,152 dwellings in areas sequenced for Years 11-30.

Development area	Development Strategy Sequencing			Number of Dwellings Consented, 1 July 2020 – 30 June 2021	Number of Dwellings Consented, 1 July 2021 – 30 June 2022	Change
	Years 1-3	Years 4-10	Years 11-30			
Ōtāhuhu				283	365	↑
Glen Innes				350	392	↑
Onehunga				185	403	↑
Avondale				163	396	↑
Dominion Road				31	96	↑
New Lynn				64	196	↑
Panmure				90	95	↑
Takapuna				91	59	↓
Northcote				280	448	↑
Tāmaki				254	210	↓
Māngere				278	302	↑
Mt Roskill-Three Kings				422	538	↑
Glen Eden				138	184	↑
Papatoetoe				581	439	↓
Newton				174	67	↓
Manurewa				405	433	↑
Sylvia Park				63	139	↑
Māngere East				156	200	↑
Henderson				316	257	↓
Te Atatu Peninsula				331	420	↑
St Lukes				40	143	↑
Pakuranga				128	204	↑
Mt Albert				36	95	↑
Morningside				14	42	↑
Papakura				339	262	↓
Birkenhead				28	58	↑
Clendon				90	114	↑
Pakuranga Highway				74	172	↑
Fruitvale				153	236	↑
Sunnynook				77	132	↓
Highland Park				163	246	↑
Ōtara				58	53	↓
Glendene				29	234	↑
Greenlane				64	112	↑
Te Atatu South				131	173	↑
Ellerslie				22	302	↑
Sunnyside				42	58	↑
Total				6,143	8,275	↑

Dwelling typology

Collectively, in 2021/2022 more intensive housing such as apartments and townhouses made up 91 per cent of dwellings consented in development areas while houses made up nine per cent.

In comparison, the previous reporting year recorded 80 per cent for intensive housing and 19 per cent for houses.

This is approximately a 10 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

