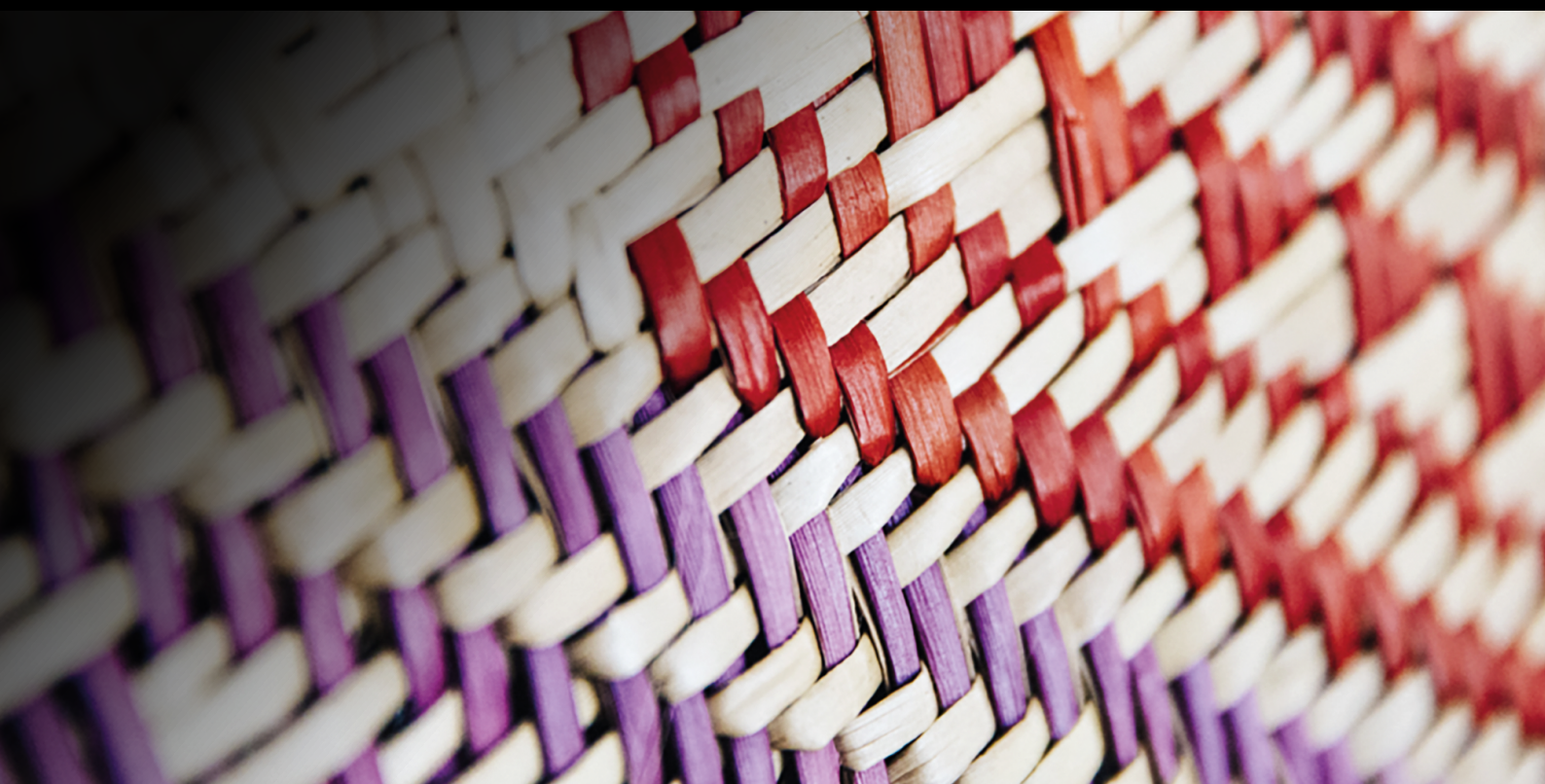


AUCKLAND PLAN 2050



Development Strategy Monitoring report

Business areas

December 2022

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 2021/2022 reporting year are:

- 607,656 square metres (sqm) of business floor space was consented
- the light industry and heavy industry zones had the greatest amount of floor space consented
- the Māngere - Ōtāhuhu local board area had the greatest amount of business floor space consented.

Around two per cent more business floor space was consented in 2021/2022 than in 2020/2021.

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)
2017/2018	692,612
2018/2019	897,679
2019/2020	456,039
2020/2021	595,354
2021/2022	607,656
Grand Total	3,249,340

Business floor space consented by Auckland Unitary Plan zone

There were 607,656 square metres (sqm) of business floor space consented in 2021/2022. Most of this was in the Light and Heavy Industry zones.

Business floor space consented in Light or Heavy 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.

While overall business floor area increased by a small amount (approximately two per cent) over the previous year, there were considerable variations noted in specific zones. See table below for details.

The Mixed Use Zone experienced the most growth in business floor space consented compared with previous reporting year. Among the business zones, the Neighbourhood Centre Zone and the Metropolitan Centre Zone experienced the most significant decrease in business floor space consented compared with previous reporting year.

The concentration of activity within existing business 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), 2020/2021	Floor space consented (sqm), 2021/2022	Change
Business - City Centre Zone	59,639	15,943	↓
Business - Metropolitan Centre Zone	28,795	513	↓
Business - Town Centre Zone	7,082	3,548	↓
Business - Mixed Use Zone	5,544	41,930	↑
Business - Light Industry Zone	214,836	343,392	↑
Business - Heavy Industry Zone	135,332	78,153	↓
Other Business Zones	42,458	17,070	↓
Residential Zones	5,615	1,733	↓
Rural Zones	11,009	3,201	↓
Airports and Airfields Zones	50,981	36,977	↓
Other Zones	34,063	65,196	↑
Total	595,354	607,656	↑

Local Boards

The Māngere - Ōtāhuhu local board area had the greatest amount of business floor space consented in 2021/2022, followed by Manurewa and Upper Harbour.

The Whau and Devonport-Takapuna local board areas experienced the greatest increase in business floor space consented compared with the previous reporting year, while the Kaipātiki local board area experienced the greatest decrease (97 per cent).

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

Local Board Area	Floor space consented (sqm), 2020/2021	Floor space consented (sqm), 2021/2022	Change
Māngere - Ōtāhuhu	148,033	128,204	↓
Manurewa	132,748	79,196	↓
Upper Harbour	66,378	45,182	↓
Waitematā	63,762	44,809	↓
Howick	28,289	35,810	↑
Maungakiekie - Tamāki	25,330	39,074	↑
Henderson - Massey	24,157	71,949	↑
Papakura	22,420	8,416	↓
Ōtara - Papatoetoe	20,774	19,859	↓
Franklin	16,012	34,852	↑
Hibiscus and Bays	15,549	18,210	↑
Rodney	12,177	17,314	↑
Albert - Eden	6,310	4,969	↓
Kaipātiki	5,300	150	↓
Ōrākei	4,519	3,082	↓
Waitākere Ranges	1,450	11,218	↑
Waiheke	801	1,947	↑
Devonport - Takapuna	756	10,791	↑
Whau	589	14,429	↑
Puketāpapa	-	17,895	↑
Great Barrier	-	300	↑
Total	595,354	607,656	↑

