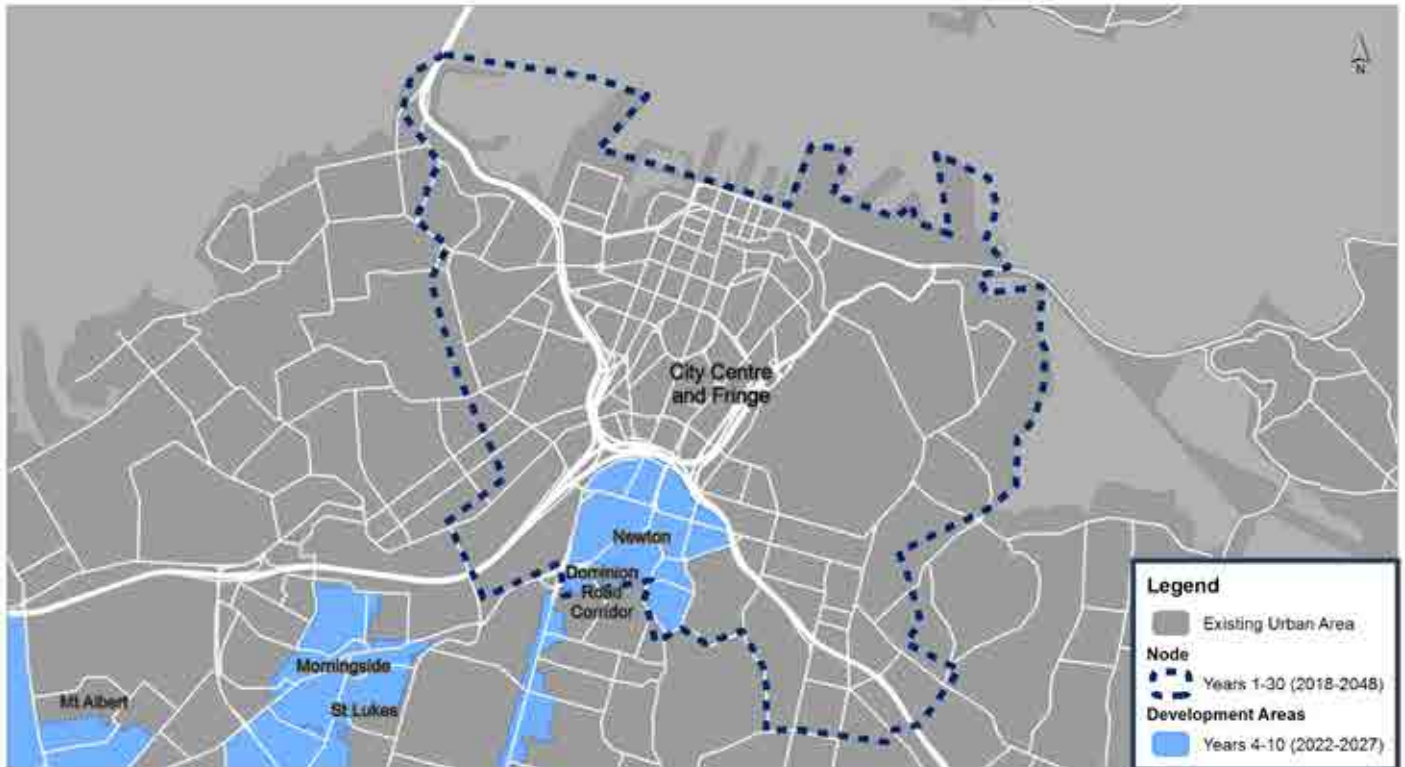


Node – City centre

The city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

Population increases of over 58,400 people are expected in the centre and fringe areas by 2048, along with approximately 25,000 additional dwellings. Total jobs may increase by over 75,800 by 2048, which is over one quarter of all employment growth in the region. There is strong current development interest in the city centre. Many private sector, local and central government and other agency projects are already underway.

There is a feasible capacity of approximately 220 dwellings.



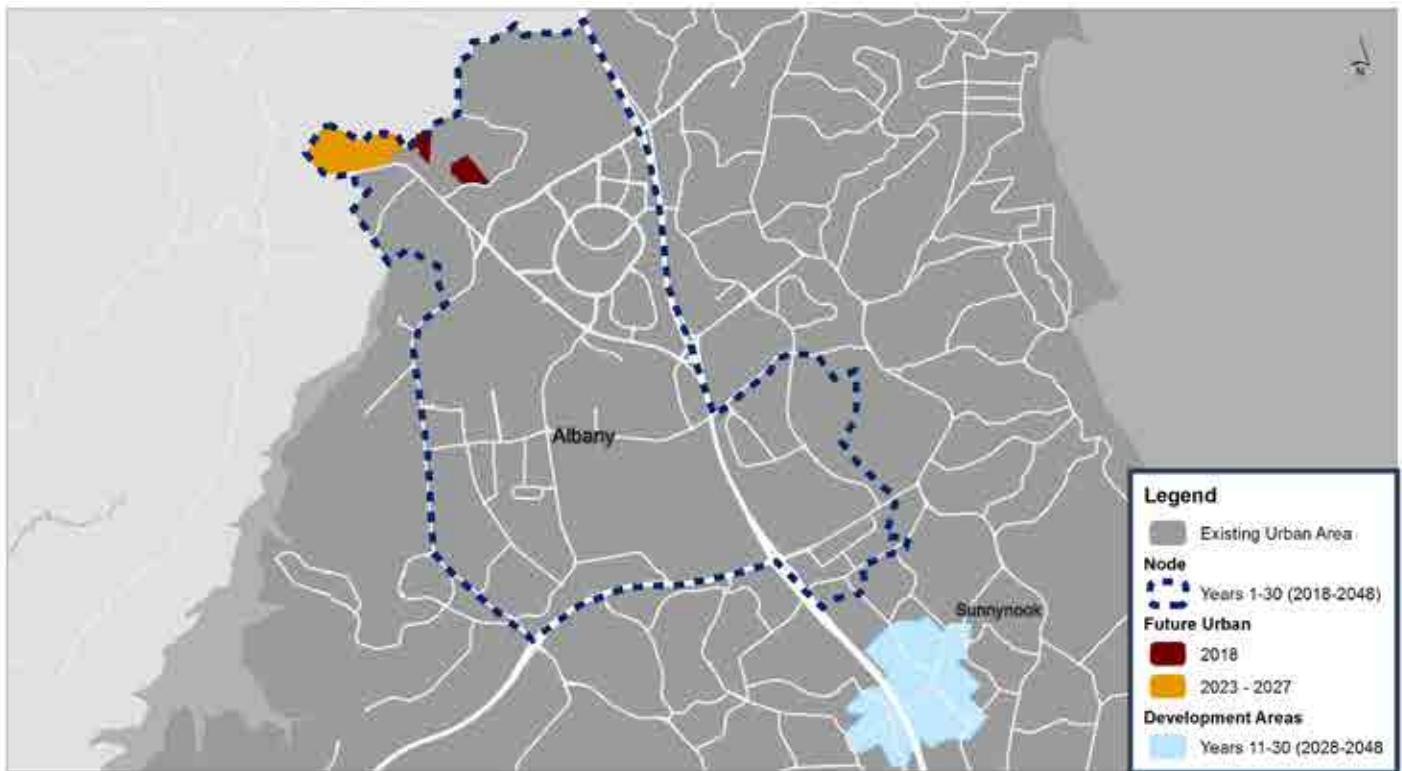
| | |
|--|--------------|
| Anticipated household growth 2018-2048 | 25,240 |
| Anticipated population growth 2018-2048 | 58,430 |
| Anticipated employment growth 2018-2048 | 75,850 |
| Average no. jobs accessible within 45min morning peak public transport by 2026 | Over 300,000 |
| Enabled housing capacity *does not include centres or mixed use zones | 12,540 |
| Feasible development capacity 2017 | 220 |
| Timing / Sequencing | 1-30 Years |

Node – Albany

Albany is the node for the north and has been identified for significant growth and intensification over the next 30 years.

Motorway access and the northern busway provide good transport connections to and from the area. Albany will provide a diverse range of employment, housing, education facilities, community and civic services, as well as retail and commercial opportunities.

There is a feasible capacity of approximately 990 dwellings.



| | |
|--|-----------------|
| Anticipated household growth 2018-2048 | 5,750 |
| Anticipated population growth 2018-2048 | 16,080 |
| Anticipated employment growth 2018-2048 | 6,740 |
| Average no. jobs accessible within 45min morning peak public transport by 2026 | 200,000-300,000 |
| Enabled housing capacity *does not include centres or mixed use zones | 6,880 |
| Feasible development capacity 2017 | 990 |
| Timing / Sequencing | 1-30 Years |

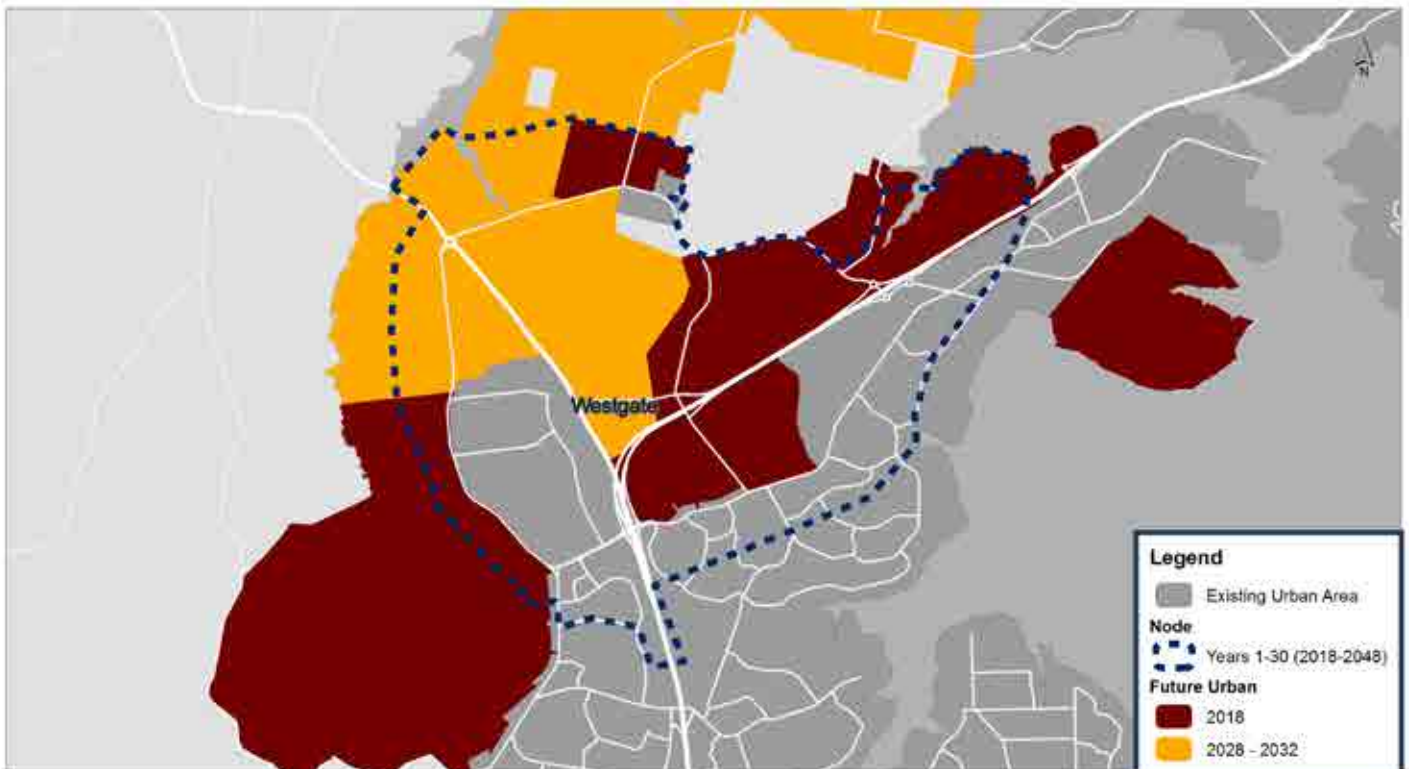
Node – Westgate

Westgate is the node for the north west and will service nearby future urban areas of Red Hills, Whenuapai and Kumeū-Huapai.

It is well connected via motorway and access to the city centre will be improved via the proposed north western rapid transit corridor.

The node has the potential to accommodate significant growth with the Whenuapai future urban area expected to provide a range of employment opportunities.

This area has feasible capacity of approximately 41,190 dwellings.



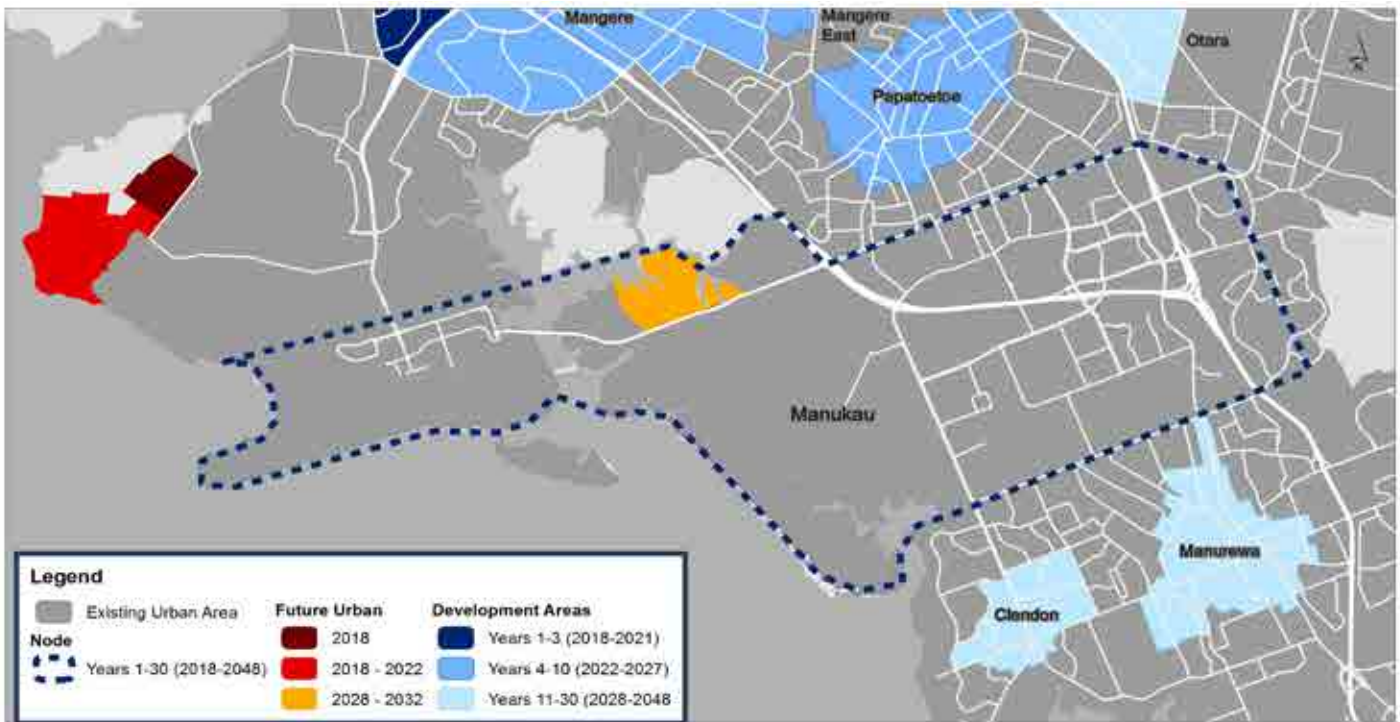
| | |
|--|-----------------|
| Anticipated household growth 2018-2048 | 33,190 |
| Anticipated population growth 2018-2048 | 81,760 |
| Anticipated employment growth 2018-2048 | 20,260 |
| Average no. jobs accessible within 45min morning peak public transport by 2026 | 100,000-150,000 |
| Enabled housing capacity *does not include centres or mixed use zones | 43,860 |
| Feasible development capacity 2017 | 41,190 |
| Timing / Sequencing | 1-30 Years |

Node – Manukau

Manukau is the node for southern Auckland. Its civic, retail, education and cultural facilities provide for the wider population of the south.

The area is well located with links to Auckland Airport, the Waikato and the city centre. It is accessible by rail, bus and the state highway network (SH1 and SH20). The recent completion of an integrated rail station and tertiary facility next to the centre, along with the bus interchange will attract further investment.

There is a feasible capacity of approximately 1,560 dwellings.



| | |
|--|-----------------|
| Anticipated household growth 2018-2048 | 4,750 |
| Anticipated population growth 2018-2048 | 13,920 |
| Anticipated employment growth 2018-2048 | 22,620 |
| Average no. jobs accessible within 45min morning peak public transport by 2026 | 100,000-150,000 |
| Enabled housing capacity *does not include centres or mixed use zones | 11,250 |
| Feasible development capacity 2017 | 1,560 |
| Timing / Sequencing | 1-30 Years |

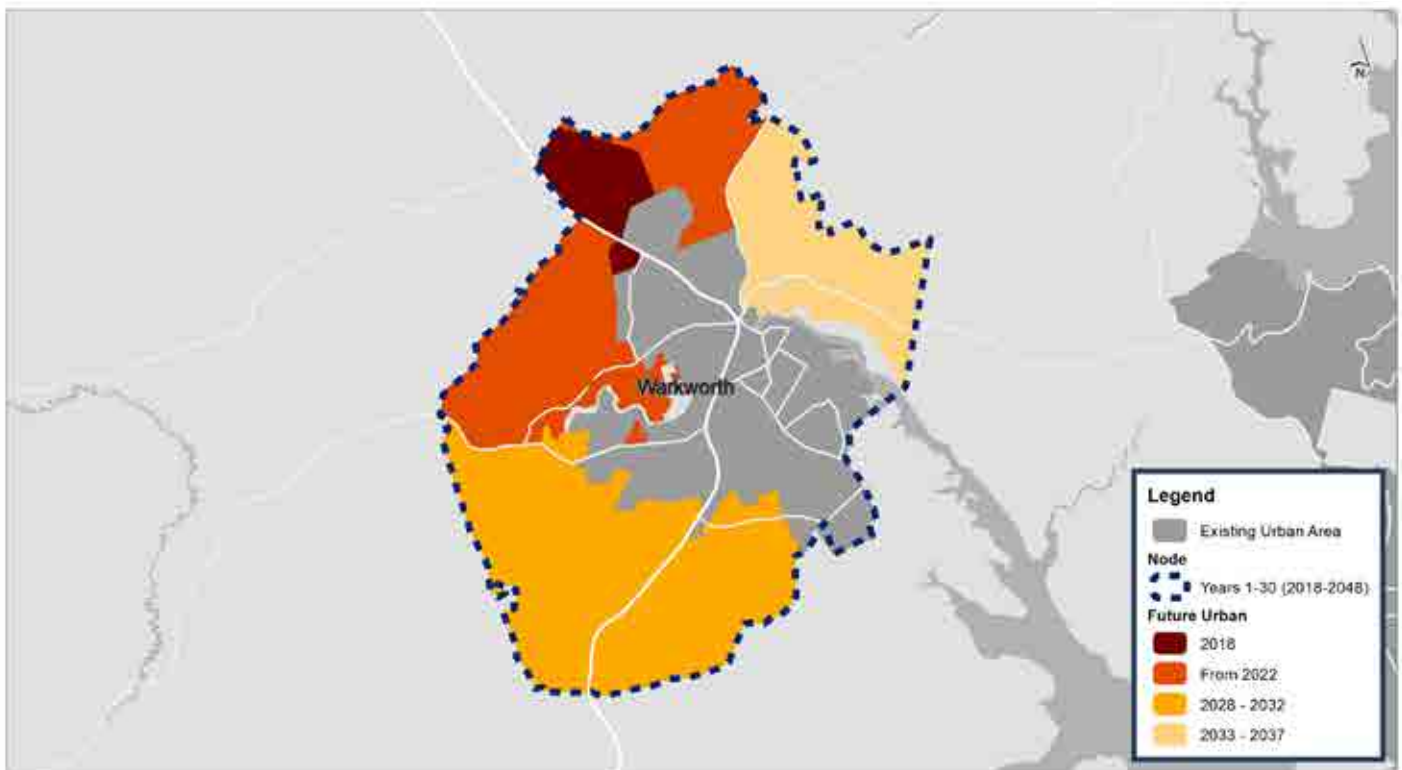
Node – Warkworth

The satellite town of Warkworth is a rural node in the northern part of Auckland serving a large rural catchment.

Significant residential and employment growth is expected over the next 30 years with around 1100 hectares earmarked as future urban land. This could accommodate approximately 7,500 additional dwellings, or an additional 20,000 people.

The anticipated growth will require investment in supporting infrastructure including transport, water and wastewater upgrades.

A structure plan for Warkworth will refine the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities.



Node – Pukekohe

The satellite town of Pukekohe is an established rural node located approximately 50 kilometres south of Auckland's city centre. It serves a wide rural catchment.

It is located on the rail line and is connected to State Highway 1 and the rest of Auckland via State Highway 22.

Significant growth is anticipated in this area over the next 30 years. Approximately 1700 hectares of land for future urban development has been identified around Pukekohe, including around 790 hectares in Paerata. This has the potential to accommodate approximately 14,000 dwellings. Upgrades to water, wastewater, stormwater and transport will be required.

The structure plan for Pukekohe and Paerata will refine the staging and timing of development and will identify the mix and location of housing, employment, retail, commercial and community facilities.

