

Remaining existing urban area

As Auckland's population grows, most urban areas will experience development and change. While much of this growth will occur in the nodes and development areas, some growth will take place in the remaining existing urban area. This could be in the form of subdivision, or the redevelopment of existing buildings/land parcels at higher densities.

Auckland's many network of centres and road corridors play an essential role in accommodating both population and employment growth. As focal points of the community, higher density in and around centres and along corridors supports public transport, maximises infrastructure investment and contributes to a quality compact urban form. This area also accommodates major employment areas that are a resource for all of Auckland.

Many of Auckland's neighbourhoods will also undergo smaller scale growth and change. Some of these areas have established character and heritage valued by the communities that live and work in them.

The remaining existing urban area has a feasible capacity of around 64,810.

Anticipated household growth 2018-2048 [1]	75,850
Anticipated population growth 2018-2048 [1]	150,300
Anticipated employment growth 2018-2048 [1]	49,590
Average no. jobs accessible within 45min morning peak public transport by 2026 [2]	N/A
Enabled housing capacity* [3]	515,740
Feasible development capacity 2017 [3]	64,810
Timing / Sequencing	1-30 Years

*does not include centres or mixed use zones

[1] Source: Household, population and employment growth figures are based on Auckland Council's land use scenario i11 v3

[2] Source: Auckland Transport Alignment Project Evaluation Report 2016

[3] Source Enabled housing capacity and feasible development capacity are based on the housing and business development capacity assessment for Auckland (December 2017)

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