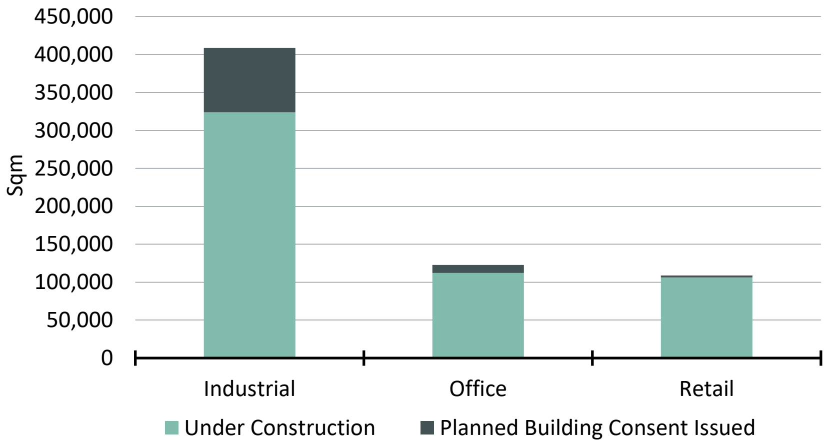
BRIEF

Auckland New Development Pipeline

May 2024

- The active development pipeline (projects where physical work has commenced or is considered imminent) across the office, retail and industrial sectors currently comprises 58 projects. The industrial market dominates, accounting for 64% of the total new pipeline NLA, equivalent to 409,000 sqm. Office developments contribute 19% while retail developments contribute 17% of the total new pipeline NLA.
- Drury and East Tamaki are the top two most active precincts for industrial development while the Airport Corridor dropped to third after five projects, totalling 53,000 sqm, were completed between November 2023 and April 2024. Office development is concentrated in the Auckland CBD; the Core and Wynyard Quarter lead activity, with Greenlane's current pipeline ranking third.
- Although we encountered some delays in a few large pre-leased industrial projects, the expected industrial completions for 2024 will still comprise the largest pipeline since the GFC, totalling approximately 355,000 sqm. The results show some confidence from both developers and occupiers, although greater caution is also evident with some developers delaying the start of projects that have been actively planned over the past year or two.
- Precommitment levels for industrial reach 85% and sit at 48% for office. The retail precommitment level is higher than office, reaching 64% thanks to occupancy in some big projects such as IKEA (owner occupied) and Manawa Bay (AIAL reporting that it is over 70% leased).

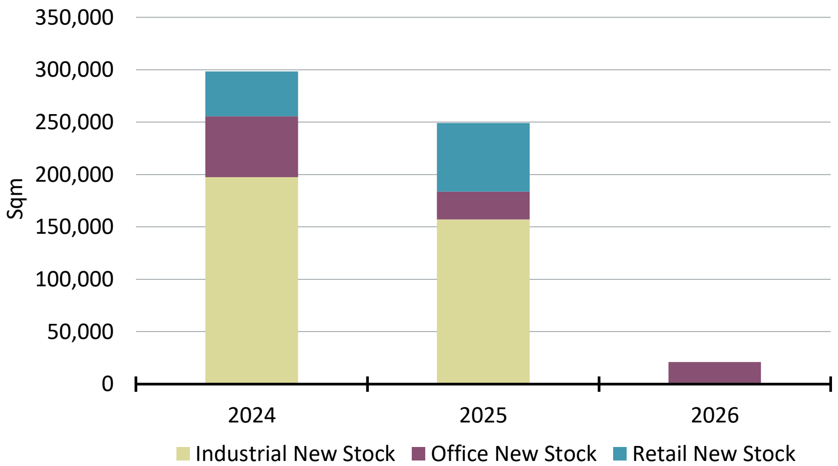
FIGURE 1: Auckland New Supply Pipeline by Development Stage



New Supply	
Office	123,000 sqm
Industrial	409,000 sqm
Retail	109,000 sqm

Source: CBRE Research

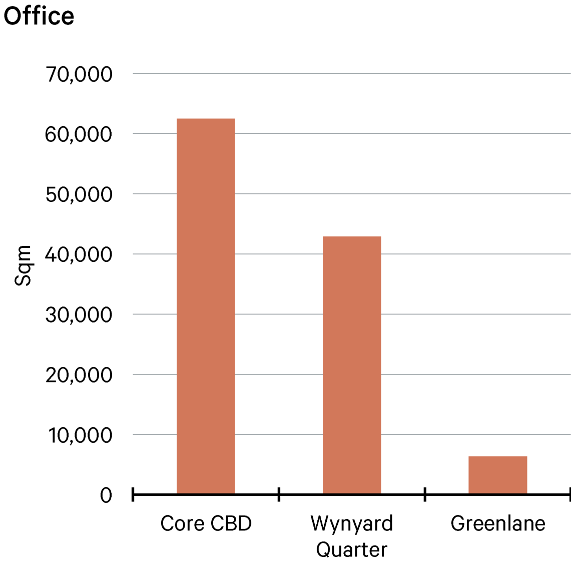
FIGURE 2: Auckland New Supply Pipeline by Completion Year (excluding projects already completed in 2024)

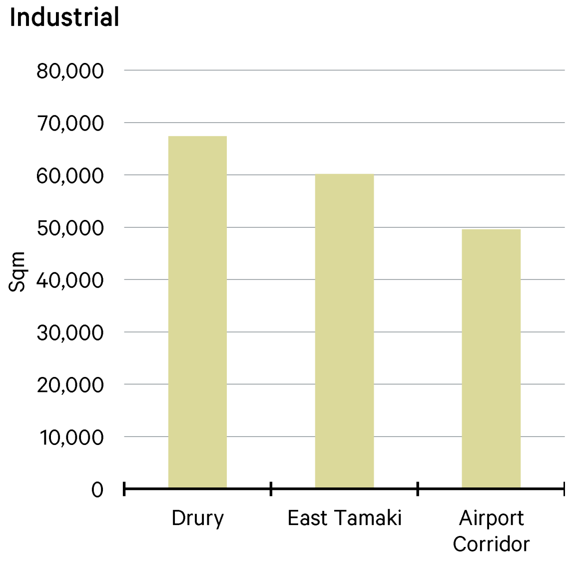


Precommitment	
Office	48%
Industrial	85%
Retail	64%

Source: CBRE Research

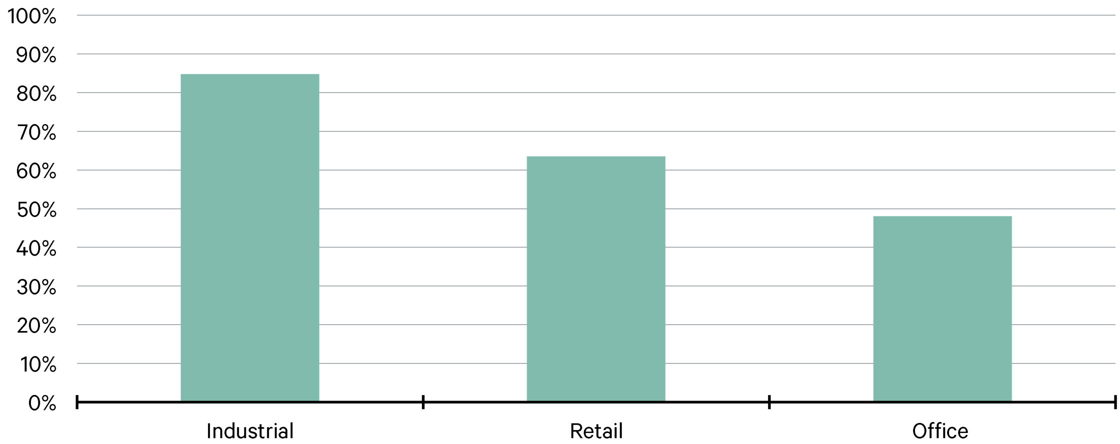
FIGURE 3: Top 3 Locations for Active Developments





Source: CBRE Research

FIGURE 4: Active Development Pipeline Precommitment



Source: CBRE Research

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