

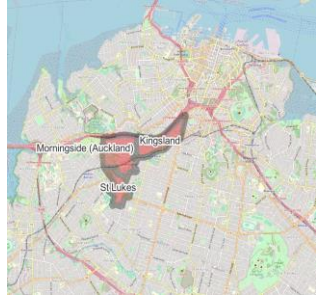
Kingsland-St Lukes (2022)

Kingsland-St Lukes is a mix of residential, retail, services and commercial areas immediately south-west of Auckland city centre. The area is home to **6,800 jobs** making it a modest employment precinct. The precinct has grown marginally in the last two decades to 2022, adding **600** additional jobs.

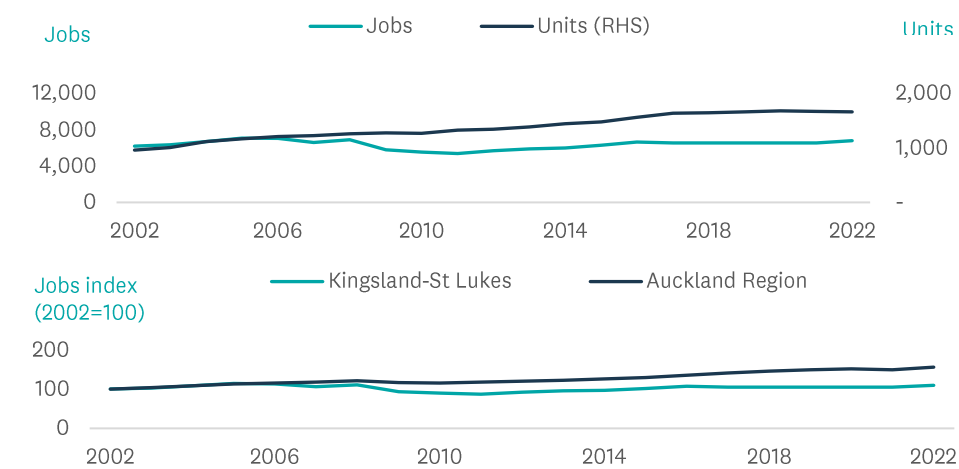
Overall job numbers declined significantly around the time of the Global Financial Crisis. While the numbers experienced some recovery through the 2010s, they have remained flat since 2016. It has not kept up with the growth in jobs numbers of the wider Auckland region. While job growth has struggled, the number of business units in the area steadily trended up, before flat lining in 2016.

Basic Facts

	Kingsland-St Lukes	% of AKL
Population (2022 est.)	9,480	0.6%
Area	2.3 KM ²	0.0%
Jobs (2022)	6,800	0.8%
Jobs (2002-2022)	+600	0.2%
Business Units (2022)	1,671	0.8%
Business Units (2002-2022)	+708	0.7%



Jobs and Business Numbers



Sectors

Retail trade is the main employing sector in Kingsland-St Lukes. Retail trade has a location quotient of 4 meaning it is concentrated in the area. Recreational goods retailing was the main source of retail employment growth along with pharmaceuticals retailing.

Other key employment sectors in the precinct are mixed, employing both goods producing and services workers. The other key sectors include professional services, accommodation & food service, manufacturing, wholesale trade and construction.

Employment Growth and Decline

Sector	Job Growth 2012-2022	Kingsland-St Lukes Growth	AKL Growth
Prof, Scientific & Tech Services	280	55%	43%
Accommodation & Food Services	190	39%	30%
Wholesale Trade	170	46%	15%
Healthcare & Social Assistance	140	42%	37%
Retail Trade	125	8%	34%
Other Services	-60	-13%	26%
Information Media & Telecoms	-251	-63%	-12%

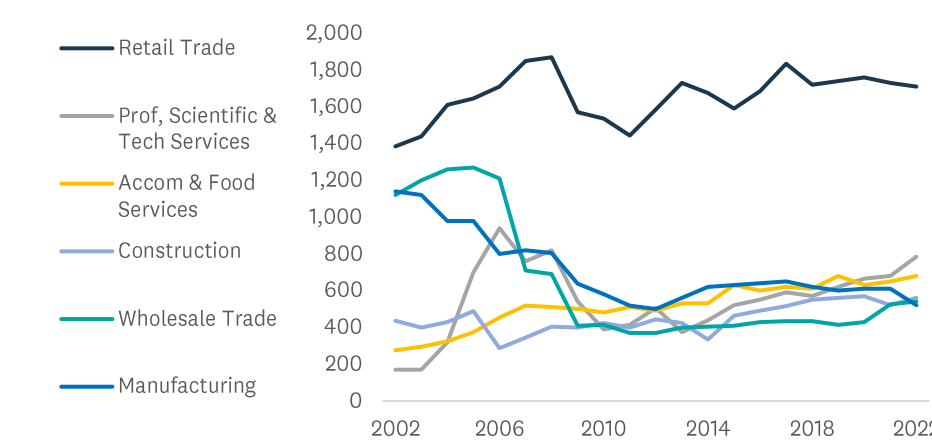
Broad Sector	Jobs	% of Kingsland-St Lukes	% of AKL	LQ
Retail Trade	1,710	25.1%	9.7%	2.6
Prof, Scientific & Tech Services	785	11.5%	11.0%	1.0
Accom & Food Services	680	10.0%	6.6%	1.5
Construction	560	8.2%	8.6%	1.0
Wholesale Trade	540	7.9%	7.4%	1.1
Manufacturing	520	7.6%	9.6%	0.8
Healthcare & Social Assistance	475	7.0%	10.3%	0.7

Retail Trade	Jobs	LQ
Other Store-Based Retailing	1,550	4.0
Food Retailing	131	0.7

Professional, Scientific & Technical Services	Jobs	LQ
Prof, Scientific & Technical Services (ex. computers)	545	0.9
Computer System Design & Related Services	242	1.4

Accommodation & Food Services	Jobs	LQ
Food & Beverage Services	600	1.6

Sectors Over Time (jobs)



Sectoral Change

Retail trade has historically been the key employment sector in the area. It has fluctuated but has remained around 25 percent of the overall employment in the area. Growth in this sector has lagged that seen across the wider region.

Also consistent with broader trends in the region, manufacturing sector jobs in the area have fallen since the early 2000s. While this trend of falling manufacturing employment is consistent with the wider region, it appears to have fallen more quickly in the Kingsland-St Lukes area, reaching a trough in 2012, before climbing slightly.

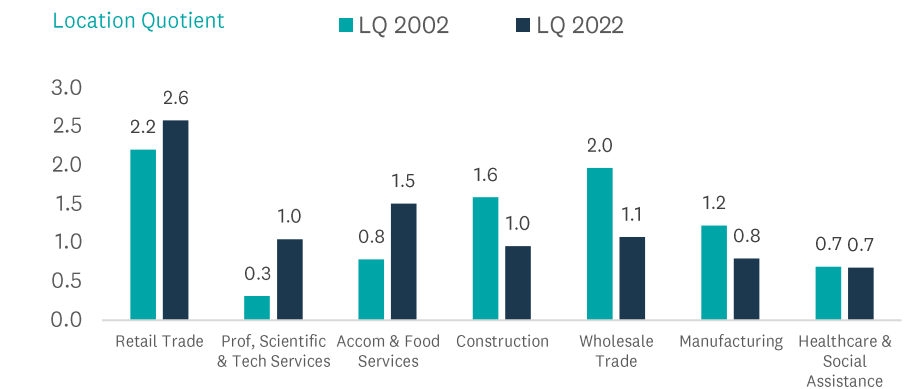
Wholesale trade has experienced a similar pattern of decline. Wholesale trade saw a large decline in employment over the first half of the last 20 years with timber, machinery and furniture wholesale employment falling sharply before a recent growth in commission-based wholesaling employment.

Professional services growth was mostly in computer systems design and architectural & engineering services.

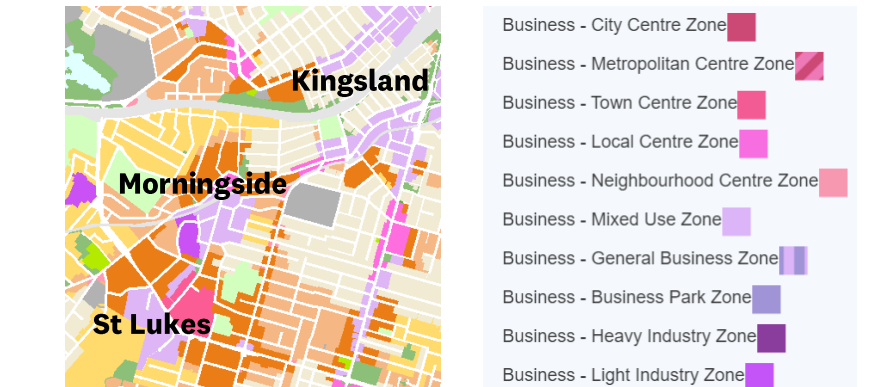
Cafes and restaurants were the source of most accommodation & food services employment growth along with the emergence of some pubs and bars in Morningside.

Location Quotient (job concentration)

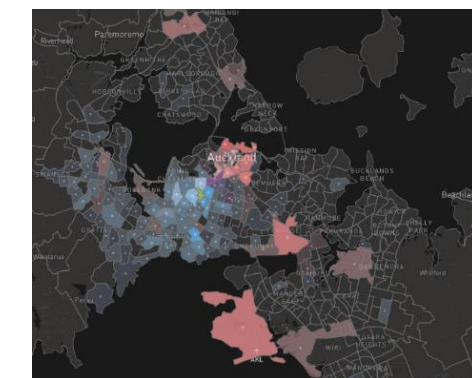
Retail has become more concentrated in the area over the last two decades. Professional services have become more concentrated in Kingsland-St Lukes. However, this is just bringing the concentration to a consistent level with the wider Auckland region. Conversely, the concentration of wholesale trade jobs in the area has fallen, consistent with the overall falling jobs numbers in the sector and area since the early 2000s.



Land Use



Kingsland-St Lukes includes areas of residential, mixed use, town centre and light industrial zoning.



(Census 2018)

Commuting and Public Transit

Kingsland-St Lukes is overall largely a supplier of labour to some of the larger employment zones in the wider Auckland region. However, 2,778 people travel to Kingsland-St Lukes for work while 774 people live and work there. 67% of people arrive by private car, truck or van.

Kingsland-St Lukes is on the Auckland Rail Transit network with rail stations at Kingsland and Morningside. The completion of the City Rail Link will increase frequency and reduce journey times on the route.

The area is well served by bus services connecting it to Rosebank Road and New Lynn, Blockhouse Bay, Point Chevalier and Sylvia Park