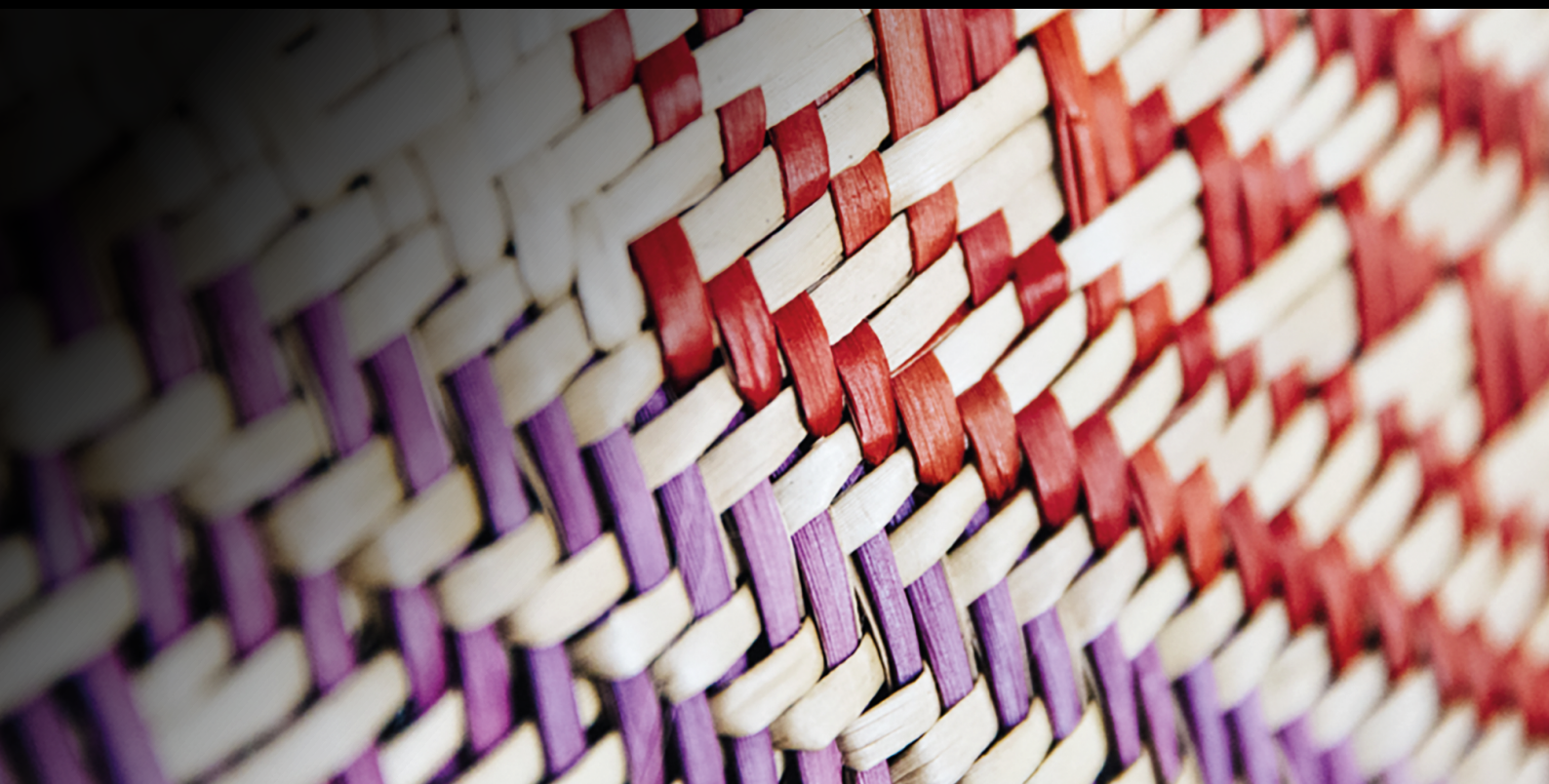


AUCKLAND PLAN 2050



Development Strategy Monitoring report

Existing urban areas

December 2022

Existing urban areas

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).

Most of the growth occurring within the existing urban area is intensification through infill and redevelopment. However, some areas within the urban extent have 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 areas can be found in the 'Change in the existing urban area' section of the Development Strategy.

Highlights in the existing urban area, for the 2021/2022 reporting year, are:

- a total of 18,025 dwellings were consented, which is a 15 per cent increase from the previous reporting year. This is 83 per cent of Auckland's total dwellings consented
- In the existing urban area, most growth (89 per cent) occurred through infill and redevelopment with the balance (11 per cent) in areas not previously developed
- 78 per cent of the consented dwellings in the existing urban area were more intensive housing types (such as apartments and townhouses)
- 5,552 residential dwellings were consented within 1,500m catchments of train stations (on the Southern, Eastern, Western, and Onehunga Train Lines) and Northern Busway stations in 2021/2022. This is 26 per cent of the total dwellings consented.
- 90 per cent of the consented dwellings within 1,500m catchments of train stations and Northern Busway stations were more intensive housing types (such as apartments and townhouses).

Dwelling typology

Collectively, more intensive housing (such as apartments and townhouses) made up 78 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 driven mainly 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 has increased 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

