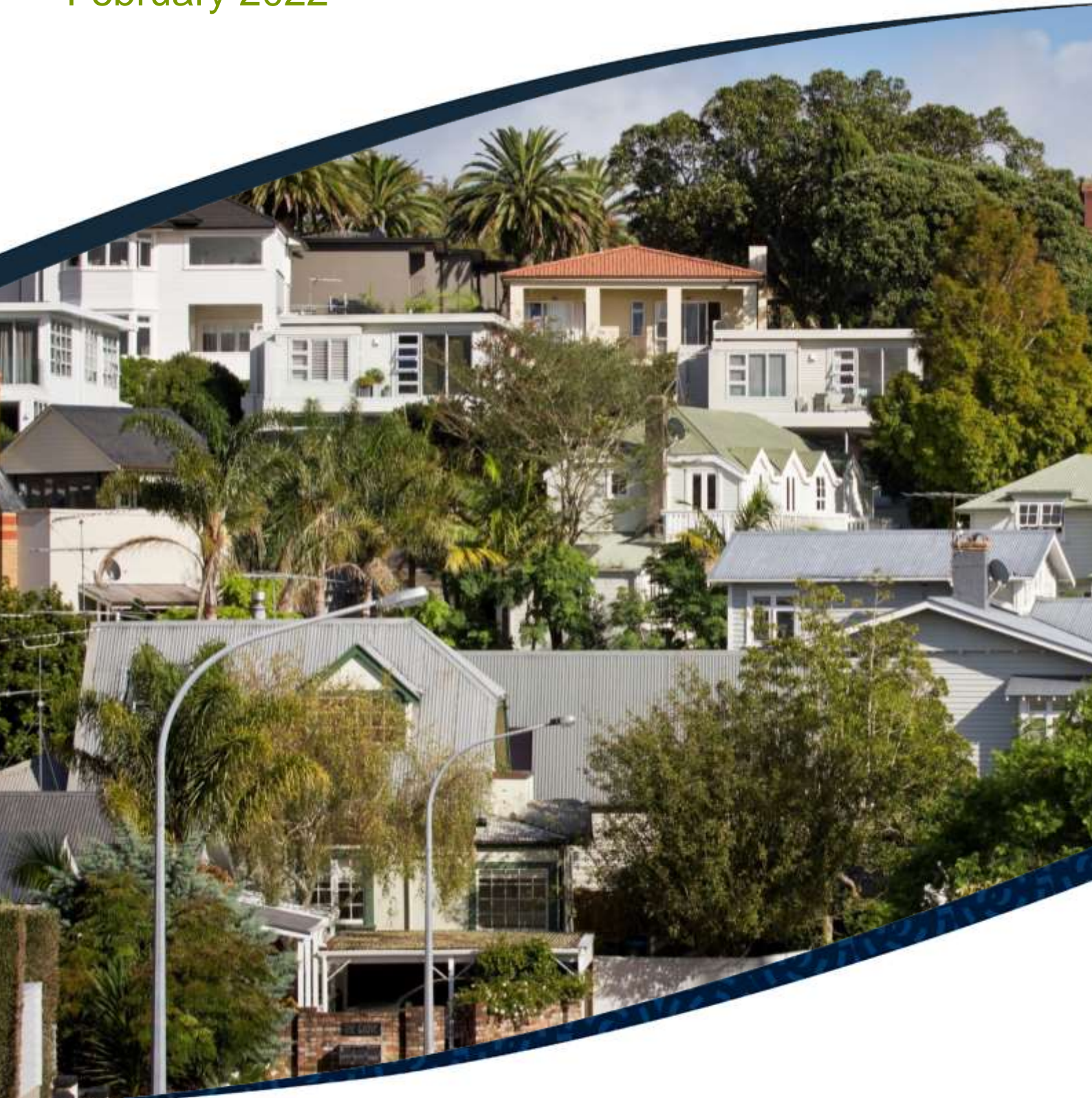


Auckland Monthly Housing Update

February 2022



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

February 2022

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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.

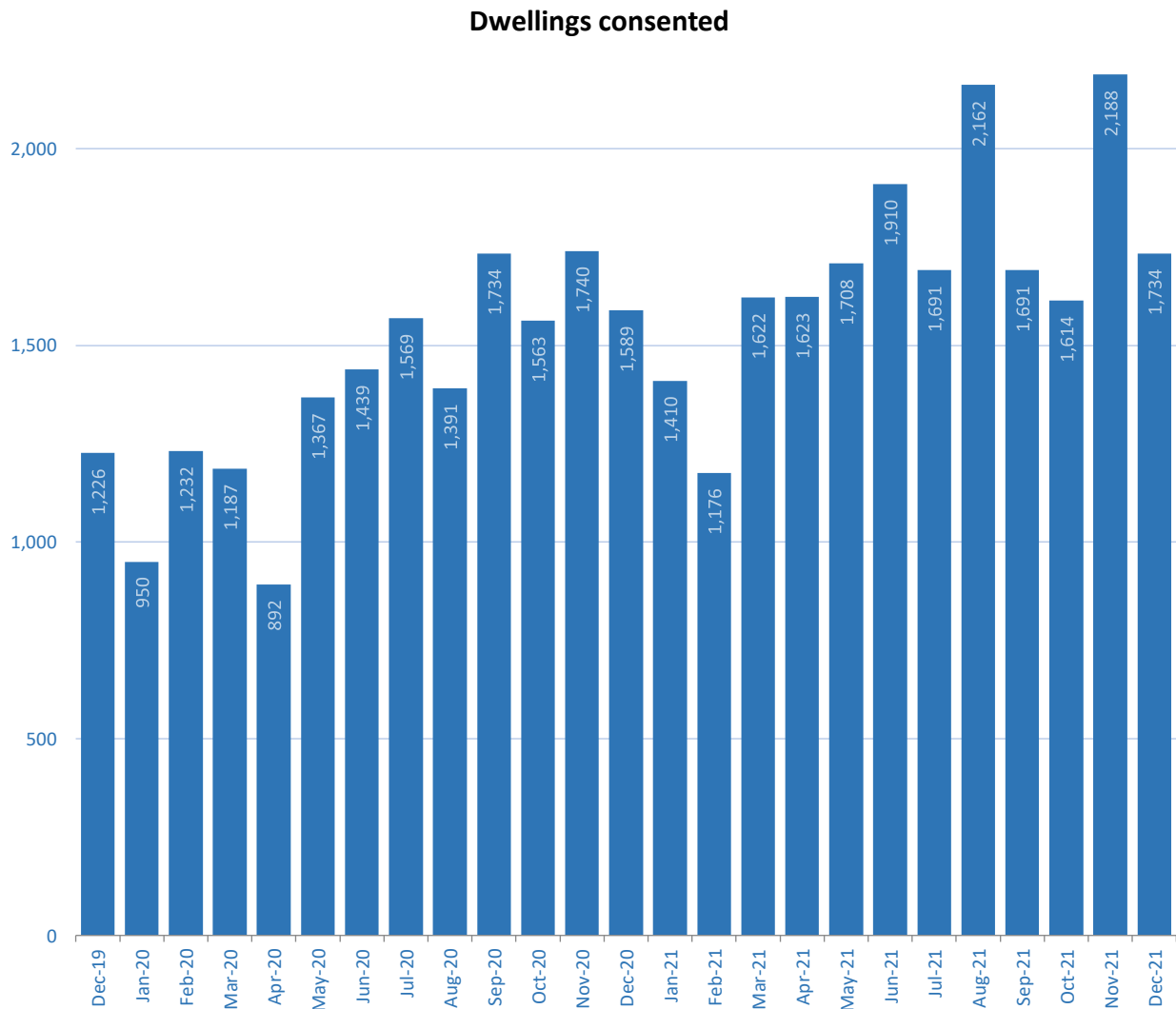
2. Highlights

- 1734 dwellings were consented in December 2021.
- In the year ending December 2021, 20,529 dwellings were consented in the region.
- 28 per cent of new dwellings consented in December 2021 were houses, 11 per cent were apartments and 61 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 170 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in December 2021.
- 1634 of dwellings consented in December 2021 were inside the RUB. Over the past 12 months, 93 per cent of new dwellings consented were inside the RUB.
- 21 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in December 2021.
- 1167 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in December 2021.
- In the year ending December 2021, 13,470 dwellings had a CCC issued.
- 545 new residential parcels under 5000m² were created in January 2022.
- In the past 12 months, 9126 new residential parcels under 5000m² were created – an average of 761 each month.
- In January 2022, 517 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in November 2021 were 1408.
- 578 public housing applications have been housed in the September quarter 2021.

3. Dwellings consented

In December 2021, 1734 dwelling consents were issued, which saw 20,529 consents issued for the past 12 months.

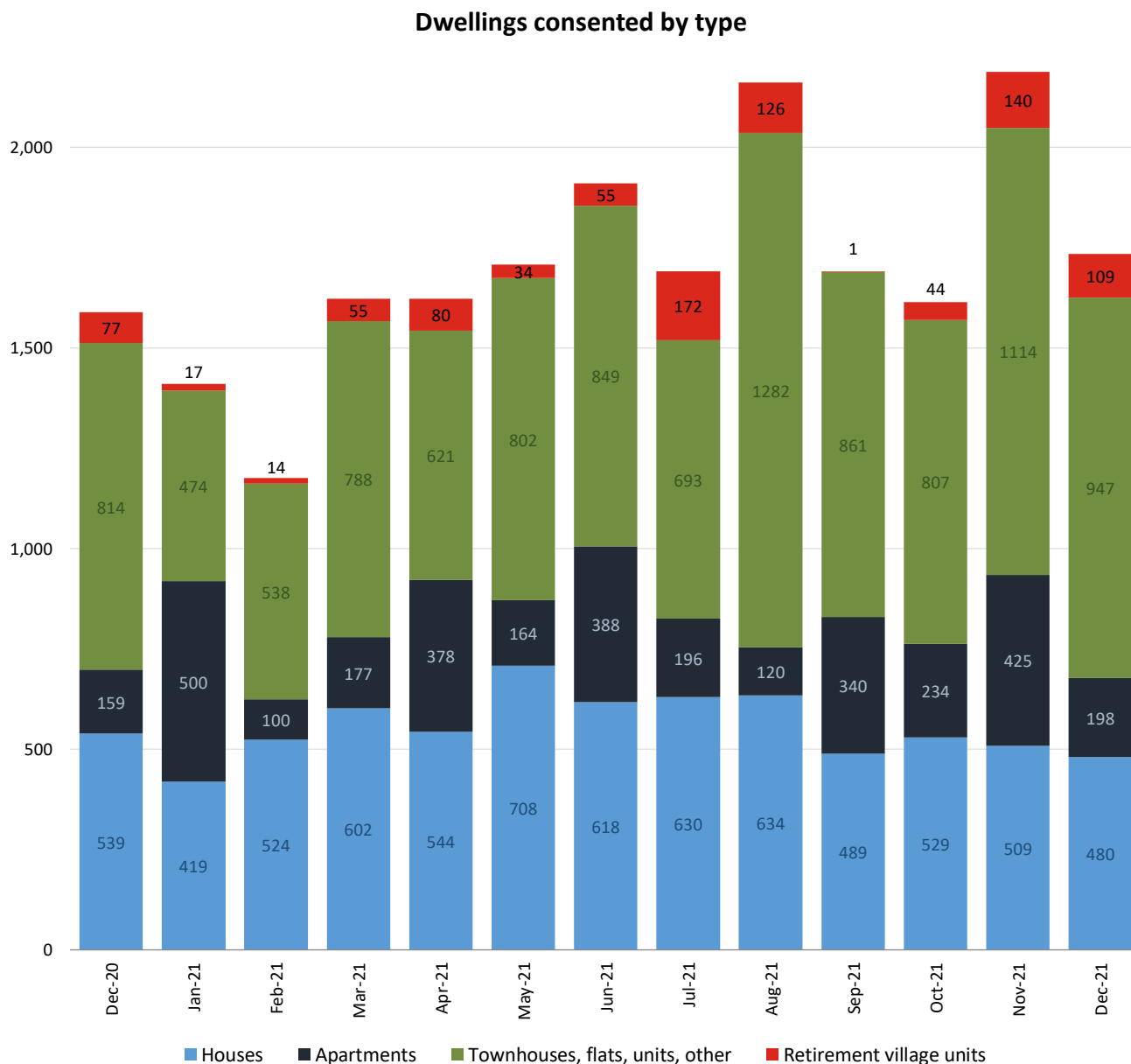
Dec 20	Sept 21	Oct 21	Nov 21	Dec 21
1589	1691	1614	2188	1734



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwellings consented in December 2021, 480 were houses, 198 were apartments, and 1056 were townhouses, flats, units, retirement village units or other types of attached dwellings.



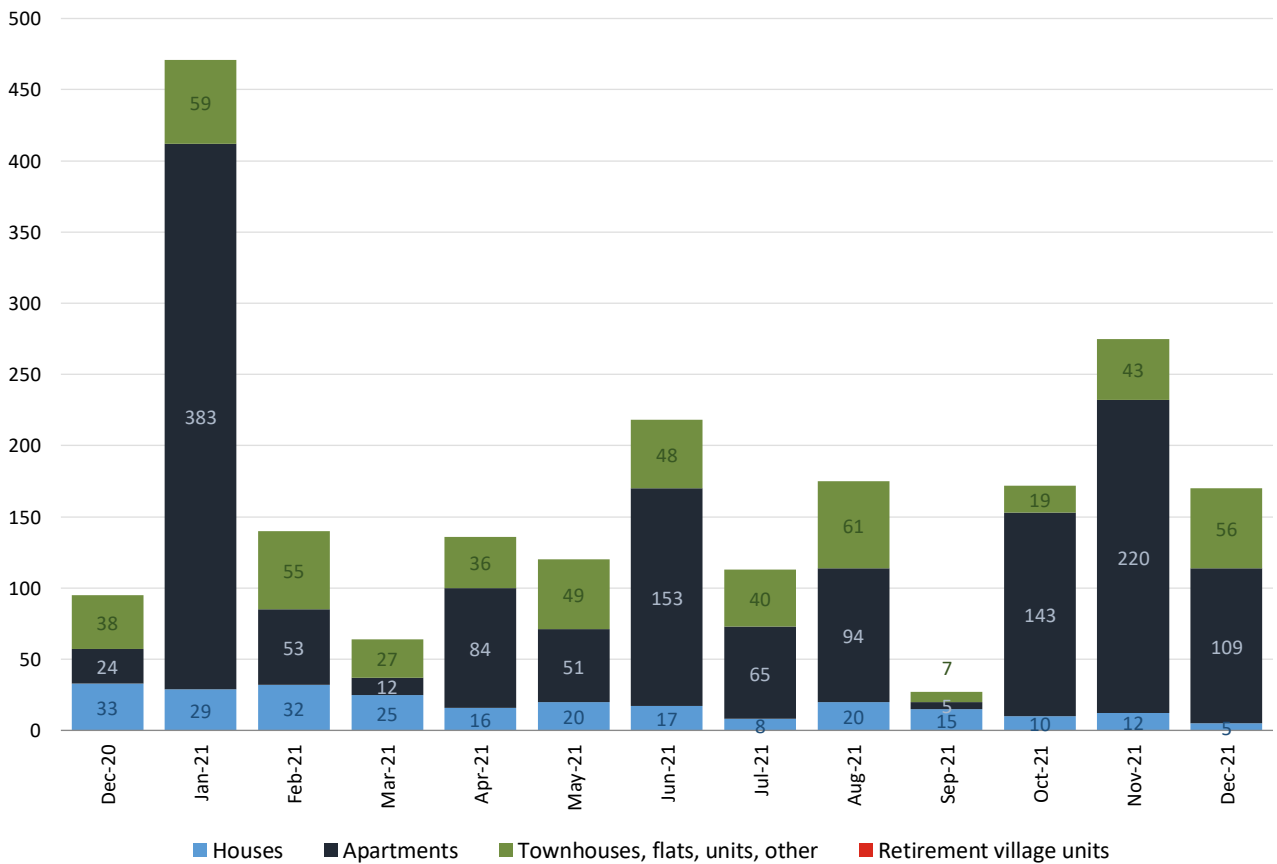
Data source: Statistics New Zealand

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

In December 2021, 170 dwellings (10 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 109 apartment units, 5 houses and 56 townhouses, flats, and other attached dwelling types.

	Dec 20	Sep 21	Oct 21	Nov 21	Dec 21
Number of KO/TRC dwellings consented	95	27	172	275	170
Percentage of total dwellings consented	6%	2%	11%	13%	10%

Dwellings consented by type (KO/TRL land)



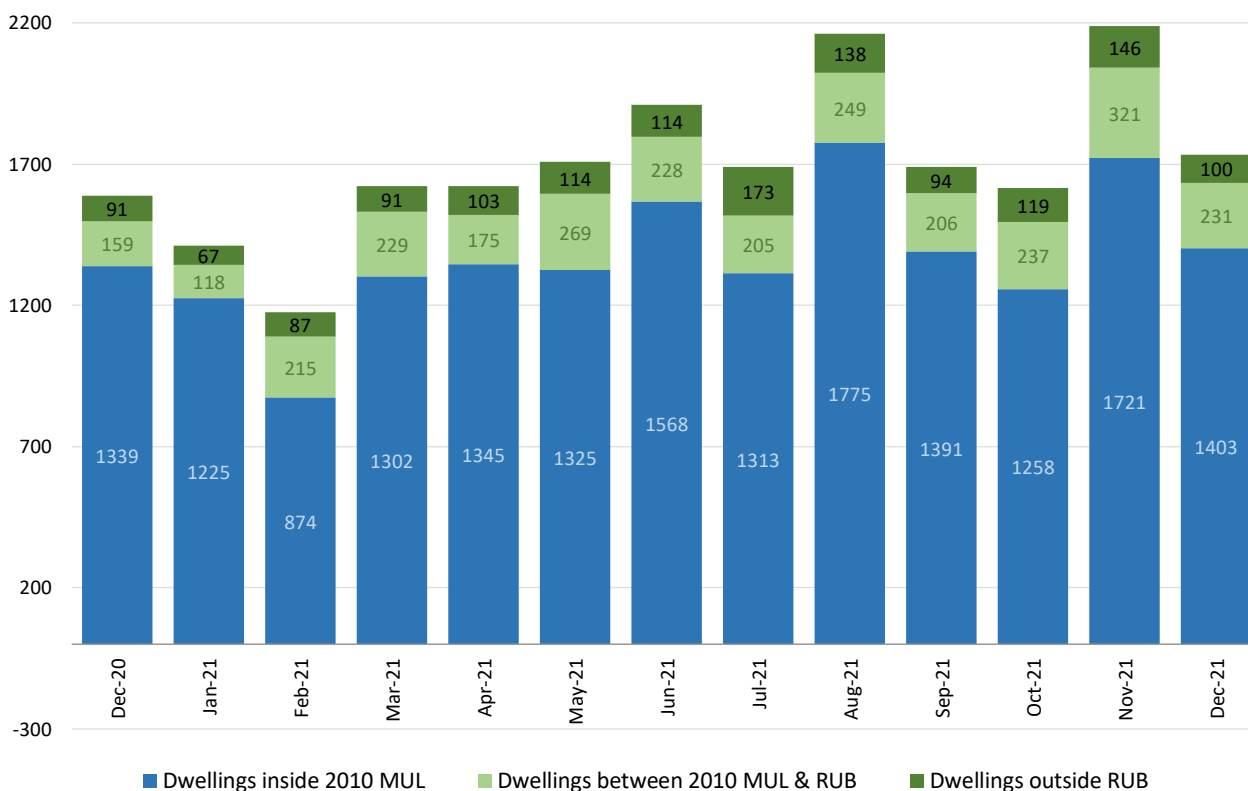
Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In December 2021, 1403 dwellings consented were inside 2010 MUL and a total of 1634 dwellings consented were inside the RUB. Over the past 12 months, 93 per cent of the dwellings were consented inside the RUB.

	Dec 20	Aug 21	Oct 21	Nov 21	Dec 21
Inside 2010 MUL	1339	1391	1258	1721	1403
Between 2010 MUL and RUB	159	206	237	321	231
Outside RUB	91	94	119	146	100

Dwellings consented by Auckland Plan monitoring boundaries



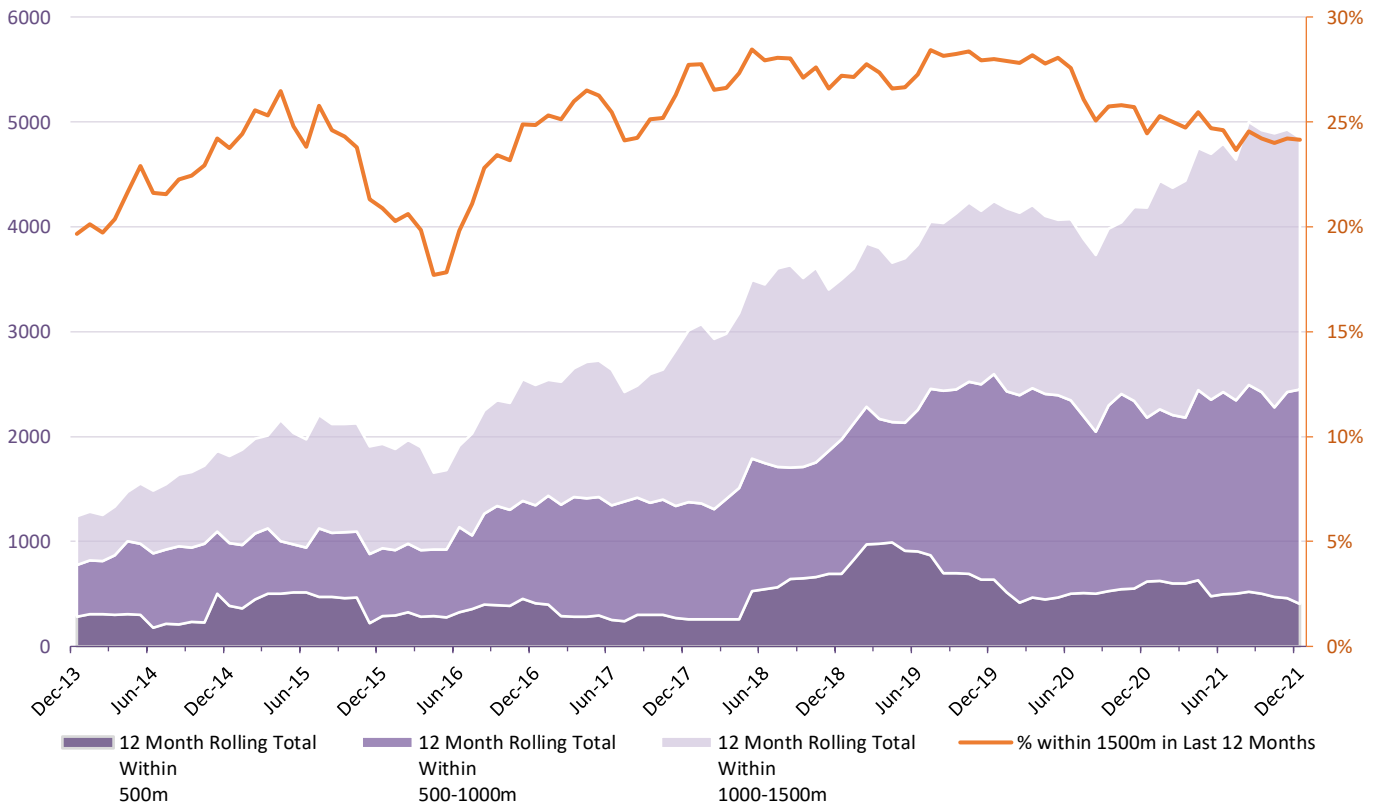
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transit network

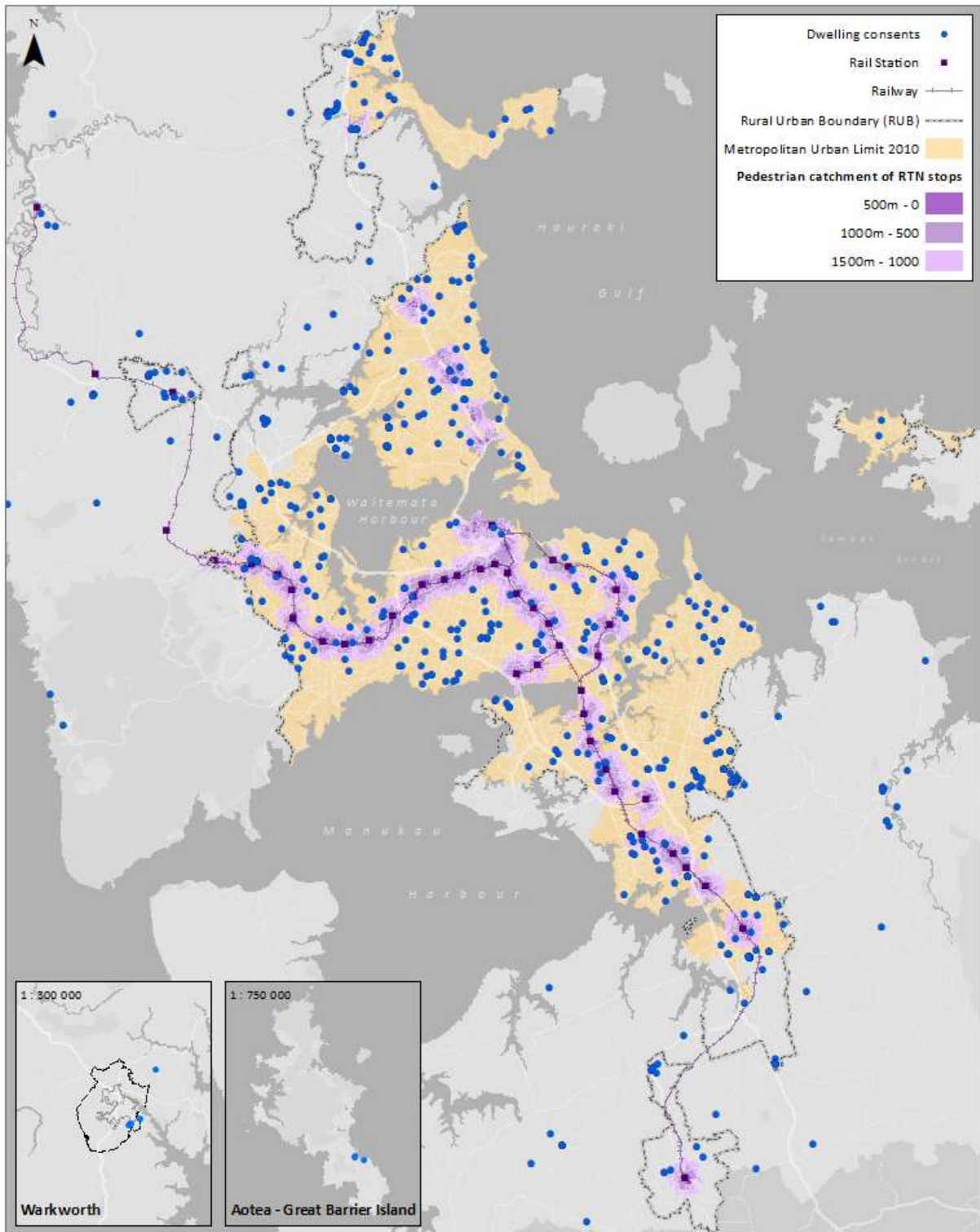
In December 2021, 366 dwellings (21 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4849 dwellings were consented inside the 1500m RTN walking catchments.

	Dec 20	Sep 21	Oct 21	Nov 21	Dec 21
Dwellings consented inside the 1500m RTN walking catchments	447	460	370	486	366
Percentage of total dwellings consented	22%	27%	23%	28%	21%
12-month rolling total inside RTN walking catchments	4182	4920	4888	4930	4849
Proportion from the last 12-month inside RTN walking catchments	24%	24%	24%	24%	24%

Dwellings consented inside RTN walking catchments



Spatial distribution of dwelling consents



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**Dwelling Consents Issued
 December 2021**

0 2 4 6
 Kilometres
 Scale @ A4
 = 1:300,000
 Date Printed:
 8/02/2022



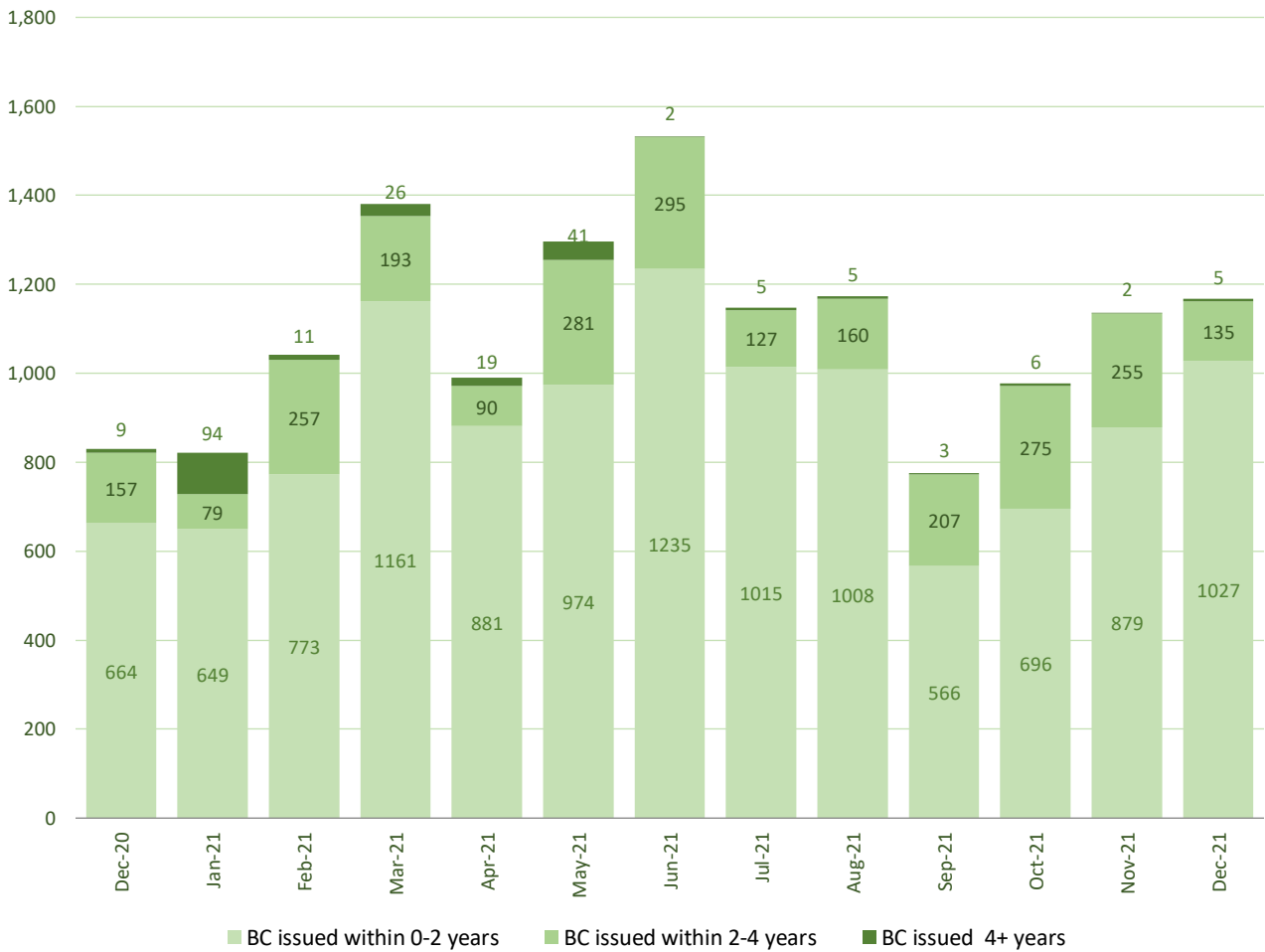
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8. Dwellings with CCCs issued (completions)

1167 dwelling units had received CCCs in December 2021. 88 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Dec 20	Sep 21	Oct 21	Nov 21	Dec 21
0-2 years	664	566	696	879	1027
2-4 years	157	207	275	255	135
4+ years	9	3	6	2	5

Dwellings with CCCs issued



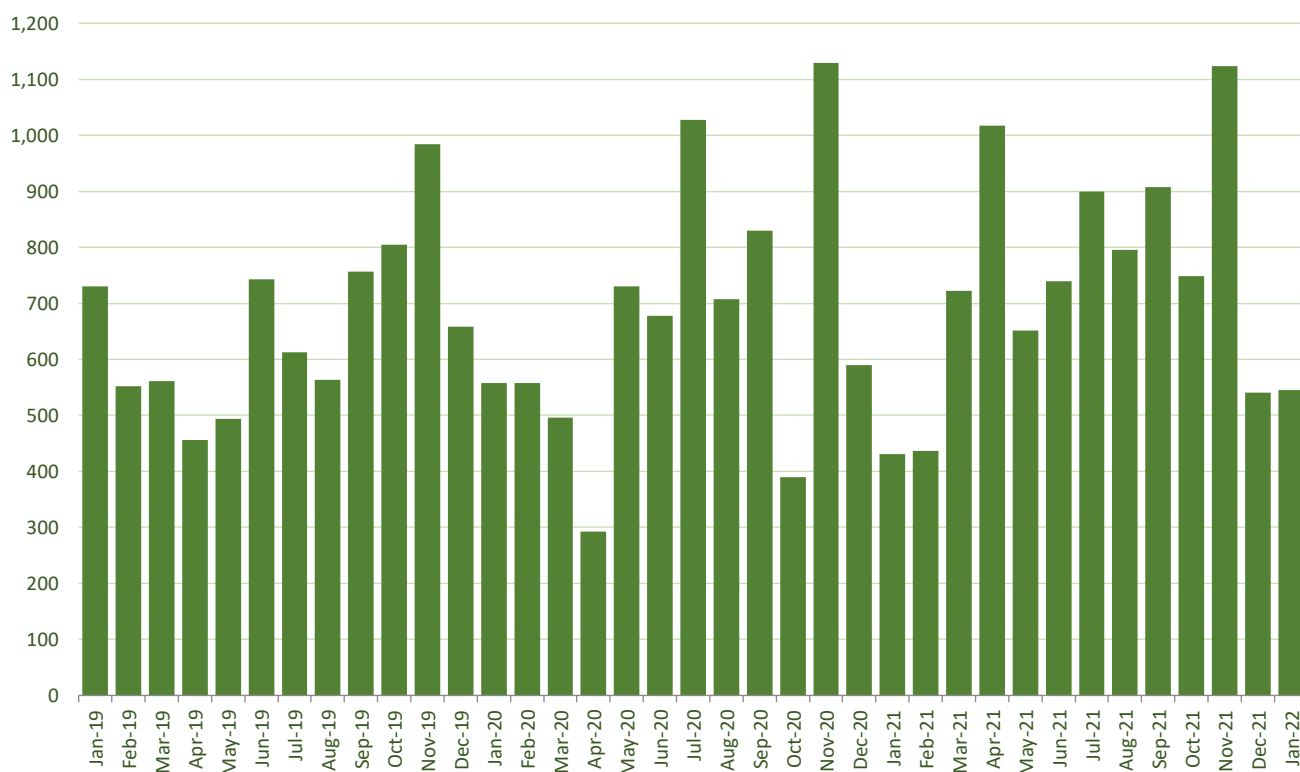
Data source: Auckland Council

9. Residential parcels created

In January 2022, the total number of residential parcels under 5000m² created was 545.

Parcel size category	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
Less than 1000 m ²	423	716	1072	529	521
1000 m ² to 1999 m ²	10	19	37	9	11
2000 m ² to 2999 m ²	1	9	5	0	9
3000 m ² to 3999 m ²	2	3	5	2	2
4000 m ² to 4999 m ²	0	2	4	0	2
Total number of residential parcels < 5000m²	436	749	1123	540	545

New residential zoned parcels (< 5000m²)

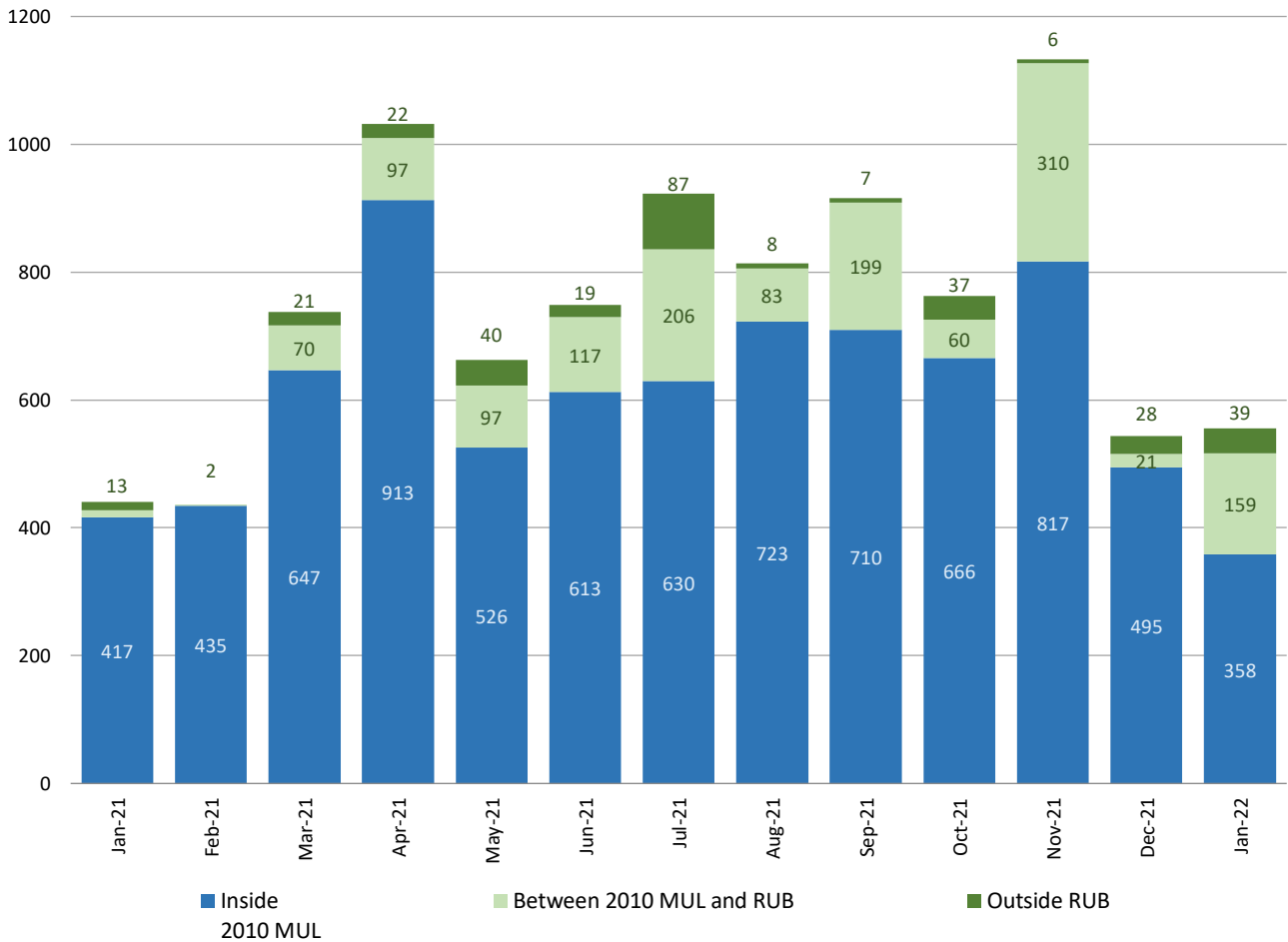


10. Residential parcels by Auckland Plan monitoring boundaries

358 of new residential parcels of all sizes created in January 2022 were inside 2010 MUL and a total of 517 new residential parcels were inside the RUB.

	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
Inside 2010 MUL	417	666	817	495	358
Between 2010 MUL and RUB	11	60	310	21	159
Outside RUB	13	37	6	28	39

Residential parcels created by Auckland Plan monitoring boundaries



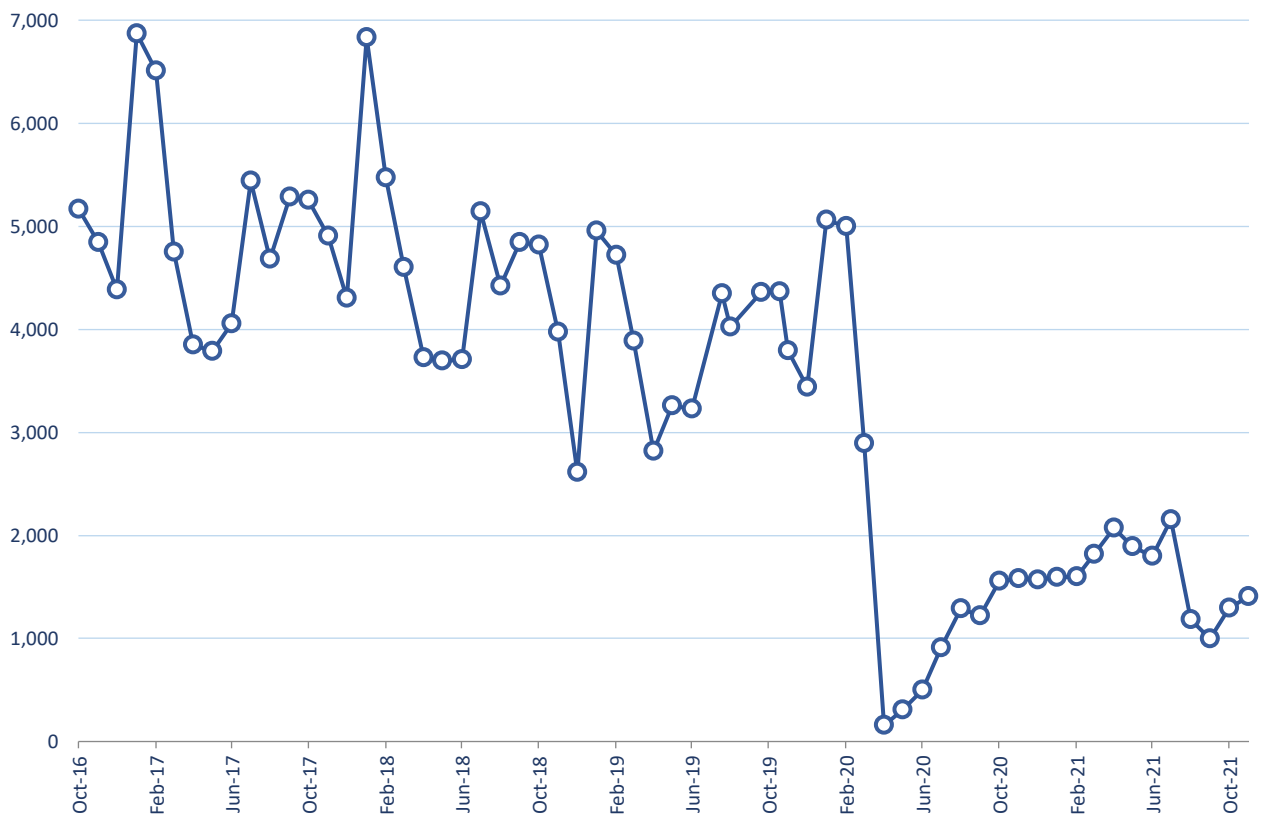
Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in November 2021 was 1408. 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	Nov 20	Aug 21	Sep 21	Oct 21	Nov 21
Arrivals	1583	1183	995	1292	1408
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)



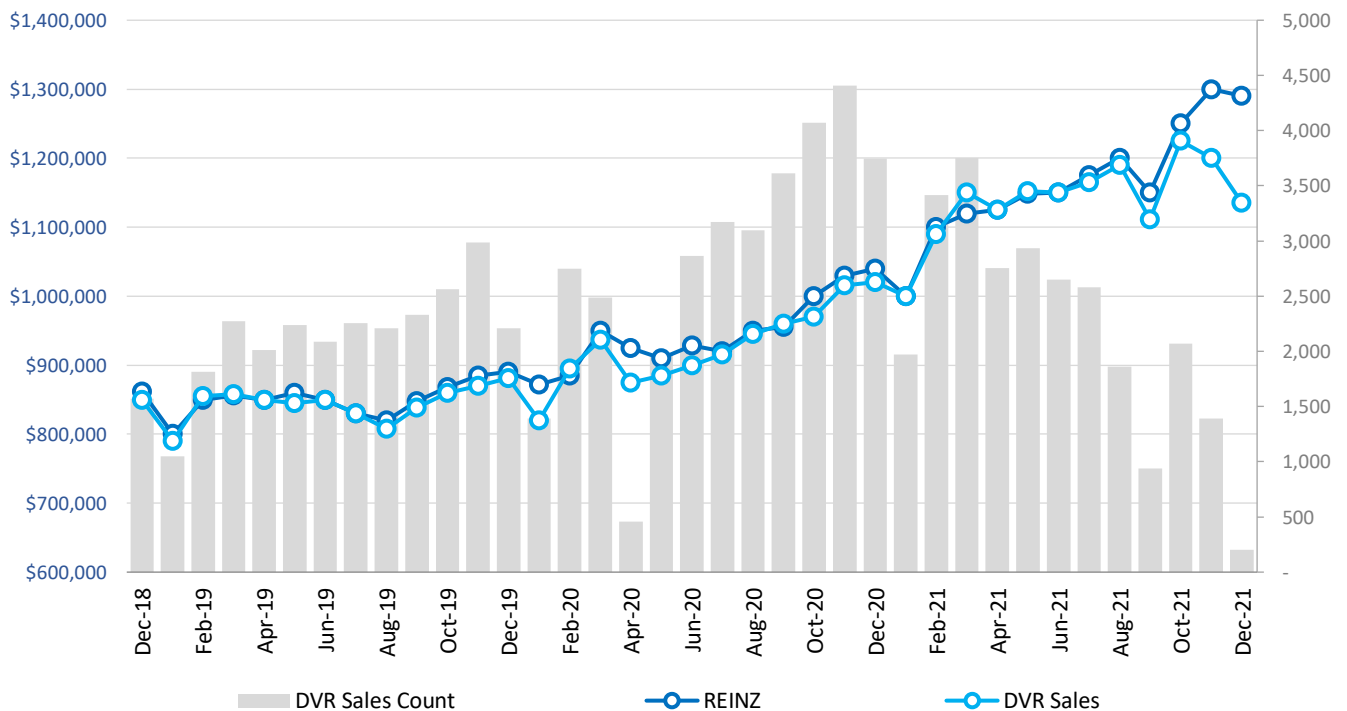
Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in December 2021 was \$1,290,000. The District Valuation Roll (DVR) median sales price in December 2021 was \$1,135,000 (based on 201 sales currently reported).

Data source	Dec 20	Sep 21	Oct 21	Nov 21	Dec 21
REINZ	\$1,040,000	\$1,150,000	\$1,250,000	\$1,300,000	\$1,290,000
DVR sales ¹	\$1,020,000	\$1,111,050	\$1,122,000	\$1,200,000	\$1,135,000
Count of DVR sales	3747	938	2071	1391	201

Median residential sale price
(Last 3 years)



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 March quarter 2021, 736 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2020	December quarter 2020	March quarter 2021	June quarter 2021	September quarter 2021
Public housing stock	33,724	34,281	34,584	34,743	35,064
Public housing register - housing register (top row) and transfer register (bottom row)	7823	8043	8377	8386	8377
	1864	1979	2061	2170	2287
Public housing register – applications housed	806	1045	736	770	578
Accommodation Supplement Recipients	121,780	125,940	121,940	117,730	120,211

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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Or visit aucklandcouncil.govt.nz and knowledgeauckland.org.nz

