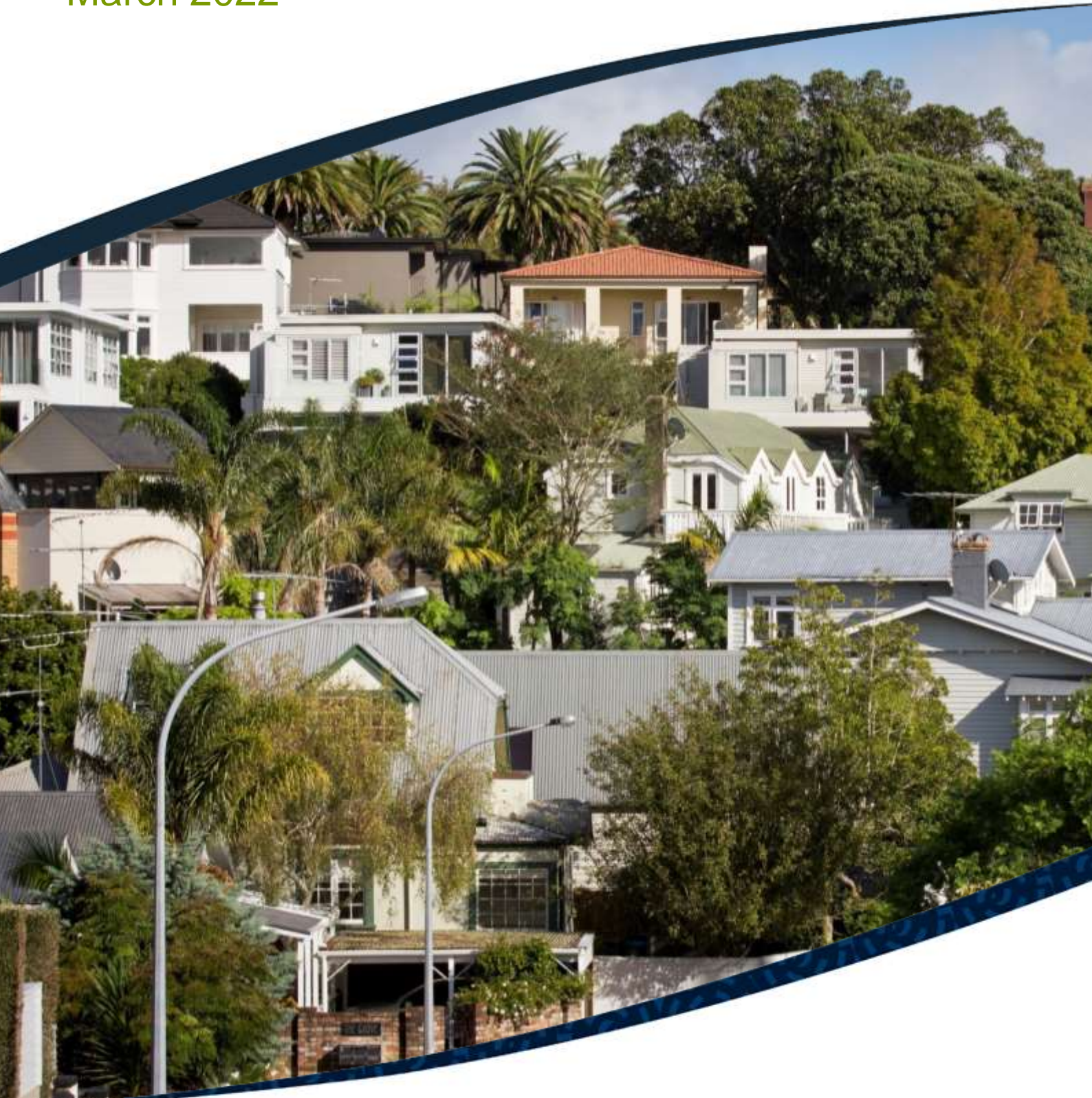


# Auckland Monthly Housing Update

March 2022



Research and  
Evaluation Unit

**RIMU**



Te Kaunihera o Tāmaki Makaurau

Auckland monthly housing update, March 2022

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Prepared by the Spatial Analysis and Modelling Team

Research and Evaluation Unit

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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

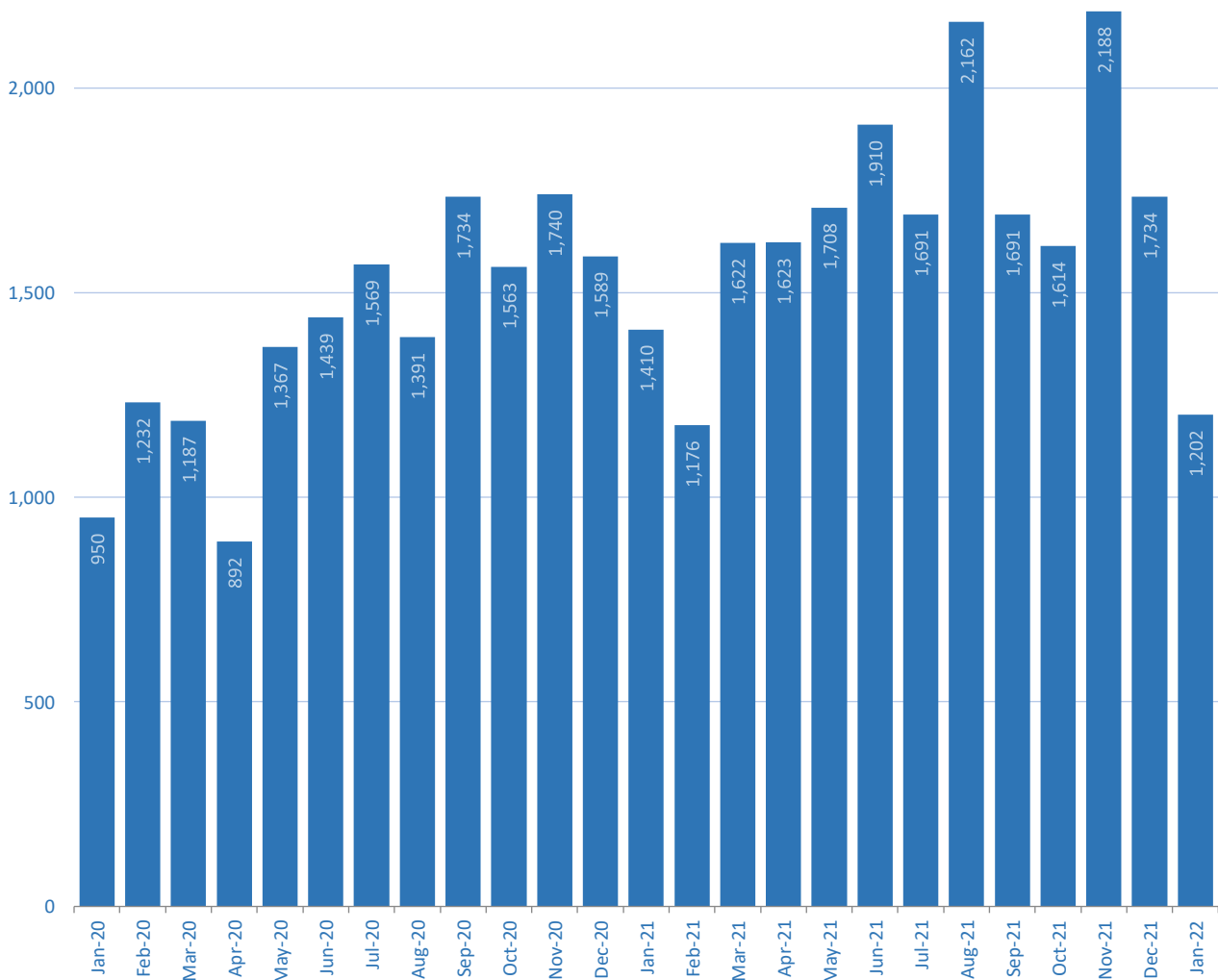
- 1202 dwellings were consented in January 2022.
- In the year ending January 2022, 20,321 dwellings were consented in the region.
- 30 per cent of new dwellings consented in January 2022 were houses, 11 per cent were apartments and 59 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 79 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in January 2022.
- 1151 of dwellings consented in January 2022 were inside the RUB. Over the past 12 months, 93 per cent of new dwellings consented were inside the RUB.
- 28 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in January 2022.
- 689 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in January 2022.
- In the year ending January 2022, 13,337 dwellings had a CCC issued.
- 963 new residential parcels under 5000m<sup>2</sup> were created in February 2022.
- In the past 12 months, 9653 new residential parcels under 5000m<sup>2</sup> were created – an average of 761 each month.
- In February 2022, 915 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in November 2021 were 2012.
- 578 public housing applications have been housed in the September quarter 2021.

### 3. Dwellings consented

In January 2022, 1202 dwelling consents were issued, which saw 20,321 consents issued for the past 12 months.

Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
1410	1614	2188	1734	1202

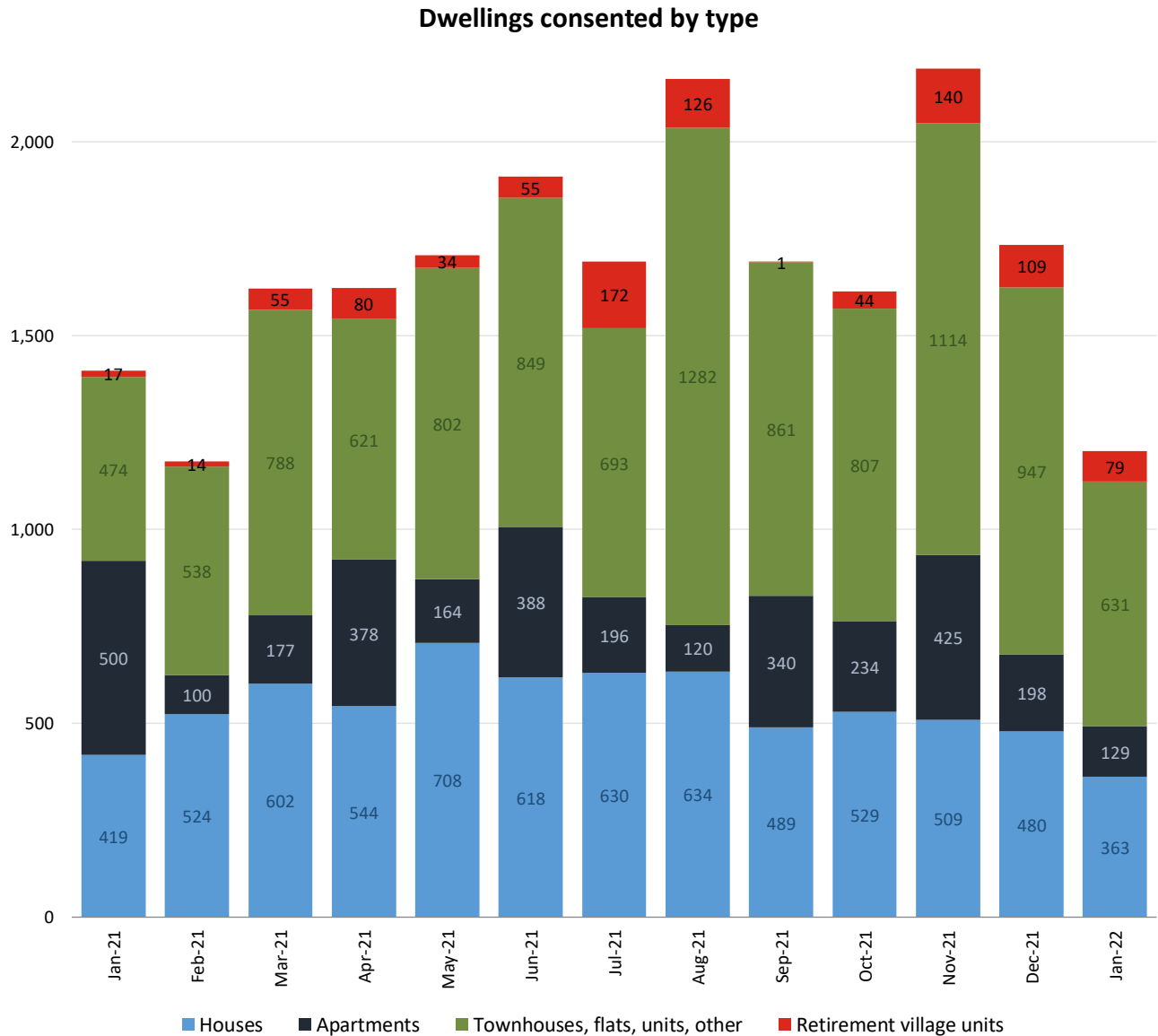
Dwellings consented



Data source: Statistics New Zealand

## 4. Dwellings consented by type

Of all the dwellings consented in January 2022, 363 were houses, 129 were apartments, and 710 were townhouses, flats, units, retirement village units or other types of attached dwellings.



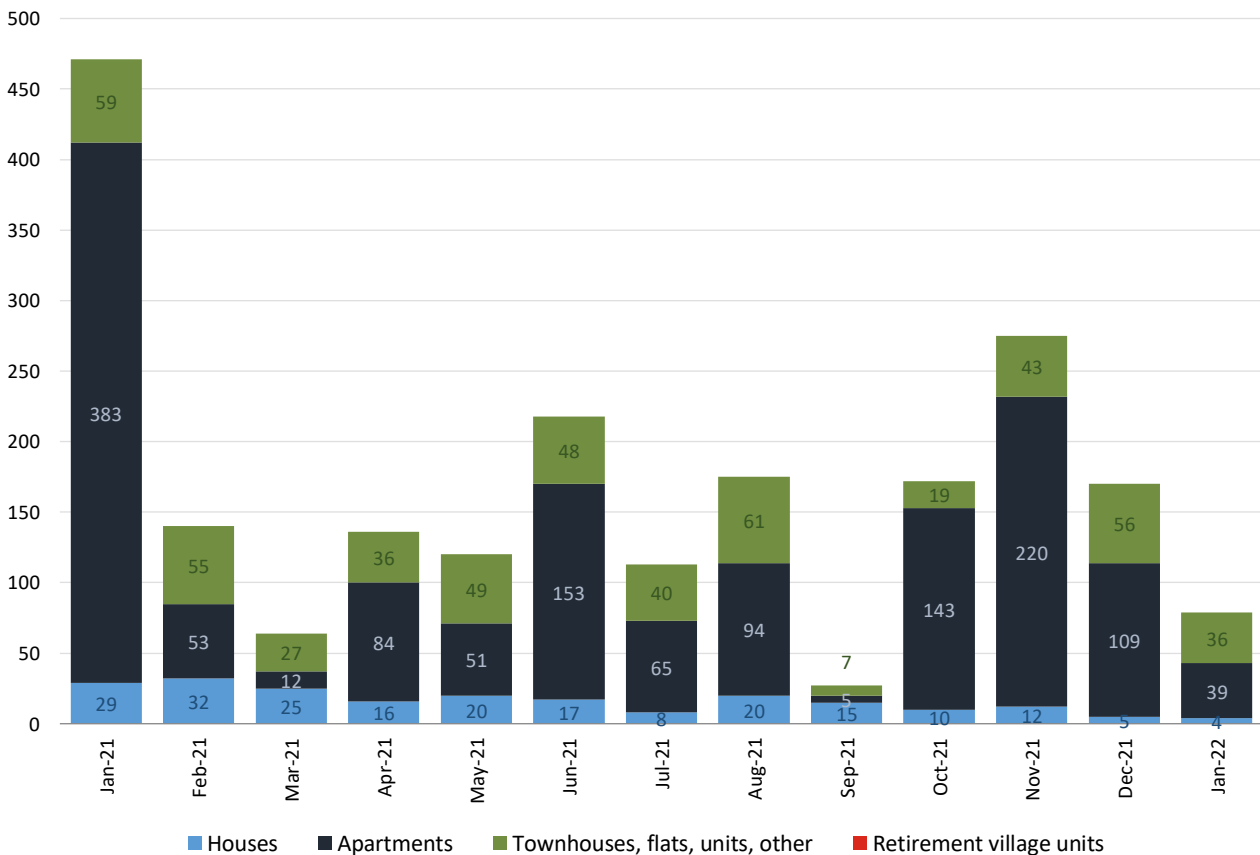
Data source: Statistics New Zealand

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

In January 2022, 79 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 39 apartment units, 4 houses and 36 townhouses, flats, and other attached dwelling types.

	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
<b>Number of KO/TRC dwellings consented</b>	471	172	275	170	79
<b>Percentage of total dwellings consented</b>	33%	11%	13%	10%	7%

**Dwellings consented by type (KO/TRL land)**



Data sources: Statistics New Zealand and Auckland Council

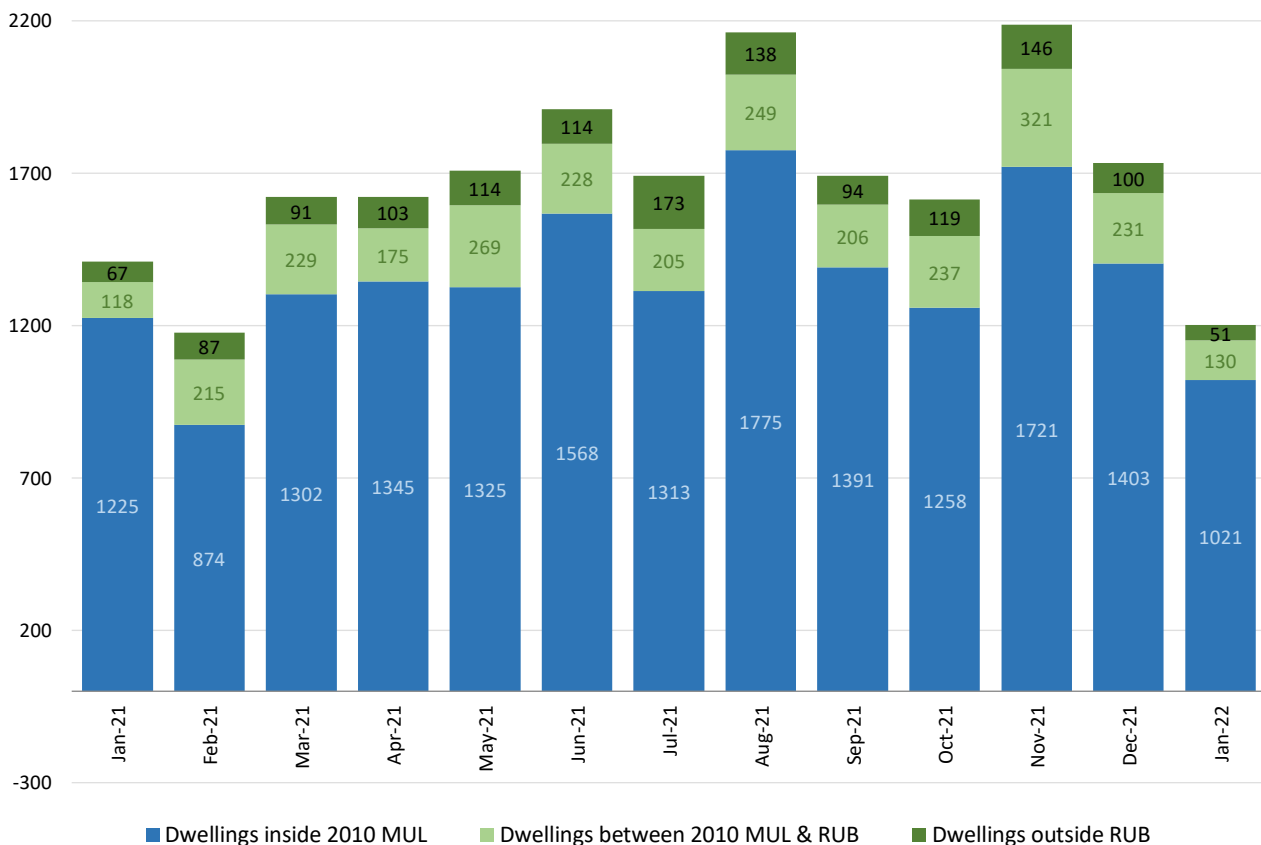


## 6. Dwellings consented by Auckland Plan monitoring boundaries

In January 2022, 1021 dwellings consented were inside 2010 MUL and a total of 1151 dwellings consented were inside the RUB. Over the past 12 months, 93 per cent of the dwellings were consented inside the RUB.

	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
<b>Inside 2010 MUL</b>	1225	1258	1721	1403	1021
<b>Between 2010 MUL and RUB</b>	118	237	321	231	130
<b>Outside RUB</b>	67	119	146	100	51

Dwellings consented by Auckland Plan monitoring boundaries

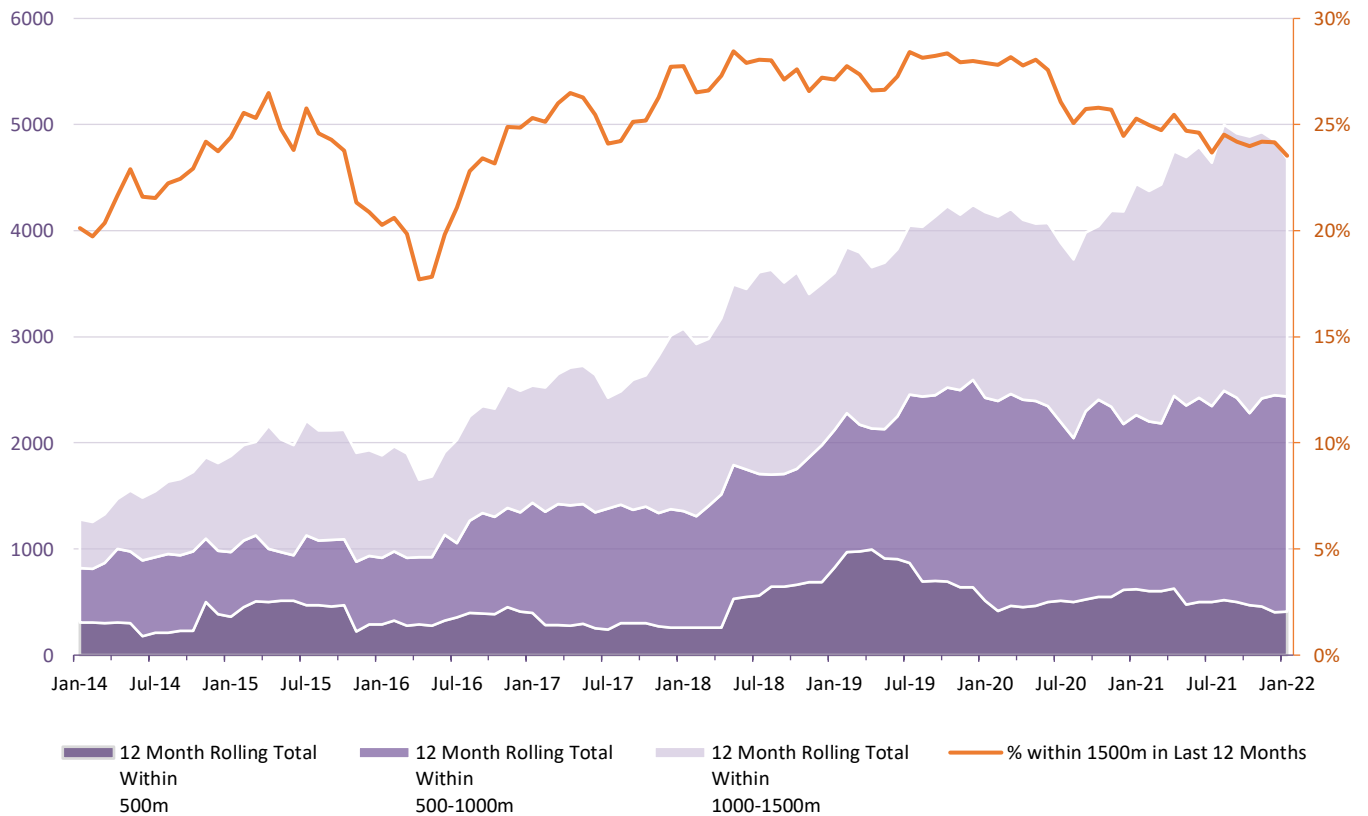


## 7. Dwellings consented along the rapid transit network

In January 2022, 335 dwellings (28 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4675 dwellings were consented inside the 1500m RTN walking catchments.

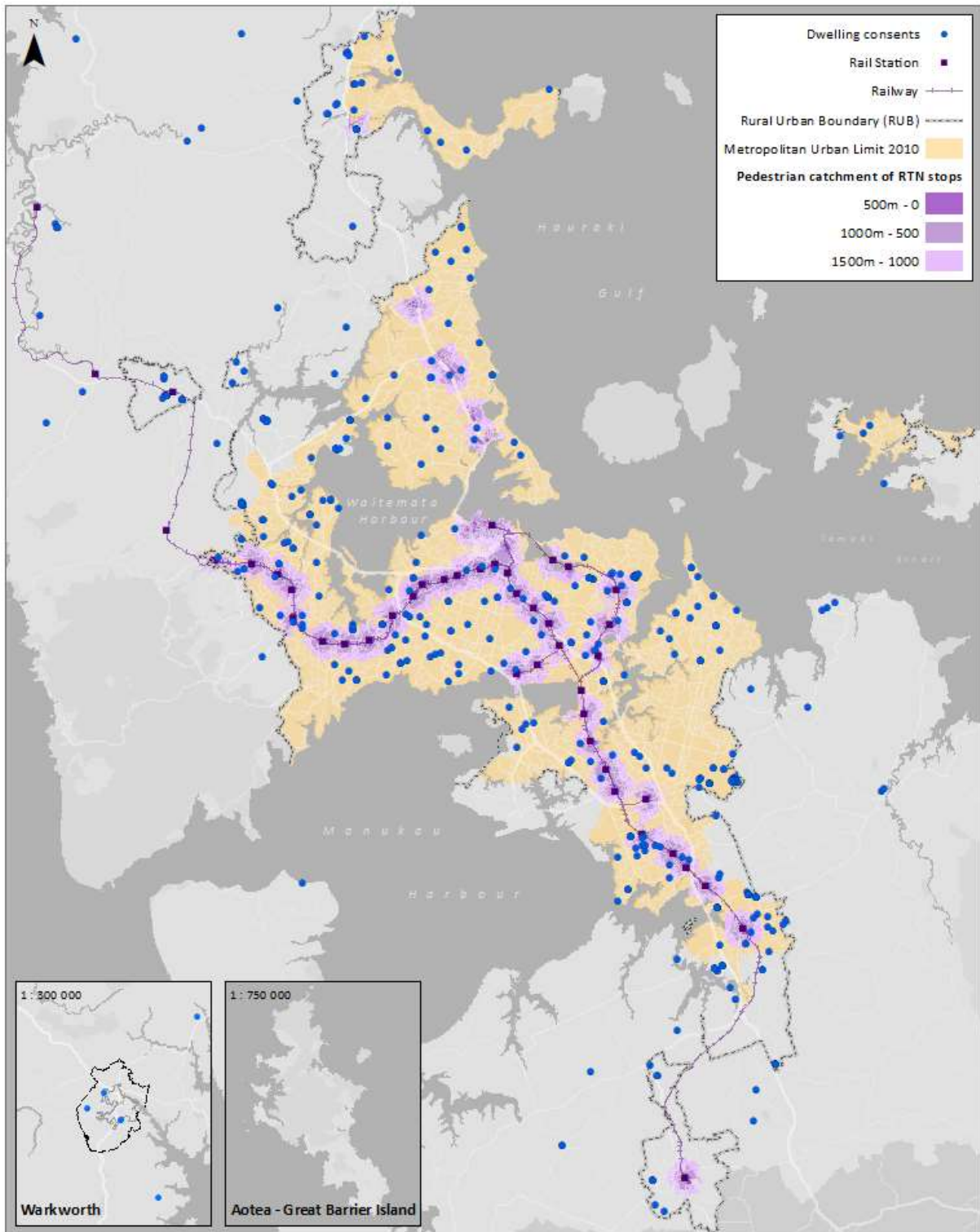
	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
<b>Dwellings consented inside the 1500m RTN walking catchments</b>	509	370	486	366	335
<b>Percentage of total dwellings consented</b>	36%	23%	28%	21%	28%
<b>12-month rolling total inside RTN walking catchments</b>	4439	4888	4930	4849	4675
<b>Proportion from the last 12-month inside RTN walking catchments</b>	25%	24%	24%	24%	24%

**Dwellings consented inside RTN walking catchments**



Data sources: Statistics New Zealand and Auckland Council

### Spatial distribution of dwelling consents



**DISCLAIMER:**  
 This map/glyph is illustrative only and all information should be independently verified in use before taking any action. Copyright Auckland Council, Land Parcel Boundary Information from LINZ (Crown Copyright Reserved). Waka Kotahi has been taken from Auckland Council's GIS data warranty as to the accuracy and completeness of any information on this map/glyph and accepts no liability for any error, omission or use of the information. Height datum Auckland 1948.

**Dwelling Consents Issued  
 January 2022**

0 2 4 6  
 Kilometres  
 Scale @ A4  
 = 1:300,000  
 Date Printed:  
 8/03/2022



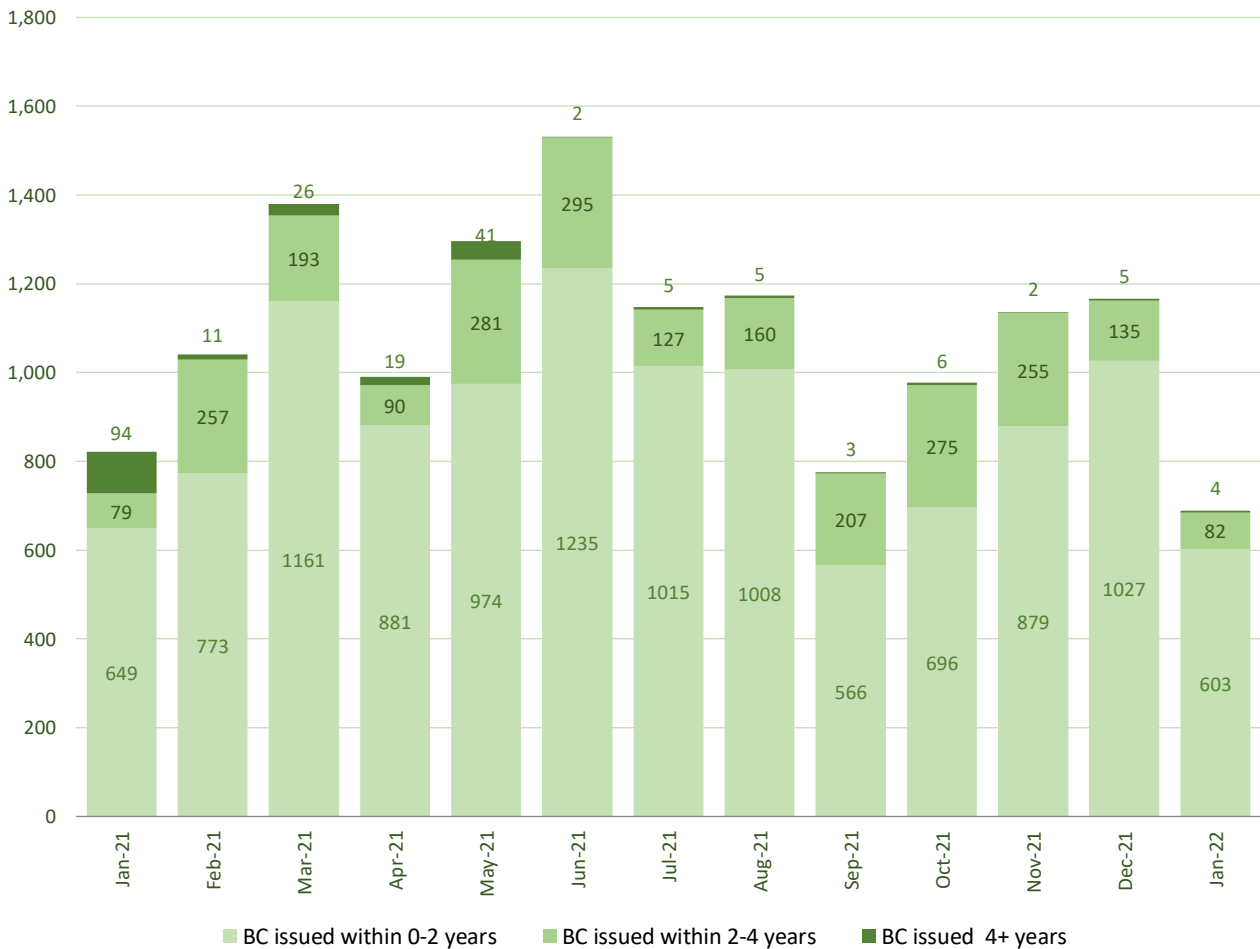
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## 8. Dwellings with CCCs issued (completions)

689 dwelling units had received CCCs in January 2022. 88 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
<b>0-2 years</b>	649	696	879	1027	603
<b>2-4 years</b>	79	275	255	135	82
<b>4+ years</b>	94	6	2	5	4

Dwellings with CCCs issued



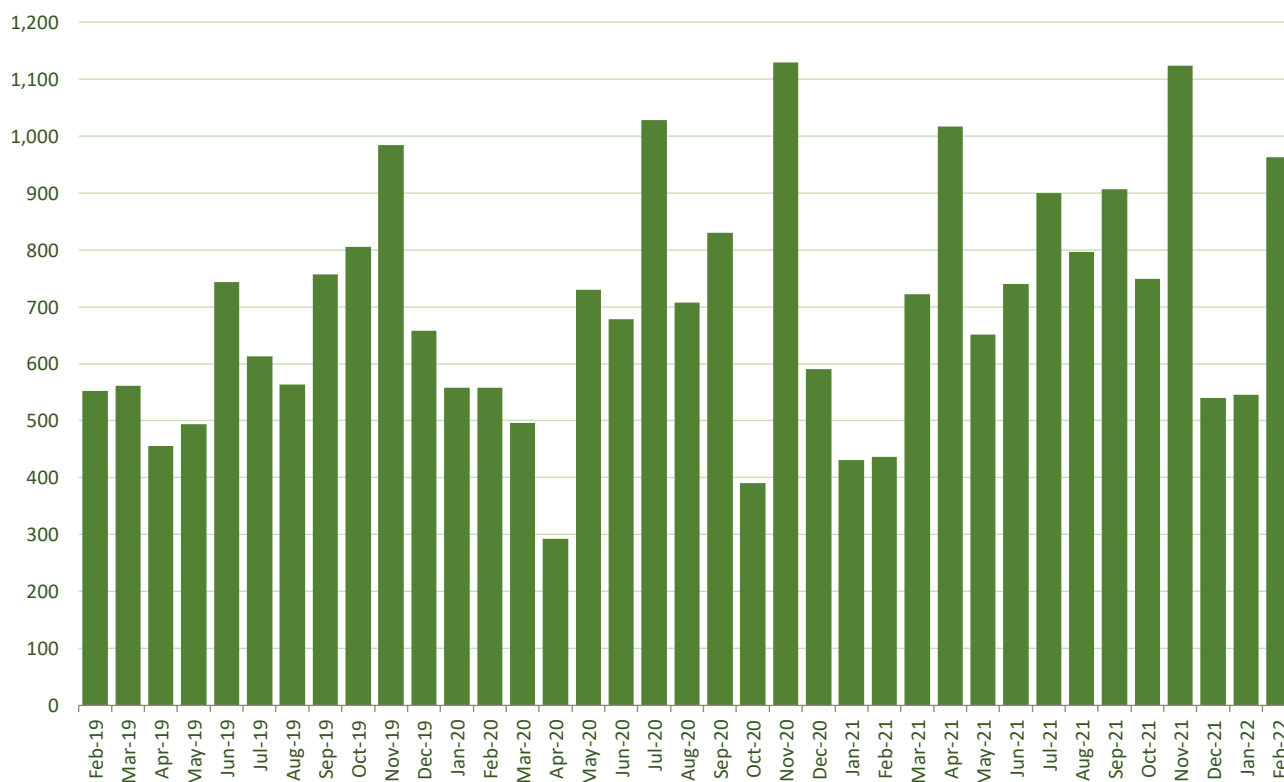
Data source: Auckland Council

## 9. Residential parcels created

In February 2022, the total number of residential parcels under 5000m<sup>2</sup> created was 963.

Parcel size category	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
Less than 1000 m <sup>2</sup>	423	1072	529	521	916
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	10	37	9	11	23
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	1	5	0	9	11
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	2	5	2	2	10
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	0	4	0	2	3
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>436</b>	<b>1123</b>	<b>540</b>	<b>545</b>	<b>963</b>

New residential zoned parcels (< 5000m<sup>2</sup>)

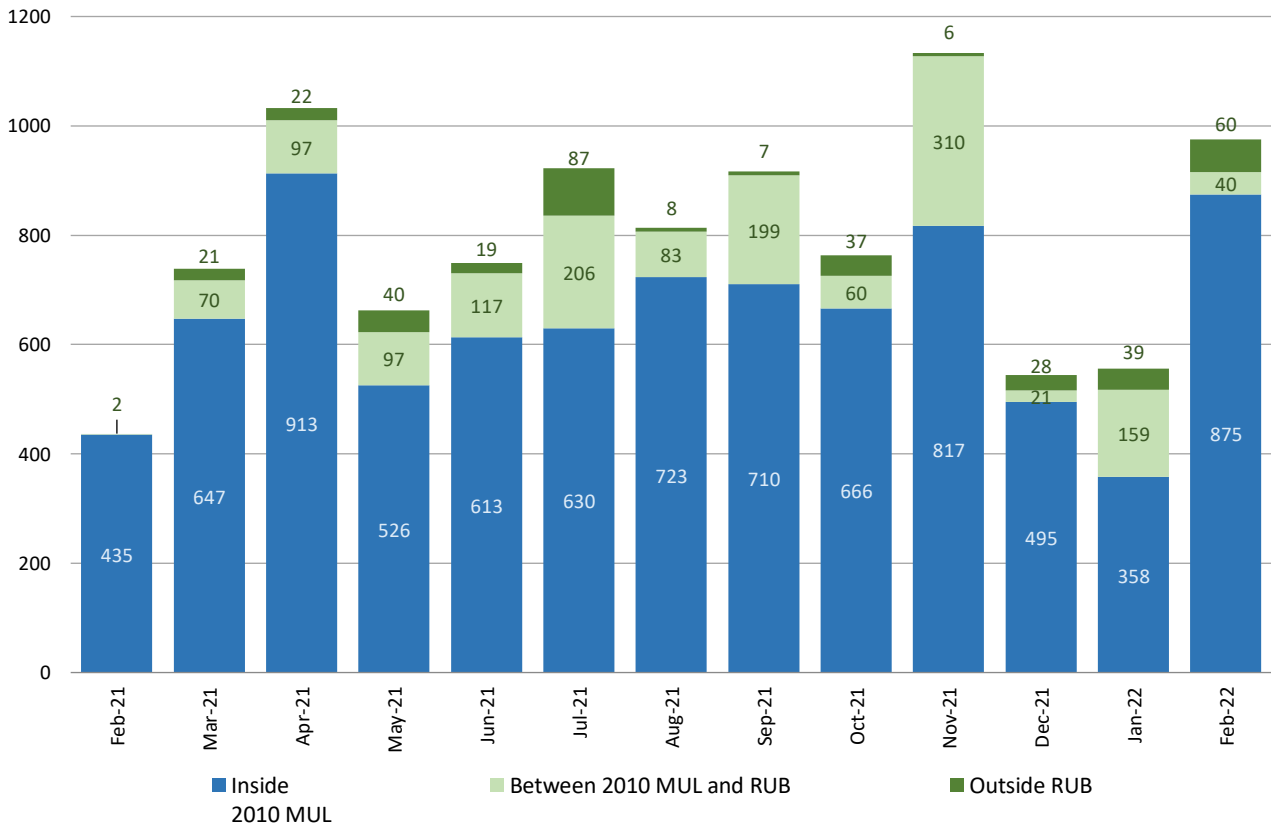


## 10. Residential parcels by Auckland Plan monitoring boundaries

875 of new residential parcels of all sizes created in February 2022 were inside 2010 MUL and a total of 915 new residential parcels were inside the RUB.

	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
<b>Inside 2010 MUL</b>	435	817	495	358	875
<b>Between 2010 MUL and RUB</b>	2	310	21	159	40
<b>Outside RUB</b>	0	6	28	39	60

Residential parcels created by Auckland Plan monitoring boundaries



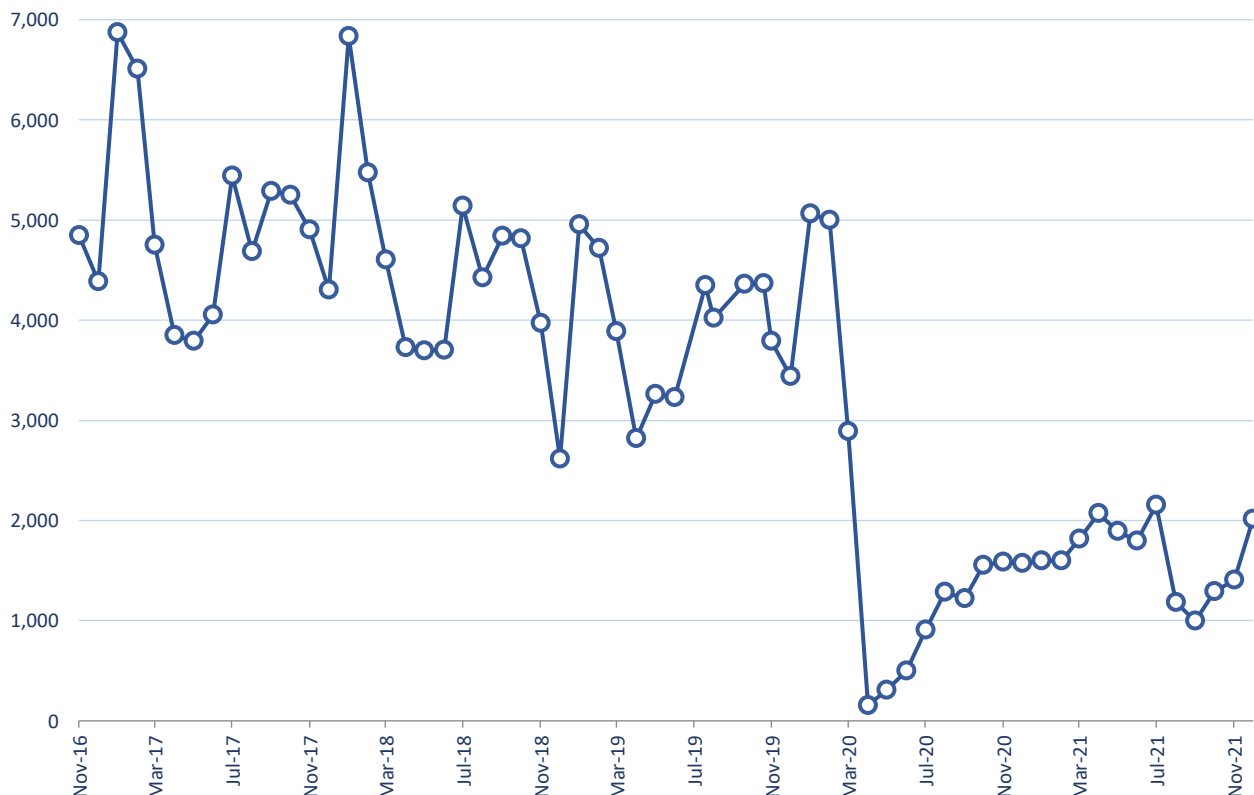
Data source: RIMU and Land Information New Zealand

## 11. Permanent and long-term migration

Long-term arrival number in December 2021 was 2012. 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	Dec 20	Sep 21	Oct 21	Nov 21	Nov 21
Arrivals	1570	995	1292	1408	2012
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)*



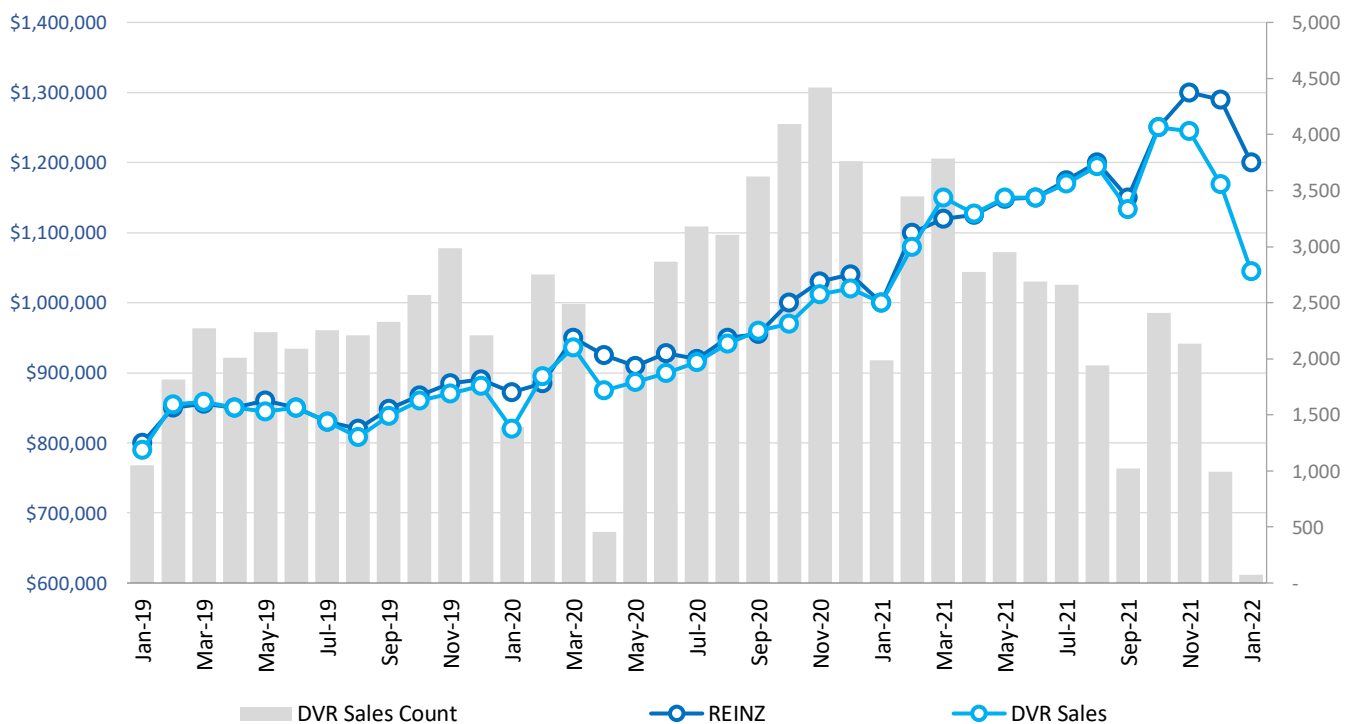
Data source: Statistics New Zealand

## 12. Median residential sales price

The median residential sales price from REINZ in January 2022 was \$1,200,000. The District Valuation Roll (DVR) median sales price in January 2022 was \$1,045,000 (based on 71 sales currently reported).

Data source	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
REINZ	\$1,000,000	\$1,250,000	\$1,300,000	\$1,290,000	\$1,200,000
DVR sales <sup>1</sup>	\$1,000,000	\$1,250,000	\$1,245,000	\$1,168,888	\$1,045,000
Count of DVR sales	1985	2407	2137	995	71

**Median residential sale price**  
(Last 3 years)



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

<sup>1</sup> 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 Auckland<sup>2</sup>

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

Data source: Ministry of Housing and Urban Development

<sup>2</sup> 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](http://aucklandcouncil.govt.nz) and [knowledgeauckland.org.nz](http://knowledgeauckland.org.nz)

