

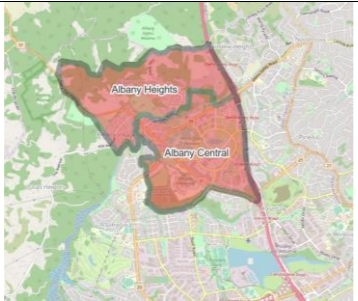
Albany (2022)

Albany is a mix of residential, retail, and commercial areas north of Auckland city centre. The area is home to over **10,000 jobs**, making it a sub-regionally significant employment precinct for the north of Auckland. The precinct has grown significantly in the in the two decades to 2022. It has added over **7,500 jobs**, well out pacing the wider Auckland region.

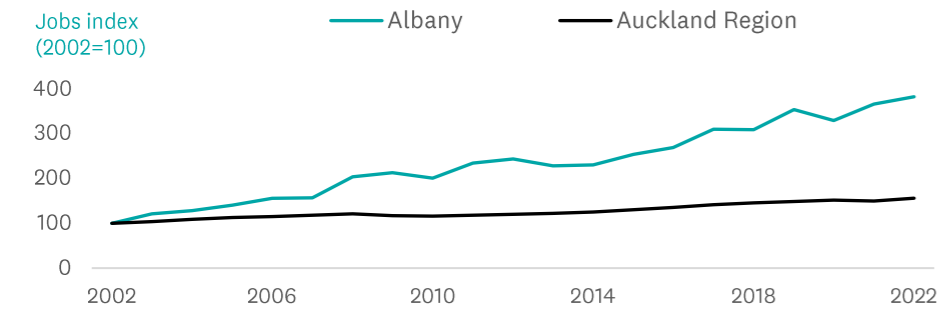
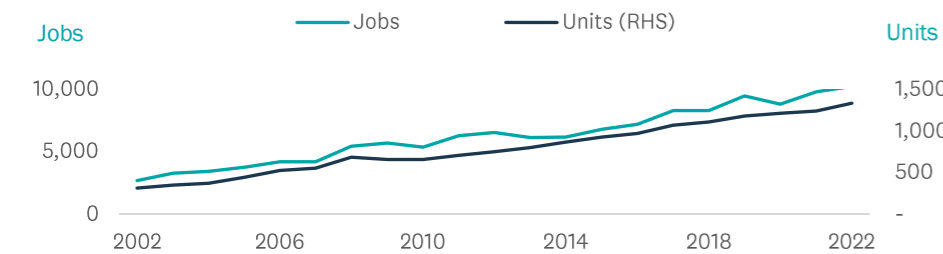
The growth in job numbers and business has been consistent through time except for a mild contraction in job numbers around 2013.

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

Basic Facts

	Albany	% of AKL	
Population (2022 est.)	4,670	0.3%	
Area	6.3 KM ²	0.1%	
Jobs (2022)	10,250	1.2%	
Jobs (2002-2022)	7,570	2.5%	
Business Units (2022)	1,335	0.6%	
Business Units (2002-2022)	1,023	1.0%	

Jobs and Business Numbers



Sectors

Unlike many other areas in the Auckland region, manufacturing has not historically been a key employment sector in Albany. Retail trade is the main employing sector, with the 2007 opening of the Westfield Mall increasing the amount of retail employment significantly. Retail trade has a location quotient of over 3, meaning it is concentrated in Albany relative to the rest of Auckland. Financial services jobs are also highly concentrated in Albany following recent moves of some of the main New Zealand banks activities to the area.

Other key employment sectors in the precinct include education, accommodation & food services, healthcare and professional services

Broad Sector	Jobs	Albany %	AKL %	LQ
Retail Trade	3,050	29.8%	9.7%	3.1
Financial & Insurance Services	1,756	17.1%	3.9%	4.4
Education & Training	1,115	10.9%	7.8%	1.4
Accom & Food Services	900	8.8%	6.6%	1.3
Healthcare & Social Assistance	748	7.3%	10.3%	0.7
Prof, Scientific & Tech Services	510	5.0%	11.0%	0.5
Wholesale Trade	461	4.5%	7.4%	0.6

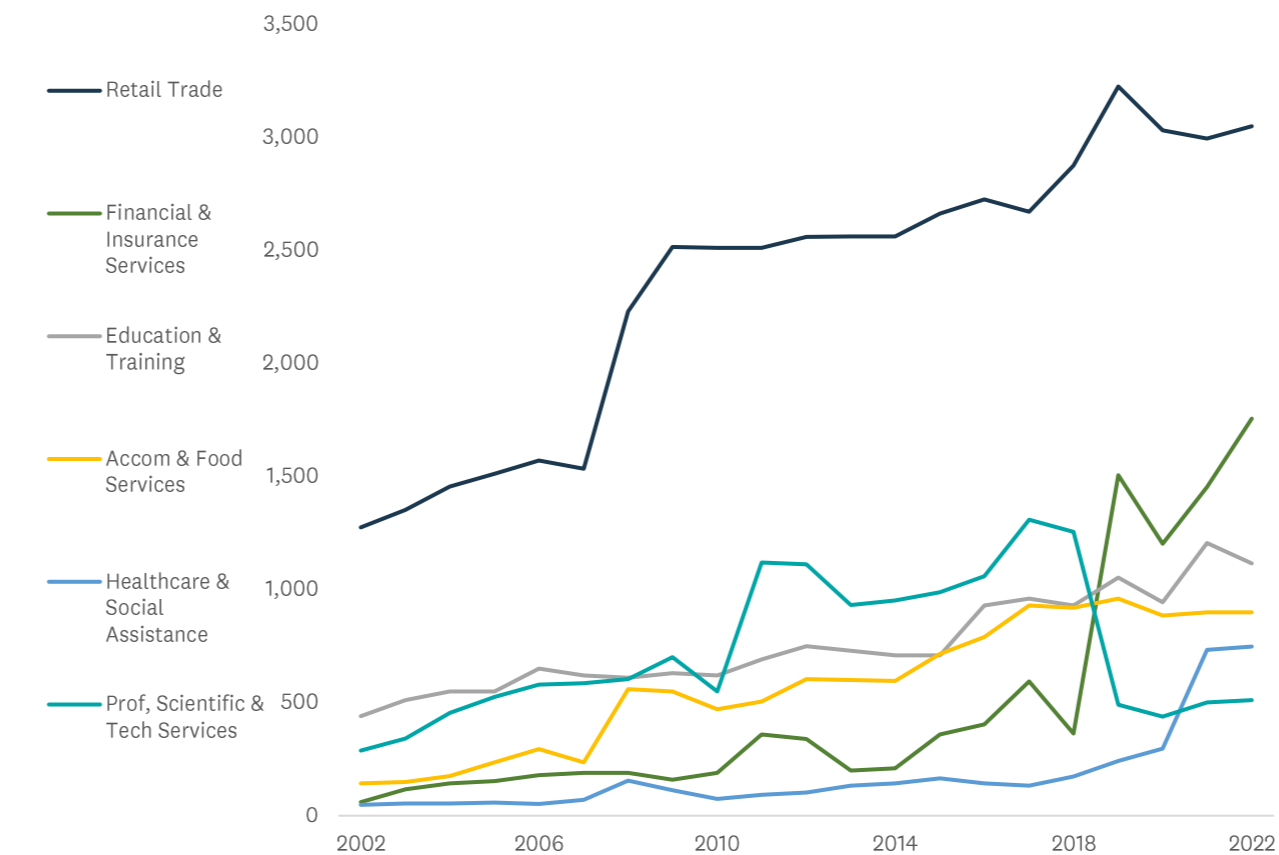
Retail Trade	Jobs	LQ
Other Store-Based Retailing	2,280	3.9
Food Retailing	602	2.2
Motor Vehicle & Motor Vehicle Parts Retailing	130	1.7

Financial & Insurance Services	Jobs	LQ
Finance	1,250	6.0
Insurance & Superannuation Funds	430	5.2

Education & Training	Jobs	LQ
Tertiary Education	890	4.8
Preschool & School Education	200	0.4

Accommodation & Food Services	Jobs	LQ
Food & Beverage Services	880	1.3

Sectors Over Time (jobs)



Sectoral Change

Through time retail trade in Albany has consistently risen in its importance to the area's employment. This was particularly pronounced in 2007-2009 where strong growth in retail job numbers occurred as the Westfield Mall opened. More recently, financial services employment has risen dramatically, spiking, and remaining elevated from 2018-2019 as some major NZ banks transferred some functions to the area.

Accommodation & food services have followed a similar trend to retail trade employment numbers, a common relationship seen in the data across the region. The education sector, primarily tertiary education has also become a more important employer in the precinct, largely driven by the growth of the Massey University campus.

Employment Growth and Decline

Sector	Job Growth 2012-2022	Albany Growth	AKL Growth
Financial & Insurance Services	1,416	416%	23%
Healthcare & Social Assistance	645	626%	37%
Retail Trade	491	19%	34%
Wholesale Trade	411	822%	15%
Education & Training	365	49%	13%
Manufacturing	333	1,332%	11%
Accom & Food Services	295	49%	30%
Admin & Support Services	-103	-48%	28%
Prof, Scientific & Tech Services	-602	-54%	43%

Much of the employment change in the area is recent and relates to a small number of developments or relocations.

Financial & insurance services depository financial mediation has had a presence in the area over the last two decades but from 2019 there was a very sharp increase. Health & general insurance similarly increased from 2019 onwards.

Healthcare & social assistance employment growth was almost entirely due to allied health services which grew sharply from 2021 while childcare also established in the area from 2019.

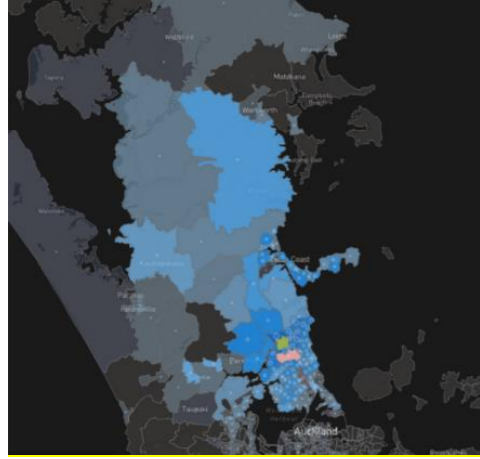
Retail trade has also long been present but provided a significant uptick in jobs on clothing, pharmaceutical, and department store retailing with the opening of Westfield Mall from 2007. Accommodation & food also grew from this point onwards.

Sport and physical recreation services grew from 2018 following the opening of the new Albany Leisure Centre.

Wholesale trade job growth came primarily from timber & hardware goods which grew sharply from 2017.

Manufacturing growth was seen in professional & scientific equipment manufacture from 2015.

Professional services saw management consultancy grow over the first half of the last 20 years and then fell from 2012 while computer systems & design fell sharply from 2018.



(Census 2018)

Commuting and Public Transit

Albany sits just west of SH1 and benefits from a Northern Expressway station and Park and Ride providing rapid access to Auckland CBD.

Local services on the frequent network connect the area to Takapuna, the East Coast Bays and the North Harbour industrial precinct.

Designation in the Auckland Plan as a node for the north of the region is likely to support further investment in transport infrastructure and services.

Commercial Property Assessment

Commercial property market intelligence provided by Colliers provides an overview of demand and cost of office, industrial and retail premises across 67 employment areas in the Auckland Region. While these areas are not mapped to the Auckland Plan's key economic areas, they provide a useful insight into some of the drivers of industrial location change in the region.

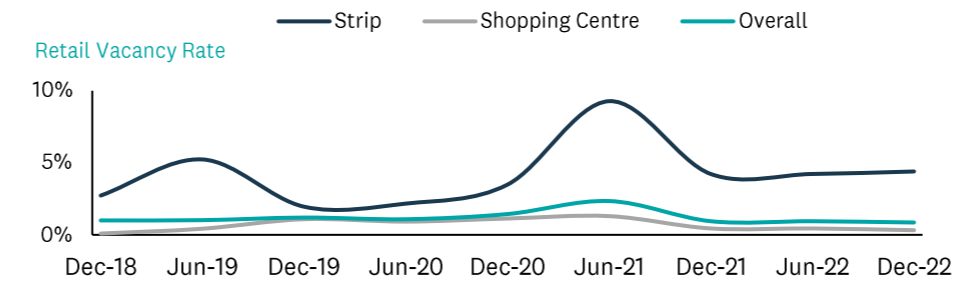
Office space in Auckland is dominated by the CBD with some significant areas of supply in the region's larger centres. While the CBD has seen an increase in supply most other centres have remained flat and while rents have risen across the region the CBD commands a premium above other commercial centres.

The last decade has seen an increase in prime industrial floorspace in the region, mostly driven by development at Auckland Airport and Highbrook, by far the largest areas of prime industrial space. The supply of secondary floorspace has declined in many areas and only grown regionally due to a notable increase in Manukau / Wiri.

Regionally, high street retail space has performed poorly compared to mall-based retail which has generally been more stable in terms of vacancy rates. Residential development across the region tends to support ongoing demand in nearby retail centres. While demand for retail space generally exerts an upward pressure on rental costs the COVID -19 trading restrictions saw a dip in most retail centres.

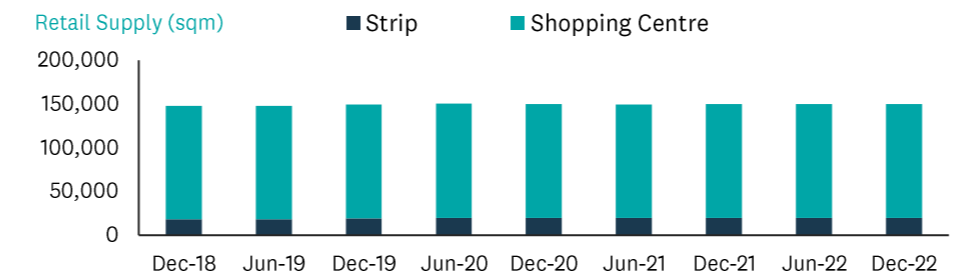
Albany has both retail and office space. Most commercial space in Albany is retail focused although a significant and growing amount of office space is also present.

While there is a very large supply of **retail space**, vacancies are low due to high demand, Westfield Mall and neighbouring large format retail provides the vast majority of space in comparison to Albany Village. Residential growth maintains high levels of demand and has kept vacancy rates low.



Westfield Albany, Mitre 10 Mega and the Albany mega Centre are major occupiers.

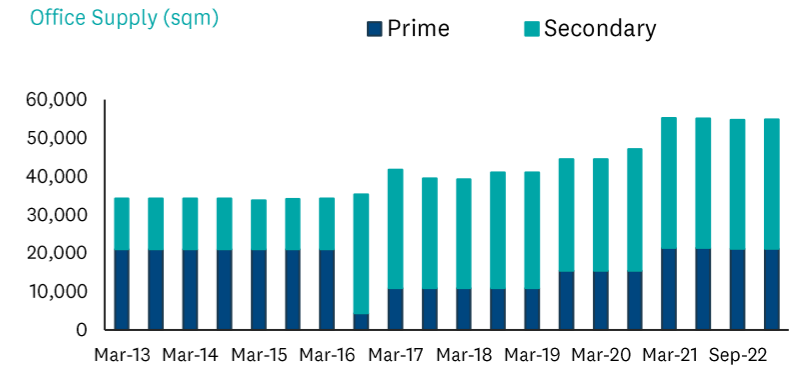
Population growth and high amenity make the area popular although other uses may compete within the Metropolitan Centre Zone where a wide range of uses are permitted.



Albany's **office supply** is relatively low but growing and designation of Albany as a node in the Auckland Plan will support further growth.

The precinct has attracted a significant number of corporate occupiers including the BNZ, ASB and Westpac banks, IAG and Mitre 10.

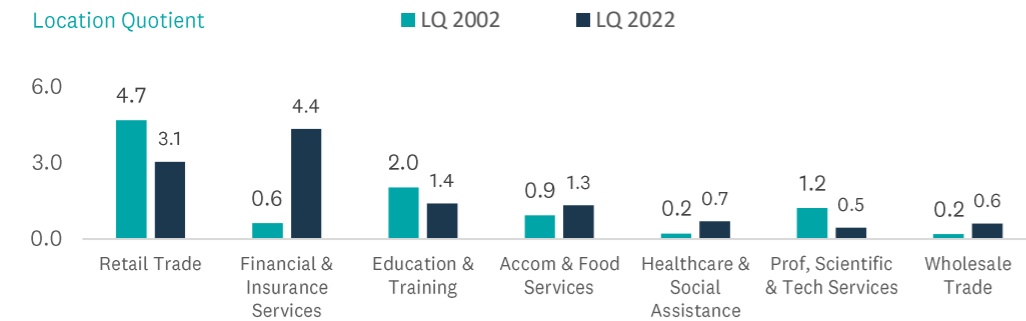
Vacancy rates have fluctuated, generally due to increases in supply as developments are completed, these tend to fill quickly although the timing of the COVID-19 disruption as new office space came to market caused a spike in vacancies.



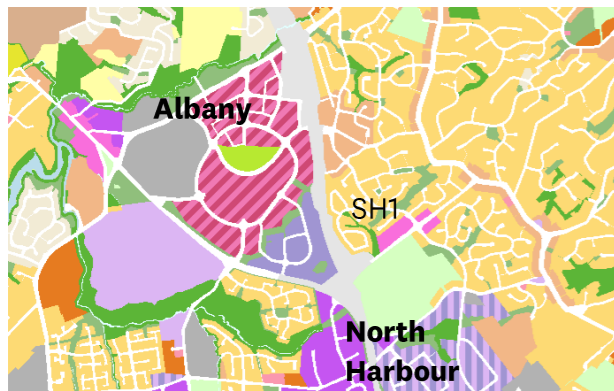
A number of high-profile occupiers, good amenity, improved public transport and the availability of land in a metropolitan zoned area is likely to support strong levels of demand going forward.

Location Quotient (job concentration)

While the amount of retail jobs remains more concentrated in Albany, relative to the broader Auckland region, its concentration has fallen since 2002. This is because retail employment in other areas has risen at a faster rate than it has in Albany as well as much more rapid growth in other sectors in Albany. Financial services jobs have become much more concentrated in Albany, particularly in very recent years as some office functions of financial services firms have move to the area.



Land Use



- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Albany is largely metropolitan centre zoned with some mixed use and light industry. To the south of Albany is North Harbour, largely light industrial area that lies either side of SH1 with Rosedale comprising the western part of the precinct and Constellation Drive to the east.

Retail Vacancies and Rents (per sqm)		Office Vacancies:
Strip Vacancies (%)	4.4%	Prime - 7.8%
Mall Vacancies (%)	0.3%	Secondary - 0.7%
Strip Rental (2013)	\$925	Office Rents:
Strip Rental (2023)	\$1,150 (+23%)	Prime - \$305
Mall Rental (2013)	\$594	Secondary - \$268
Mall Rental (2023)	\$662 (+11%)	

Supply / Net Lettable Area (2018-2022)		Office Supply (sqm) / change (10yr):
Strip NLA (sqm)	19,712	Prime - 21,159 (+0.7%)
Strip (change)	+9.0%	Secondary - 33,684 (-154%)
Mall NLA (sqm)	130,427	Total - 54,843 (+60%)
Mall (change)	+0.4%	

Opportunities / Challenges

Albany is identified as a growth node in the Auckland Plan and has a high level of amenity, improved connectivity, access to tertiary education and a growing local labour market making it an attractive location.

Availability of land, improved connectivity and a skilled local labour force has seen a number of NZ financial institutions relocate some of their functions in the area and new industries such as a second proposed Auckland DCI Data Centre (cloud storage) set to open in Albany in 2024. This could attract other similar businesses to the area.

Assessment / Future

Population growth due to ongoing residential development in the north and northwest of the region combined with Metropolitan centre designation and planned council and private sector investment will see the Albany area grow in significance and as an employment area.