

Auckland Monthly Housing Update

November 2020



Research and
Evaluation Unit

RIMU

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Prepared by the Spatial Analysis and Modelling Team
Research and Evaluation Unit

November 2020

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1. Summary

Produced by the Auckland Council Research and Evaluation Unit (RIMU), the Auckland Monthly Housing Update brings together a number of significant Auckland housing related statistics.

The report includes:

- dwellings – consented, by type, and with CCCs issued
- residential parcels – created, and inside Auckland Plan monitoring boundaries – 2010 Metropolitan Urban Limit (MUL) and Rural Urban Boundary (RUB)
- permanent and long-term migration
- median residential sales price
- public housing supply and demand in Auckland.

2. Highlights

- 1734 dwellings were consented in September 2020.
- In the year ending September 2020, 15,466 dwellings were consented in the region.
- 36 per cent of new dwellings consented in September 2020 were houses, 20 per cent were apartments and 44 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 30 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in September 2020.
- 1671 dwellings consented in September 2020 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 31 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transport network in September 2020.
- 1737¹ dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in September 2020.
- In the year ending September 2020, 16,014² dwellings had a CCC issued.
- 390 new residential parcels under 5000m² were created in October 2020.
- In the past 12 months, 7910 new residential parcels under 5000m² were created – an average of 659 each month.
- In October 2020, 390 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in August 2020 were 153.
- 487 public housing applications have been housed in the June quarter 2020.

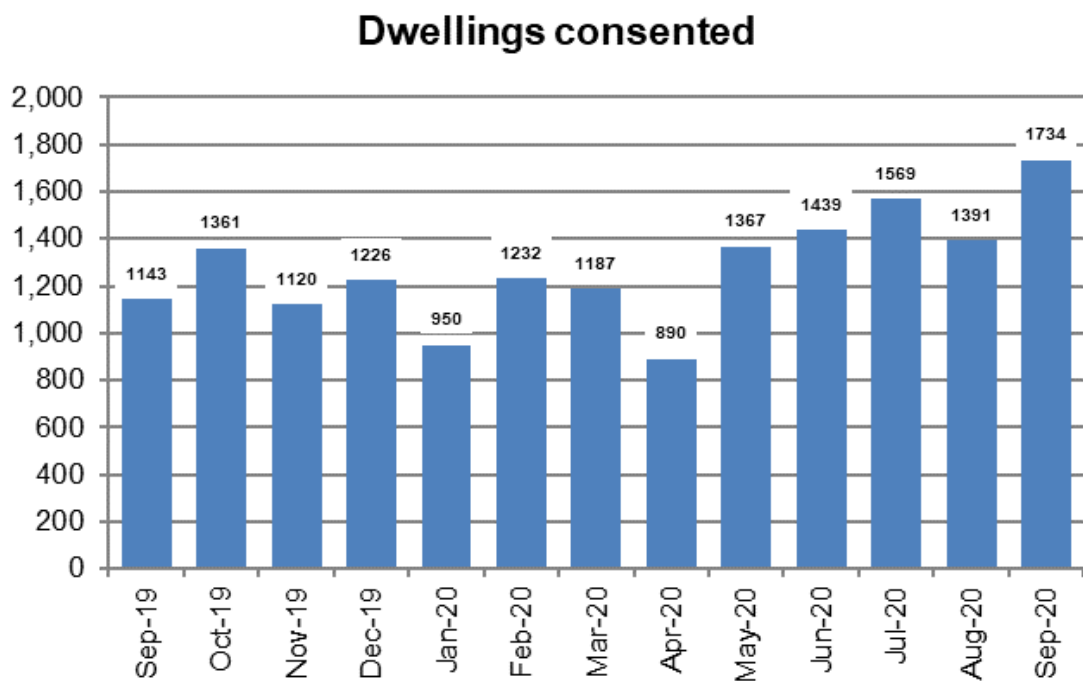
¹ CCC reporting error identified and corrected to reflect system records.

² CCC reporting error identified and corrected to reflect system records.

3. Dwellings consented

In September 2020, 1,734 dwelling consents were issued, which saw 15,466 consents issued for the past 12 months.

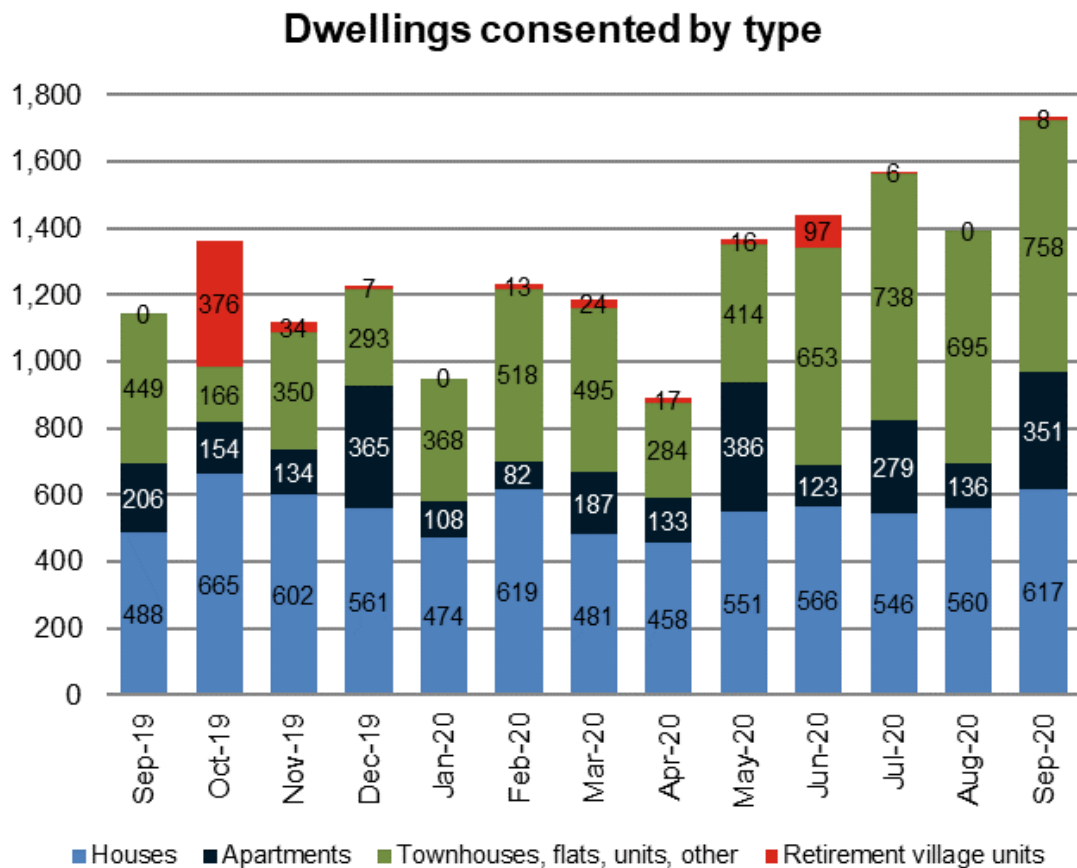
Sep 19	Jun 20	Jul 20	Aug 20	Sep 20
1,143	1,439	1,569	1,391	1,734



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwellings consented in September 2020, 617 were houses, 351 were apartments, and 766 were townhouses, flats, units, retirement village units or other types of attached dwellings.



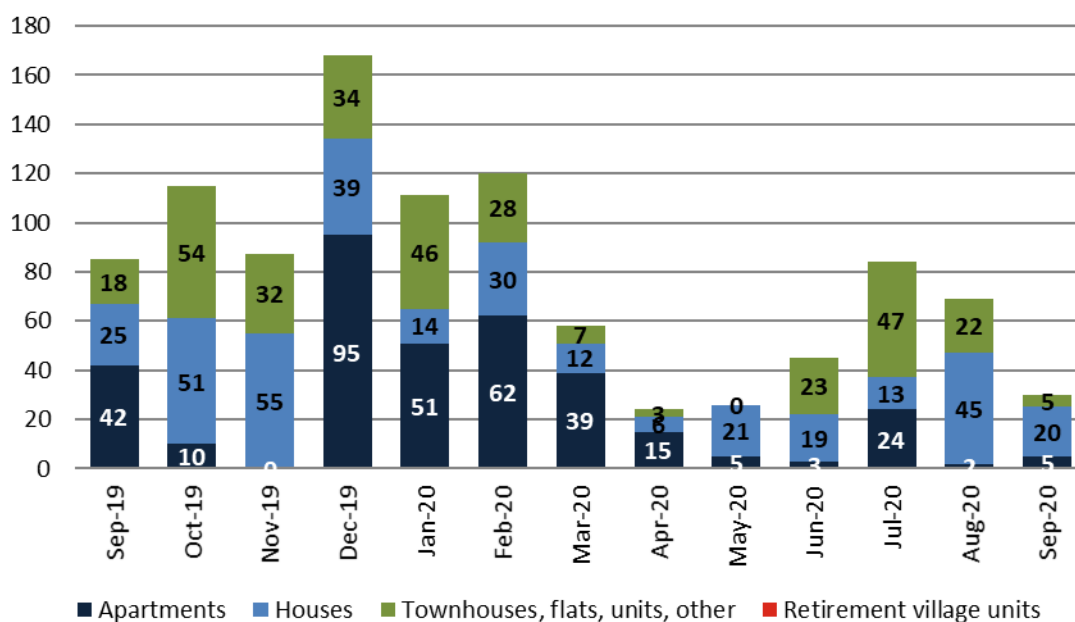
Data source: Statistics New Zealand

5. Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In September 2020, 30 dwellings (two per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 2 apartment units, 45 houses and 22 townhouses, flats, and other attached dwelling types.

	Sep 19	Jun 20	Jul 20	Aug 20	Sep 20
Number of KO/TRC dwellings consented	85	45	84	69	30
Percentage of total dwellings consented	7%	3%	5%	5%	2%

Dwellings consented by type

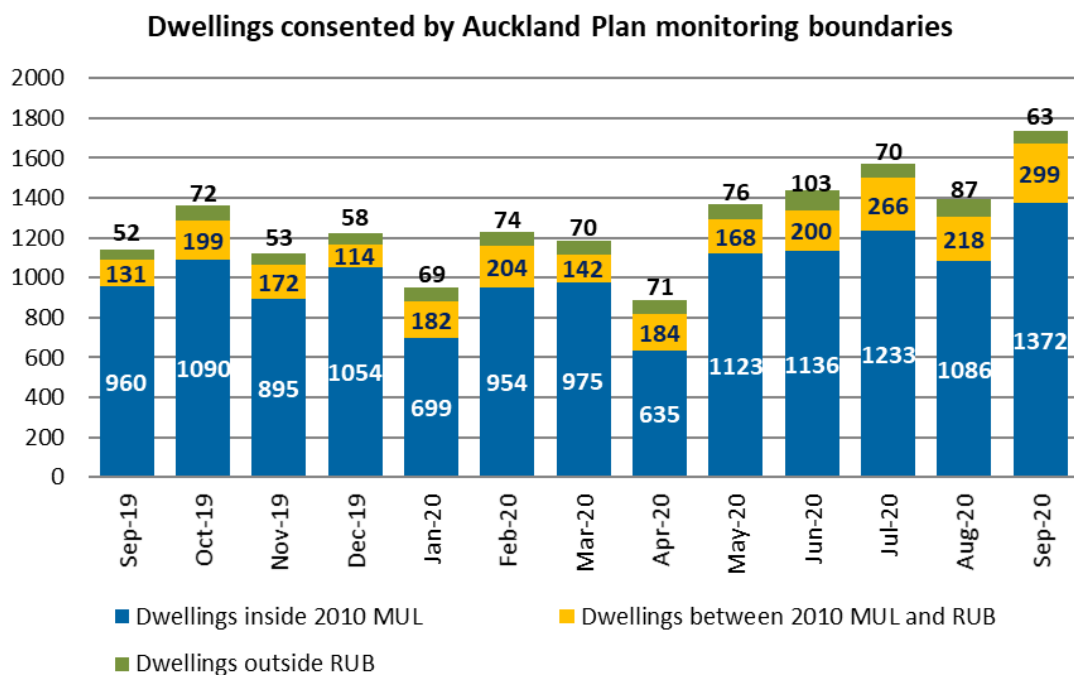


Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In September 2020, 1086 dwellings consented were inside 2010 MUL and a total of 1304 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Sep 19	May 20	Jul 20	Aug 20	Sep 20
Inside 2010 MUL	960	1,136	1,233	1,086	1,372
Between 2010 MUL and RUB	131	200	266	218	299
Outside RUB	52	103	70	87	63



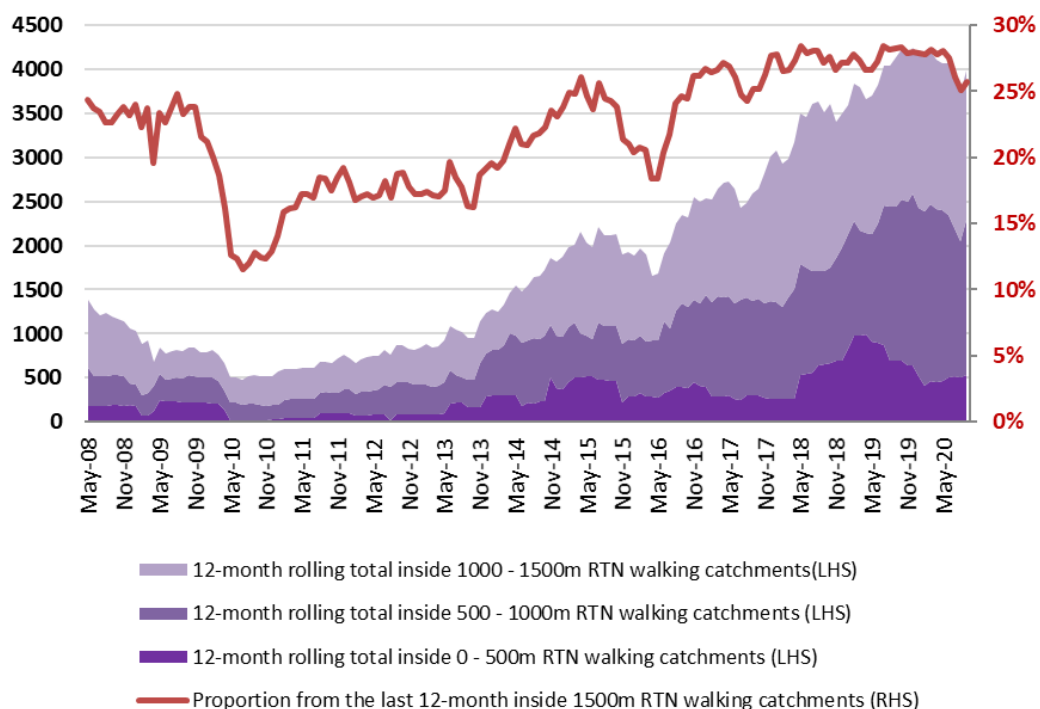
Data source: [Statistics New Zealand](#)

7. Dwellings consented along the rapid transport network

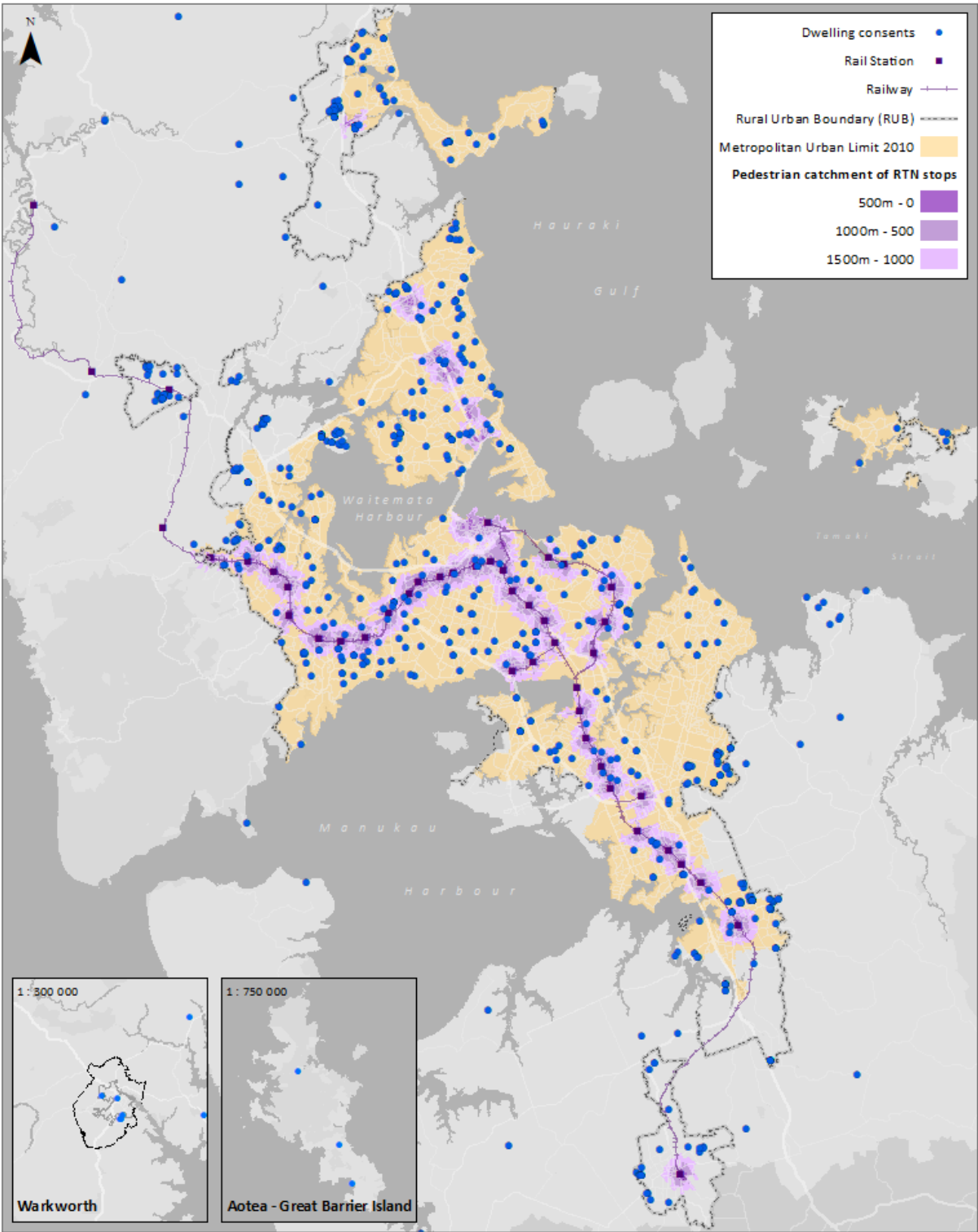
In September 2020, 539 dwellings (31 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 3982 dwellings were consented inside the 1500m RTN walking catchments.

	Sep 19	Jun 20	Jul 20	Aug 20	Sep 20
Dwellings consented inside the 1500m RTN walking catchments	285	306	428	213	539
Percentage of total dwellings consented	25%	21%	27%	15%	32%
12-month rolling total inside RTN walking catchments	4,130	4,073	3,883	3,728	3,982
Proportion from the last 12-month inside RTN walking catchments	28%	28%	26%	25%	26%

Dwellings consented inside 1500m RTN walking catchments



Spatial distribution of dwelling consents



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Dwelling consents Issued
September 2020

Scale @ A4
= 1:300,000
Date Printed:
4/11/2020

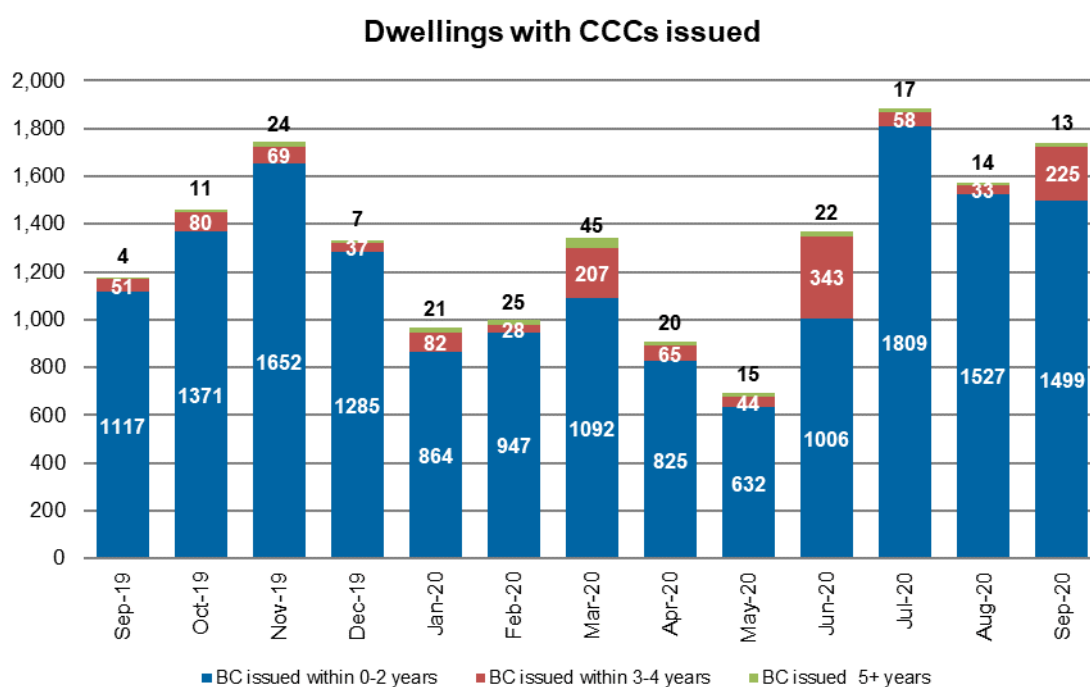


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8. Dwellings with CCCs issued (completions)

1499 dwelling units had received CCCs in September 2020. 86 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Sep 19	Jun 20	Jul 20	Aug 20	Sep 20 ³
0-2 years	1,117	1,006	1,809	1,527	1,499
3-4 years	51	343	58	33	225
4+ years	4	22	17	14	13



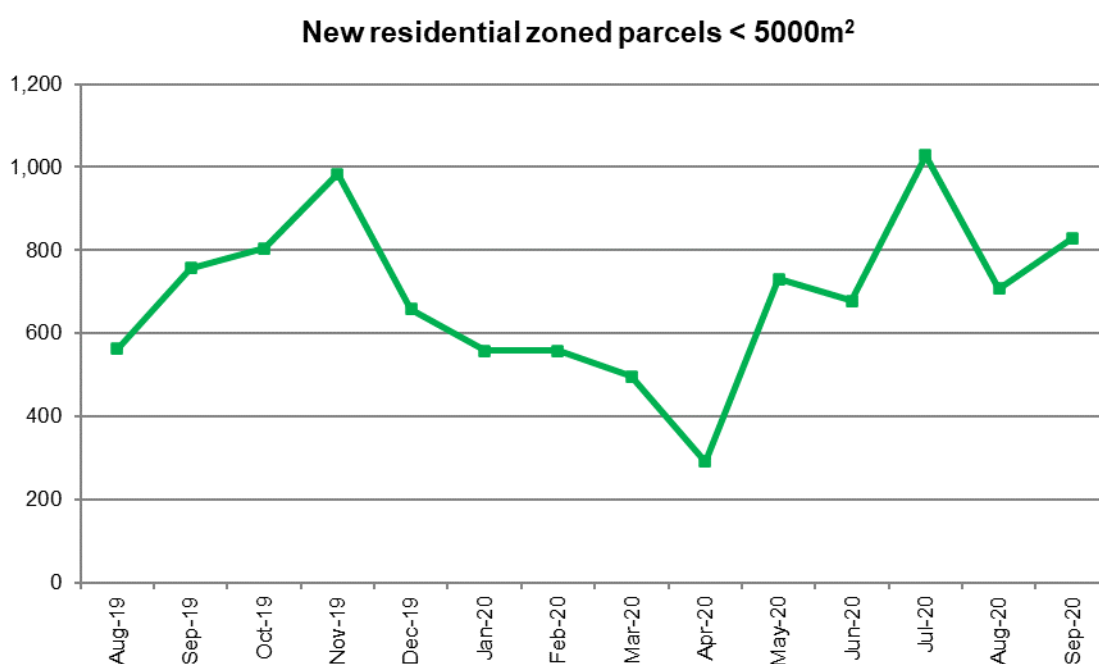
Data source: Auckland Council

³ CCC reporting error identified and corrected to reflect system records.

9. Residential parcels created

In October 2020, the total number of residential parcels under 5000m² created was 390.

Parcel size category	Oct 19	Jul 20	Aug 20	Sep 20	Oct 20
Less than 1000 m ²	750	996	677	810	373
1000 m ² to 1999 m ²	38	23	20	9	14
2000 m ² to 2999 m ²	6	6	5	8	3
3000 m ² to 3999 m ²	7	1	1	1	0
4000 m ² to 4999 m ²	4	2	1	2	0
Total number of residential parcels < 5000m²	805	1,028	704	830	390

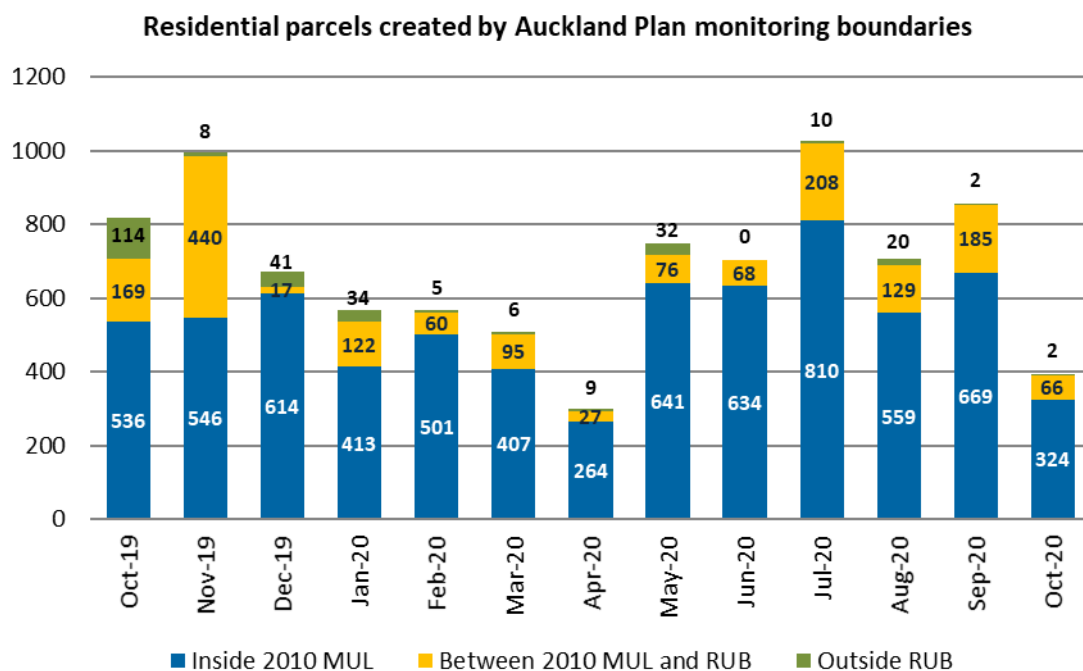


Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

324 of new residential parcels of all sizes created in October 2020 were inside 2010 MUL and a total of 390 new residential parcels were inside the RUB.

	Oct 19	Jul 20	Aug 20	Sep 20	Oct 20
Inside 2010 MUL	536	810	559	669	324
Between 2010 MUL and RUB	169	208	129	185	66
Outside RUB	114	10	20	2	2

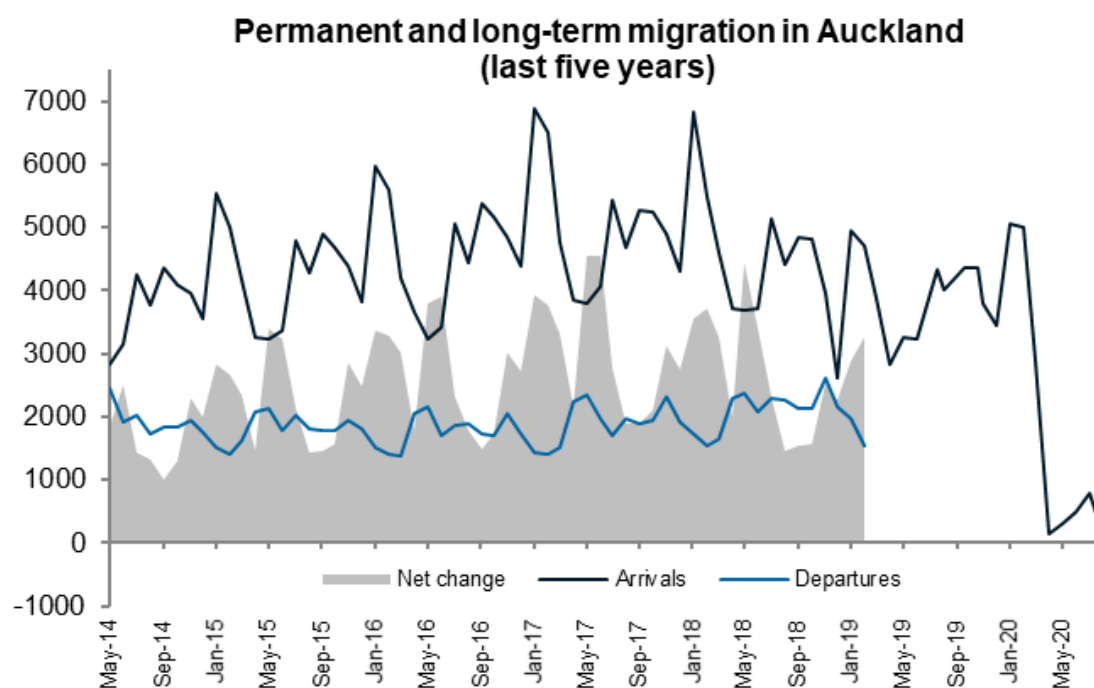


Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in August 2020 was 153. Net migration to Auckland data was not available because the requirement for passengers to complete departure cards stopped in November 2018. A new methodology was developed by Statistics New Zealand, however, no regional output was released at the time this monitoring report was produced.

Month	Jun 19	May 20	Jun 20	Jul 20	Aug 20
Arrivals	3,226	307	497	789	153
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

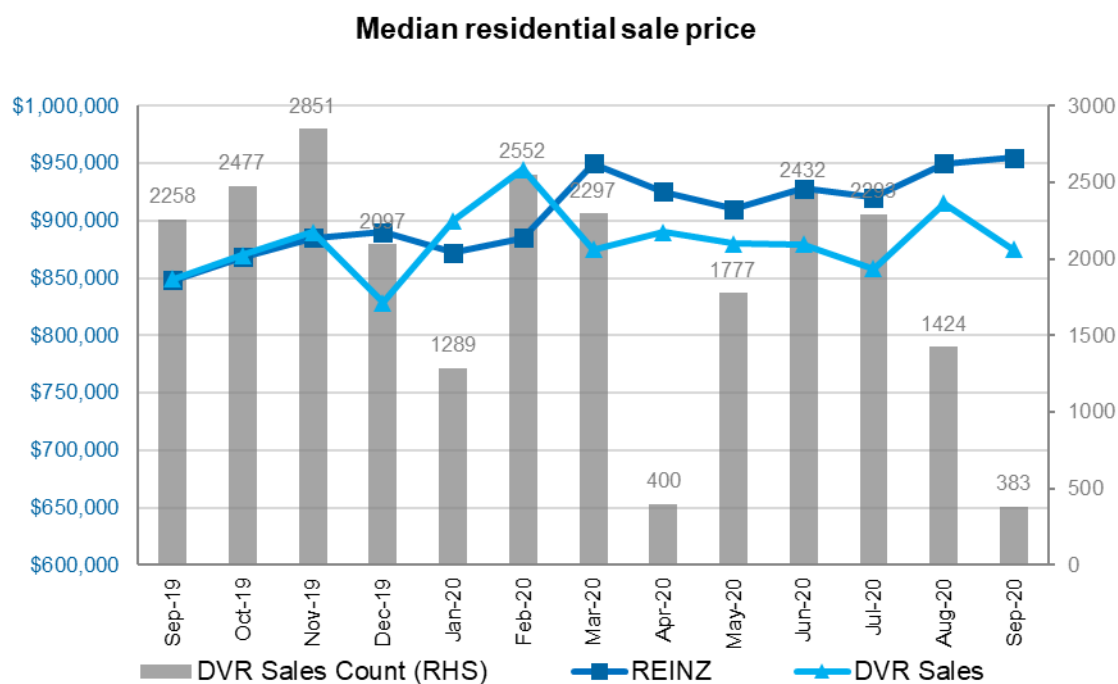


Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in September 2020 was \$955,000. The District Valuation Roll (DVR) median sales price in September 2020 was \$875,000.

Data source	Sep 19	Jun 20	Jul 20	Aug 20	Sep 20
REINZ	\$848,000	\$928,000	\$920,000	\$950,000	\$955,000
DVR sales ⁴	\$849,000	\$890,000	\$890,000	\$885,000	\$875,000
Count of DVR sales	2,258	2432	2293	1424	383



Data source: Real Estate Institute of New Zealand and Auckland Council

⁴ Back data has been updated to reflect the latest sales records captured in council's District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30-day period. As a result, the reporting lag varies from as short as one working day to as long as six months

13. Public housing in Auckland⁵

This section provides an overview of public housing demand and supply in Auckland region. These data are collected and distributed by the Ministry of Housing and Urban Development on a quarterly basis. In the March quarter 2020, 803 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2019	September quarter 2019	December quarter 2019	March quarter 2020	June quarter 2020
Public housing stock	31,452	32,326	32,872	33,007	33,300
Public housing register - housing register (top row) and transfer register (bottom row)	4,846	5,257	5,455	6,086	6,617
	1,170	1,313	1,413	1,518	1,531
Public housing register – applications housed	719	1,027	1,023	803	487

Data source: Ministry of Housing and Urban Development

⁵ Public housing data are extracted from the Public Housing in Auckland Region factsheets. Detailed monthly and quarterly information can be found on the Ministry of Housing and Urban Development's website.
<https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/>

14. Notes on data and analysis

Dwellings consented and dwellings consented by type

Monthly building consent information is sourced from Statistics New Zealand's InfoShare online portal, which includes counts of number of new dwellings consented, by type of dwelling.

Dwellings consented by Auckland Plan monitoring boundaries

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to properties by RIMU. This data is then analysed against its location relevant to the Auckland Plan monitoring boundaries, namely the 2010 Metropolitan Urban Limit (MUL) and the Rural Urban Boundary (RUB).

Dwellings with CCCs issued (completions)

Monthly building consent completions data is supplied by Auckland Council Building Control. The data shows the total number of dwelling units which have had Code Compliance Certificate (CCC) issued in that month. This gives an estimation of the number of dwellings being "completed", or "released to the market".

Residential parcels created and residential parcels created inside the 2010 Metropolitan Urban Limit and the Rural Urban Boundary

Parcel data is sourced from Land Information New Zealand (LINZ). A new dataset is downloaded from the LINZ Data Service by RIMU monthly. A list of parcels created in the previous month is also downloaded; this is used to extract new parcels created in the previous month. The new parcels created data is then analysed for size, the Auckland Unitary Plan (decisions version) zone it falls in and its location relevant to the 2010 MUL and the RUB.

Permanent and long-term migration

Migration data is sourced from Statistics New Zealand's InfoShare online portal; arrivals, departures and net change are estimated for Auckland.

Median residential sales price

The Real Estate Institute of New Zealand (REINZ) produces monthly statistics on the median house price sales for Auckland from data provided to it by its members. This data is available on the REINZ website.

Public housing supply

Public houses are properties owned or leased by Kāinga Ora and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing. (definition extracted from Ministry of Housing and Urban Development 2019, Public Housing in Auckland Region factsheet September 2019, page 1.

<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/67824a28bb/Housing-regional-Factsheets-September-2019-Auckland.pdf>)

Public Housing Register

The Public Housing Register is comprised of a Housing Register and a Transfer Register. The Housing Register is prioritised by need and consists of public housing applicants who have been assessed as being eligible. The Transfer Register is made up of people already in public housing, but who have requested and are eligible for a transfer to another property. (definition extracted from Ministry of Housing and Urban Development 2019, Public Housing in Auckland factsheet September 2019, page 3.

<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/67824a28bb/Housing-regional-Factsheets-September-2019-Auckland.pdf>)

Find out more: phone 09 301 0101,
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