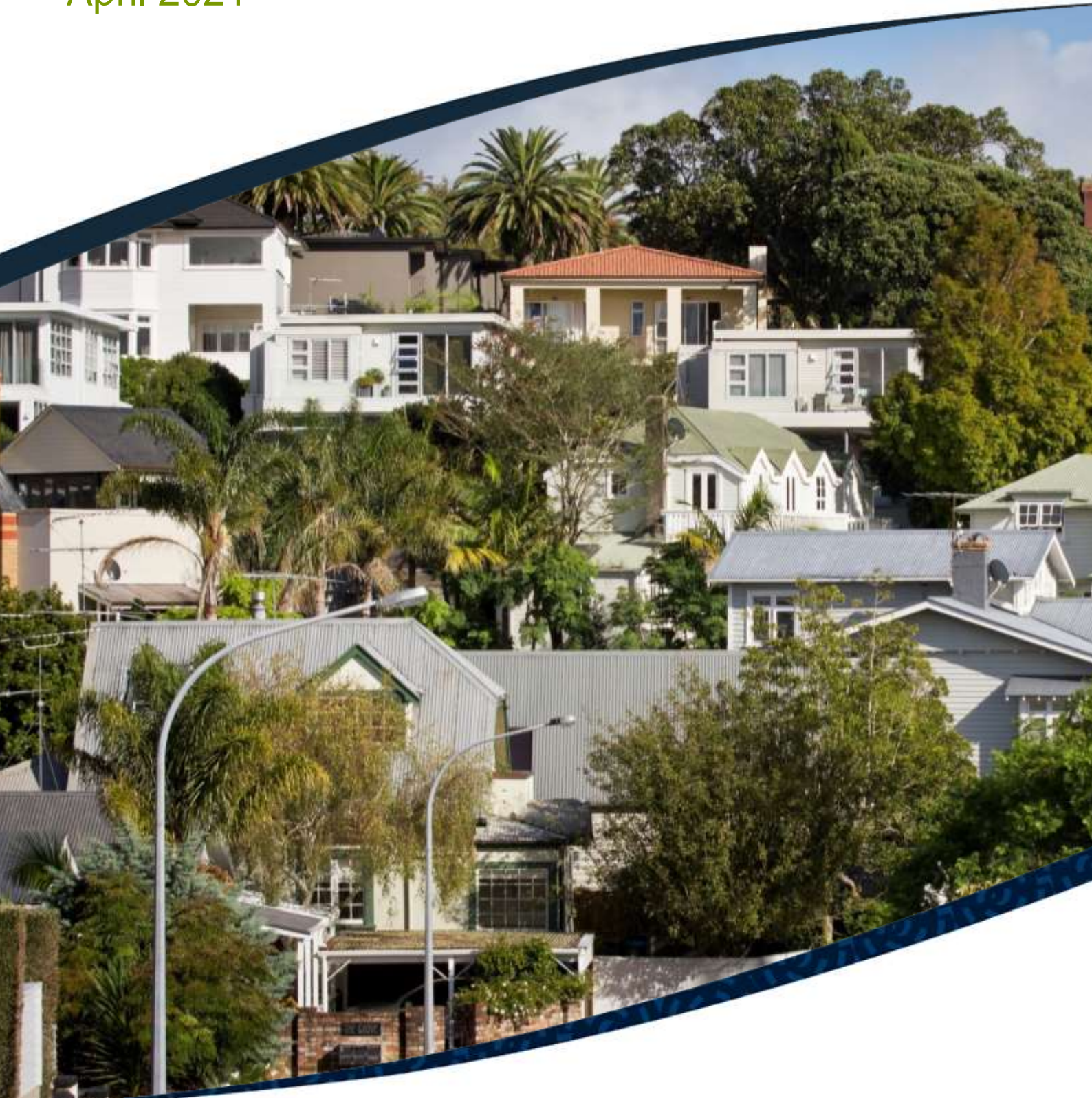


Auckland Monthly Housing Update

April 2021



Research and
Evaluation Unit

RIMU



Te Kaunihera o Tāmaki Makaurau

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

April 2021

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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.

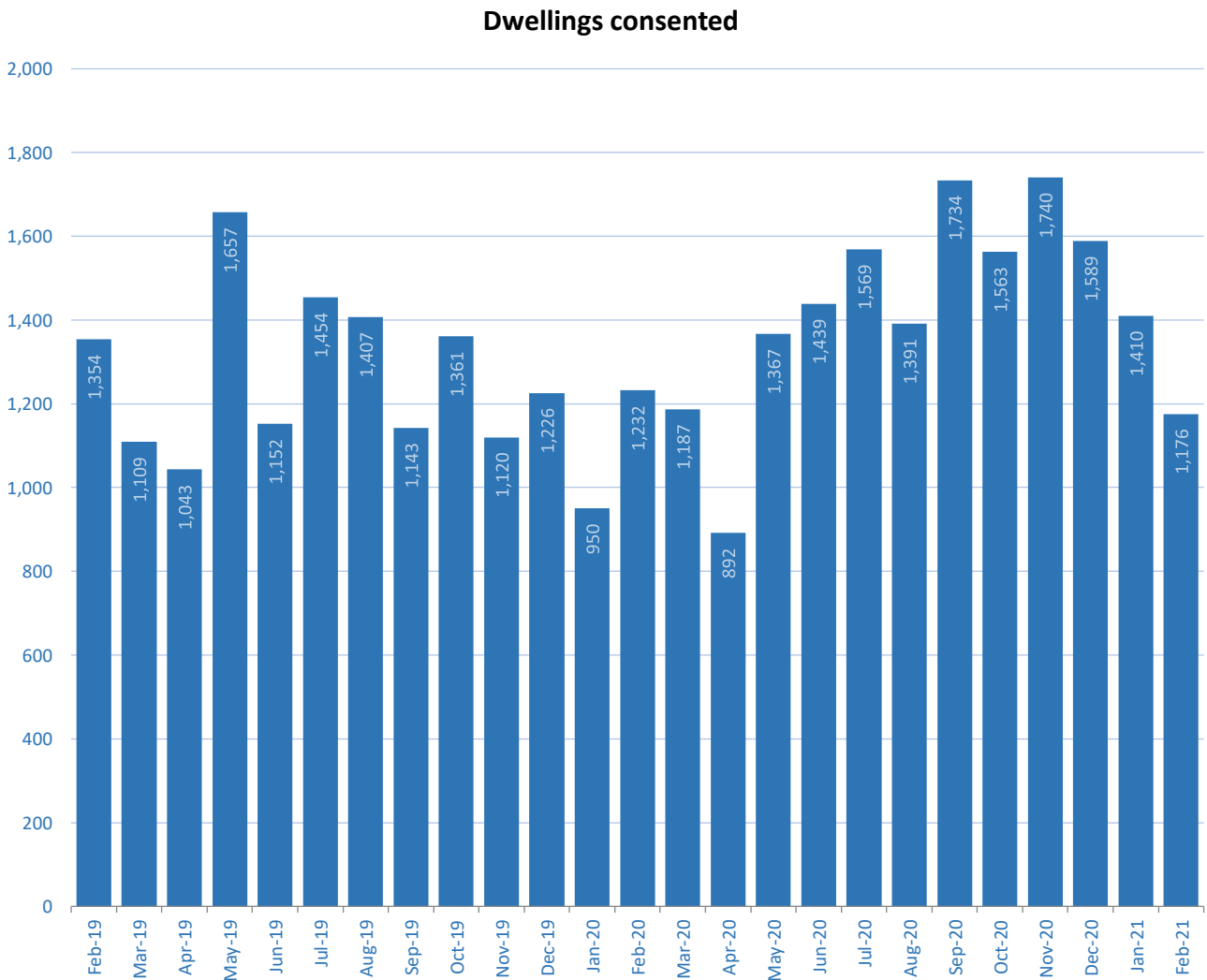
2. Highlights

- 1176 dwellings were consented in February 2021.
- In the year ending February 2021, 17,057 dwellings were consented in the region.
- 45 per cent of new dwellings consented in February 2021 were houses, 9 per cent were apartments and 47 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 140 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in February 2021.
- 1089 dwellings consented in February 2021 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 18 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in February 2021.
- 1041 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in February 2021.
- In the year ending February 2021, 12,497 dwellings had a CCC issued.
- 722 new residential parcels under 5000m² were created in March 2021.
- In the past 12 months, 7964 new residential parcels under 5000m² were created – an average of 701 each month.
- In March 2021, 717 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in January 2021 were 1595.
- 1045 public housing applications have been housed in the December quarter 2020.

3. Dwellings consented

In February 2021, 1176 dwelling consents were issued, which saw 17,057 consents issued for the past 12 months.

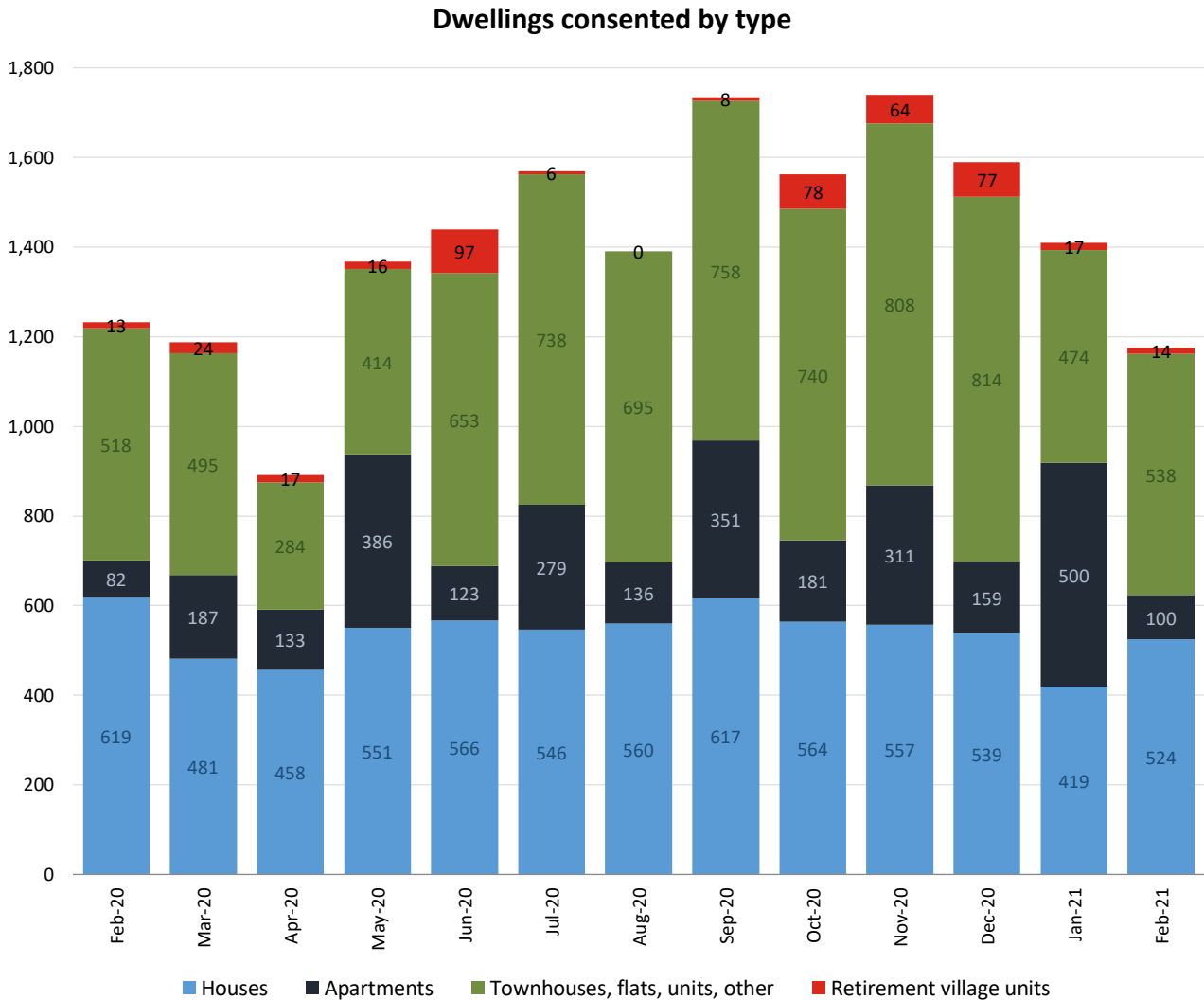
Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
1232	1740	1589	1410	1176



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwellings consented in February 2021, 524 were houses, 100 were apartments, and 552 were townhouses, flats, units, retirement village units or other types of attached dwellings.



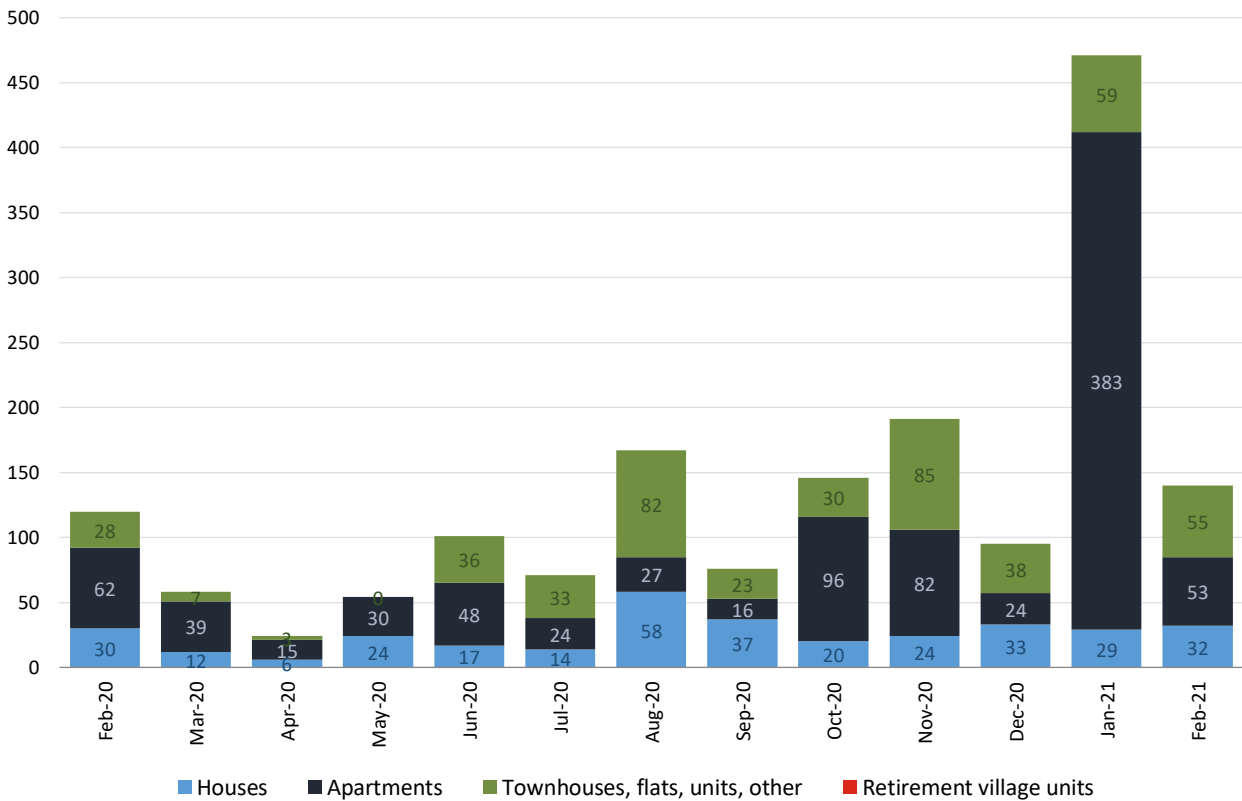
Data source: Statistics New Zealand

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

In February 2021, 140 dwellings (twelve per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 53 apartment units, 32 houses and 55 townhouses, flats, and other attached dwelling types.

	Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
Number of KO/TRC dwellings consented	120	191	95	471	140
Percentage of total dwellings consented	10%	11%	6%	33%	12%

Dwellings consented by type (KO/TRL land)



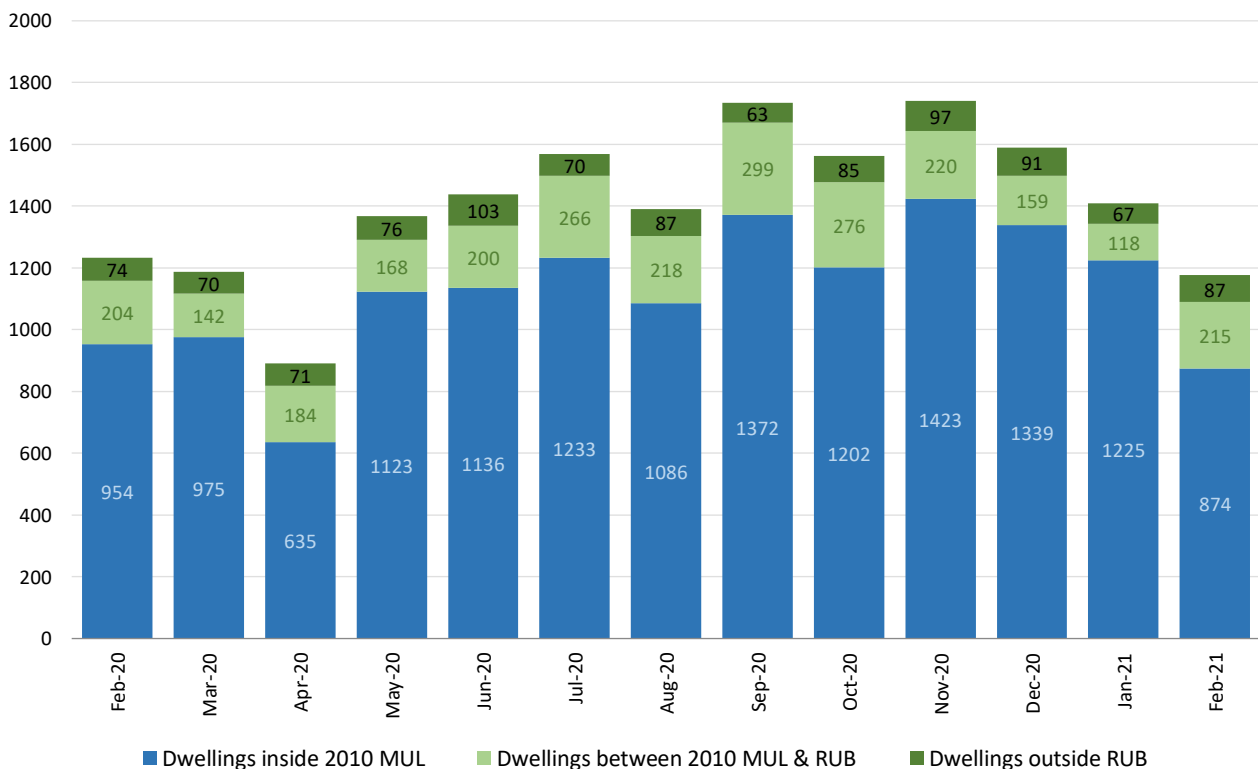
Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In February 2021, 874 dwellings consented were inside 2010 MUL and a total of 1089 dwellings consented were inside the RUB. Over the past 12 months, 93 per cent of the dwellings were consented inside the RUB.

	Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
Inside 2010 MUL	954	1423	1339	1225	874
Between 2010 MUL and RUB	204	220	159	118	215
Outside RUB	74	97	91	67	87

Dwellings consented by Auckland Plan monitoring boundaries



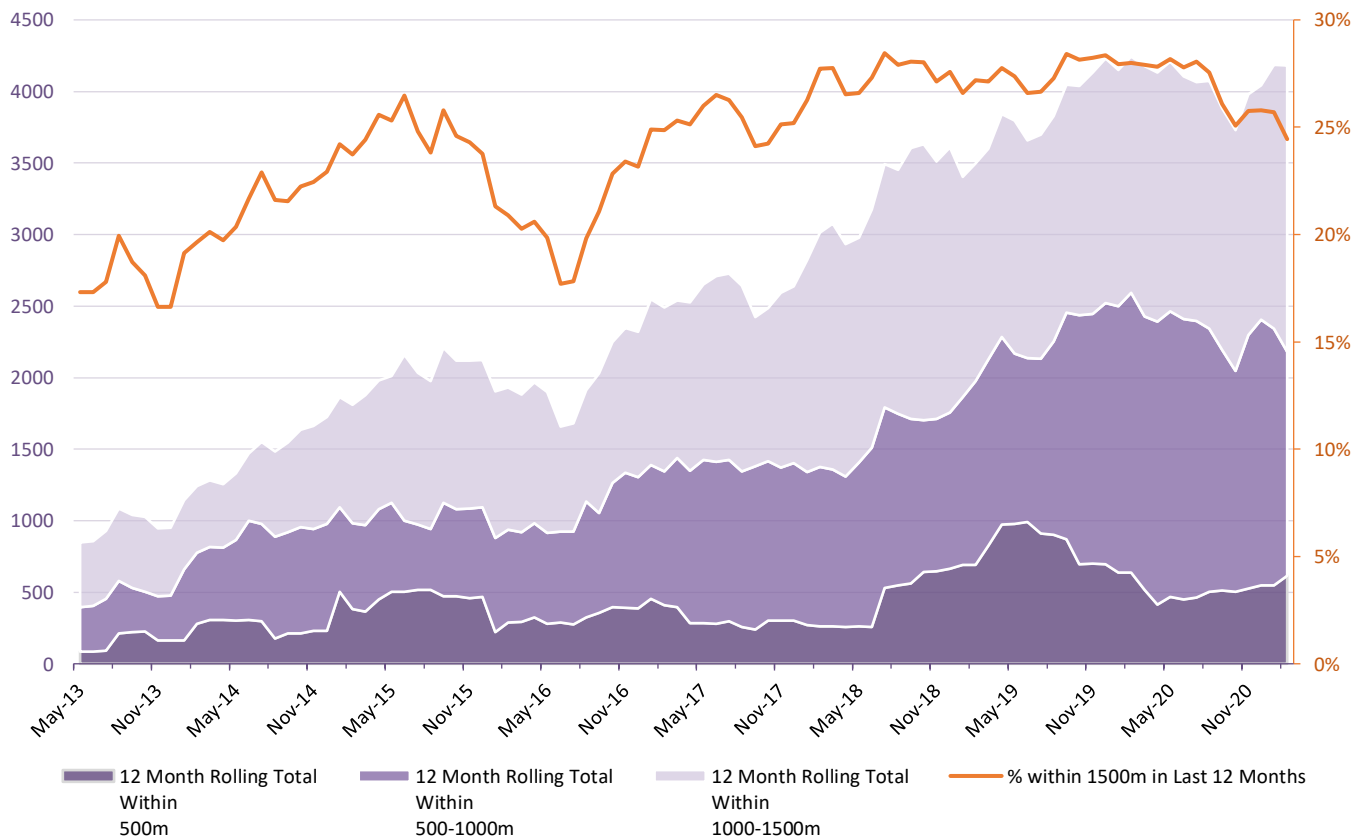
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transit network

In February 2021, 216 dwellings (18 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4374 dwellings were consented inside the 1500m RTN walking catchments.

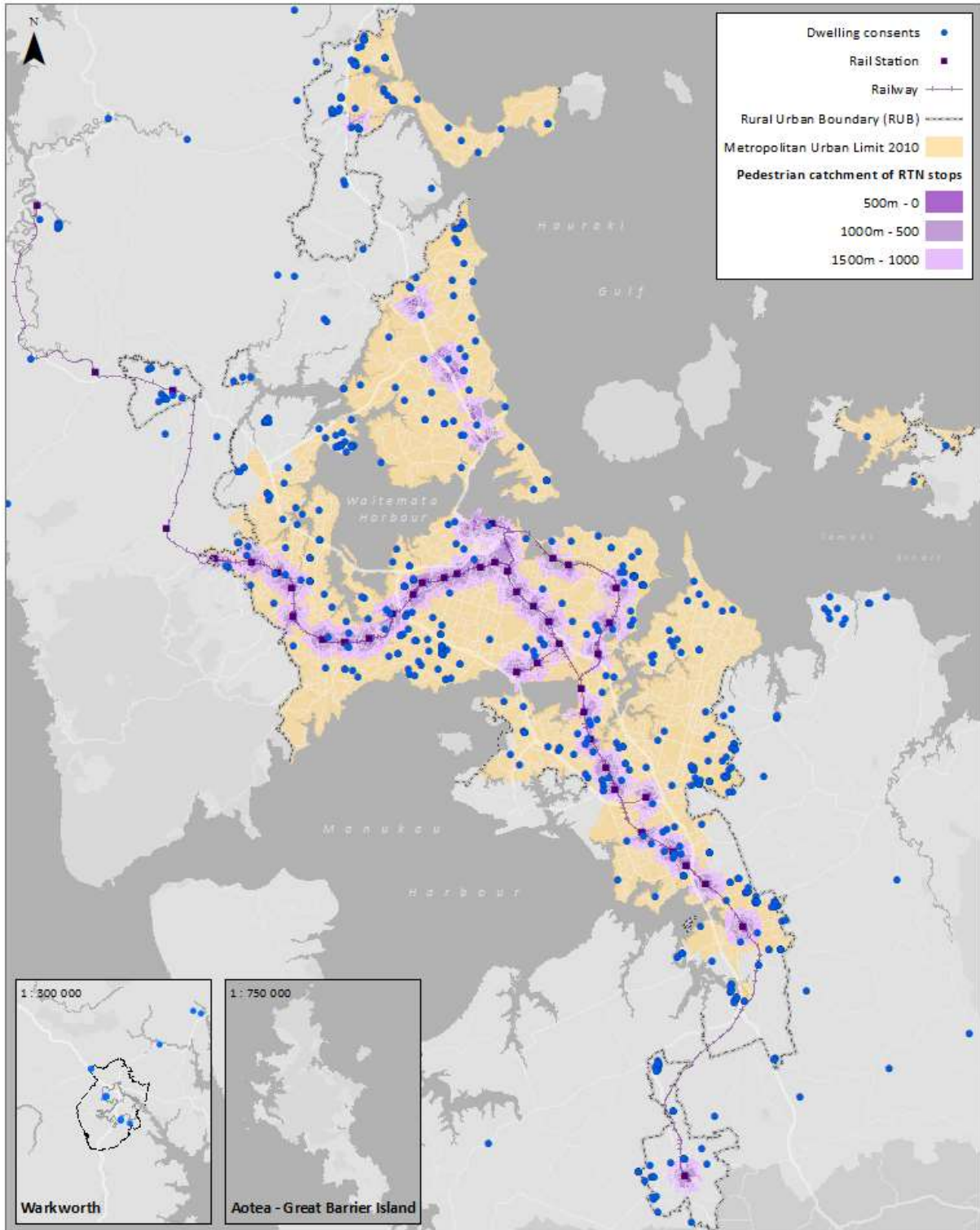
	Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
Dwellings consented inside the 1500m RTN walking catchments	218	444	447	509	216
Percentage of total dwellings consented	28%	26%	22%	36%	18%
12-month rolling total inside RTN walking catchments	4131	4188	4182	4439	4374
Proportion from the last 12-month inside RTN walking catchments	28%	26%	24%	25%	25%

Dwellings consented inside RTN walking catchments



Data sources: Statistics New Zealand and Auckland Council

Spatial distribution of dwelling consents



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Dwelling consents Issued
February 2021

Scale @ A4
= 1:300,000
Date Printed:
6/04/2021



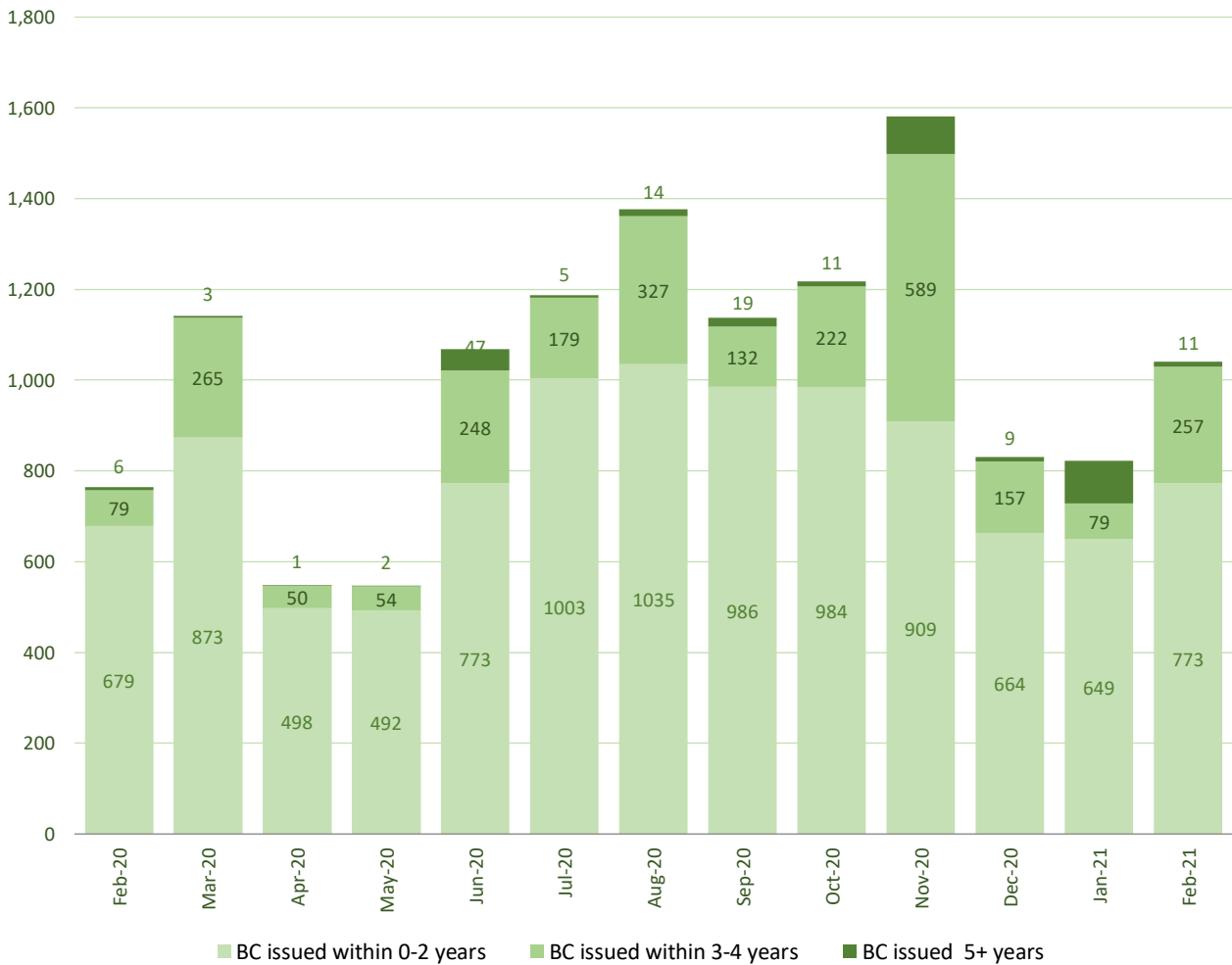
Document Path: \\aucklandcouncil.govt.nz\apps\GIS\GIS\Projects\Monthly Housing Update\1_04\2021_1111_mapping.mxd

8. Dwellings with CCCs issued (completions)

1041 dwelling units had received CCCs in February 2021. 74 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
0-2 years	679	909	664	649	773
3-4 years	79	589	157	79	257
4+ years	6	83	9	94	11

Dwellings with CCCs issued

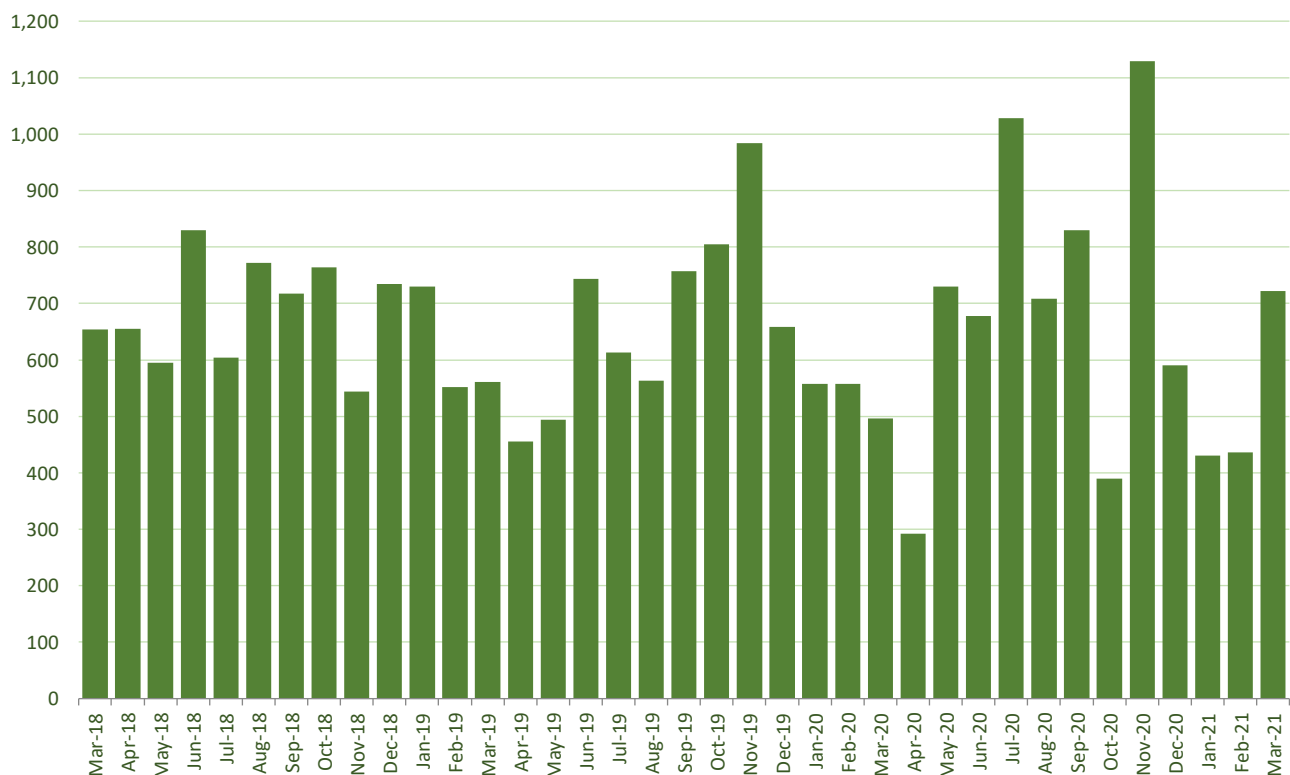


9. Residential parcels created

In March 2021, the total number of residential parcels under 5000m² created was 722.

Parcel size category	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
Less than 1000 m ²	462	538	413	423	699
1000 m ² to 1999 m ²	22	31	11	10	11
2000 m ² to 2999 m ²	9	16	3	1	7
3000 m ² to 3999 m ²	1	5	4	2	3
4000 m ² to 4999 m ²	2	0	0	0	2
Total number of residential parcels < 5000m²	496	590	431	436	722

New residential zoned parcels (< 5000m²)

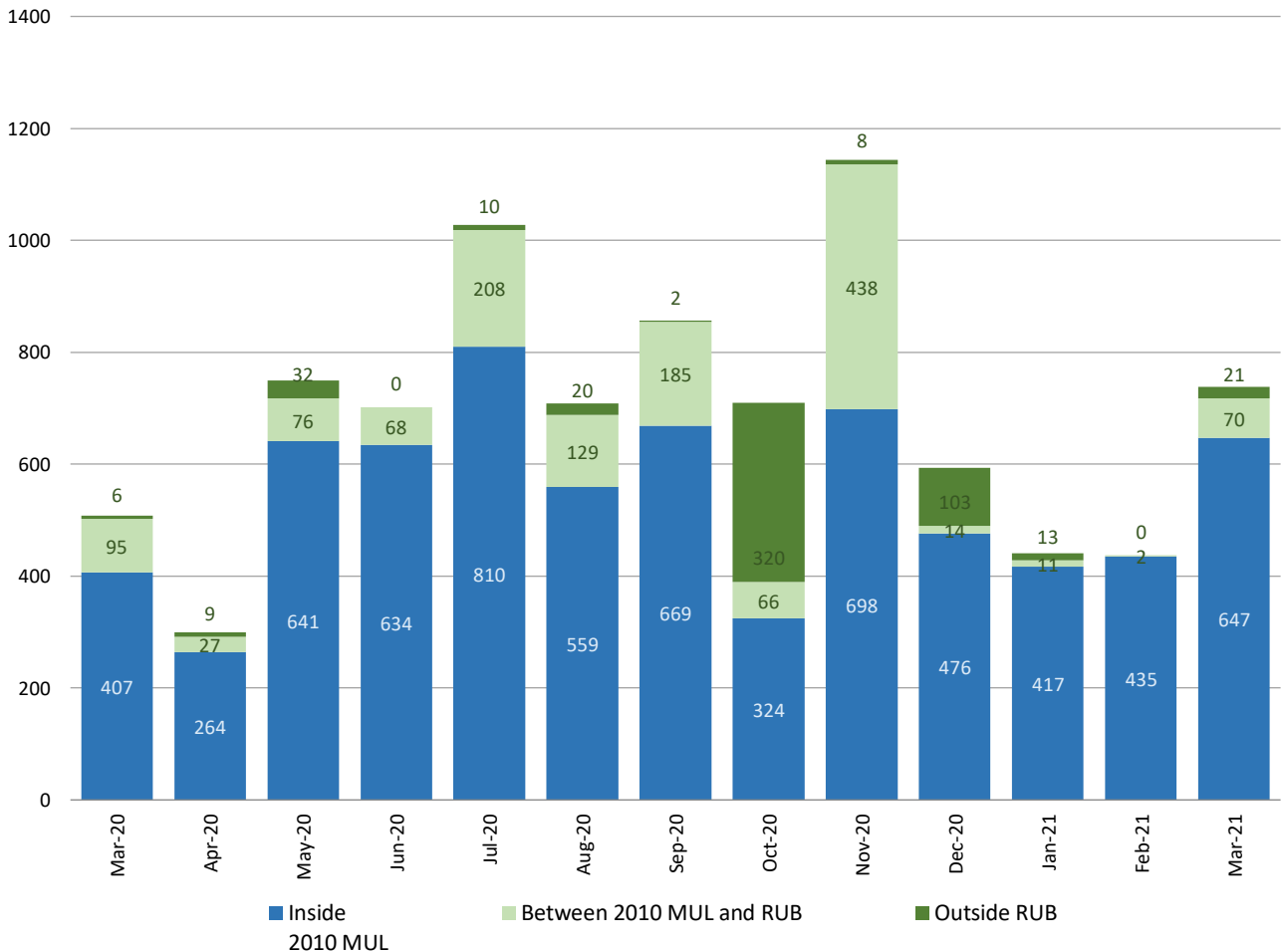


10. Residential parcels by Auckland Plan monitoring boundaries

435 of new residential parcels of all sizes created in February 2021 were inside 2010 MUL and a total of 437 new residential parcels were inside the RUB.

	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
Inside 2010 MUL	407	476	417	435	647
Between 2010 MUL and RUB	95	14	11	2	70
Outside RUB	6	103	13	0	21

Residential parcels created by Auckland Plan monitoring boundaries

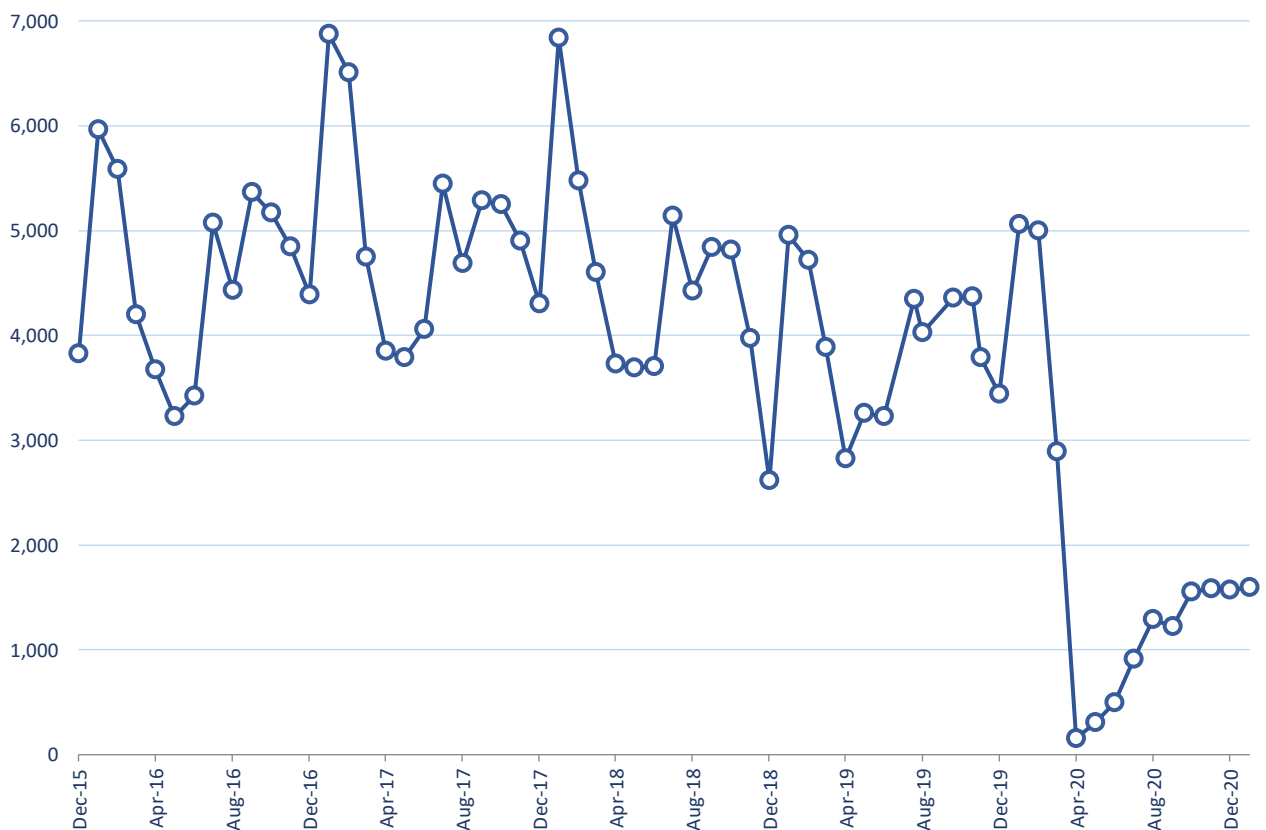


11. Permanent and long-term migration

Long-term arrival number in January 2020 was 1595. 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	Jan 20	Oct 20	Nov 20	Dec 20	Jan 21
Arrivals	5059	1555	1583	1570	1595
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

Permanent and long-term arrivals in Auckland
(last five years)



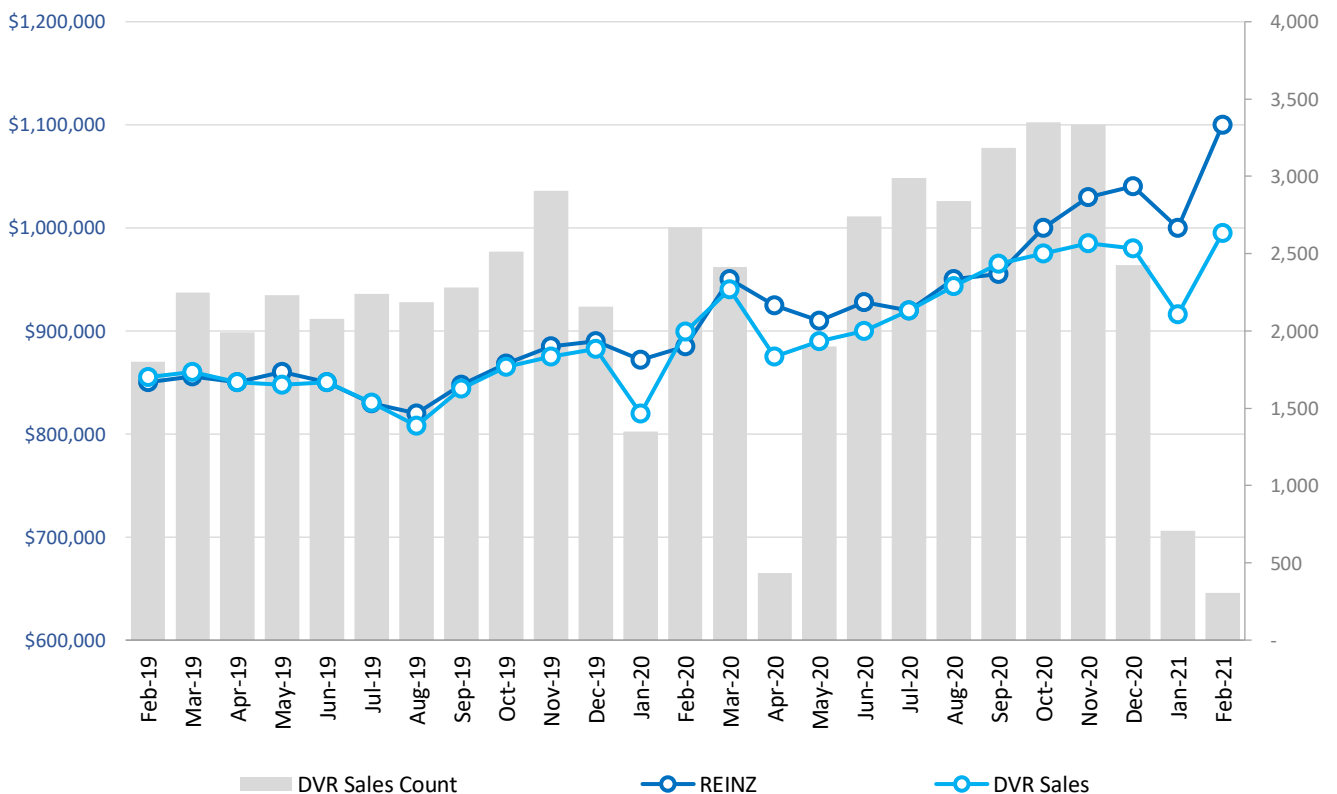
Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in February 2021 was \$1,100,000. The District Valuation Roll (DVR) median sales price in February 2021 was \$995,000.

Data source	Feb 20	Nov 20	Dec 20	Jan 21	Feb 21
REINZ	\$885,000	\$1,030,000	\$1,040,000	\$1,000,000	\$1,100,000
DVR sales ¹	\$899,500	\$975,000	\$955,000	\$960,000	\$995,000
Count of DVR sales	2670	3331	2427	707	306

Median residential sale price



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

¹ 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 Auckland²

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 December quarter 2021, 1045 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2019	March quarter 2020	June quarter 2020	September quarter 2020	December quarter 2020
Public housing stock	32,872	33,007	33,300	33,724	34,281
Public housing register - housing register (top row) and transfer register (bottom row)	5455	6086	6617	7823	8043
	1413	1518	1531	1864	1979
Public housing register – applications housed	1023	803	487	806	1045
Accommodation Supplement Recipients	101,135	101,967	114,631	121,780	125,940

Data source: Ministry of Housing and Urban Development

² 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>)

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