



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

July 2022

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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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.

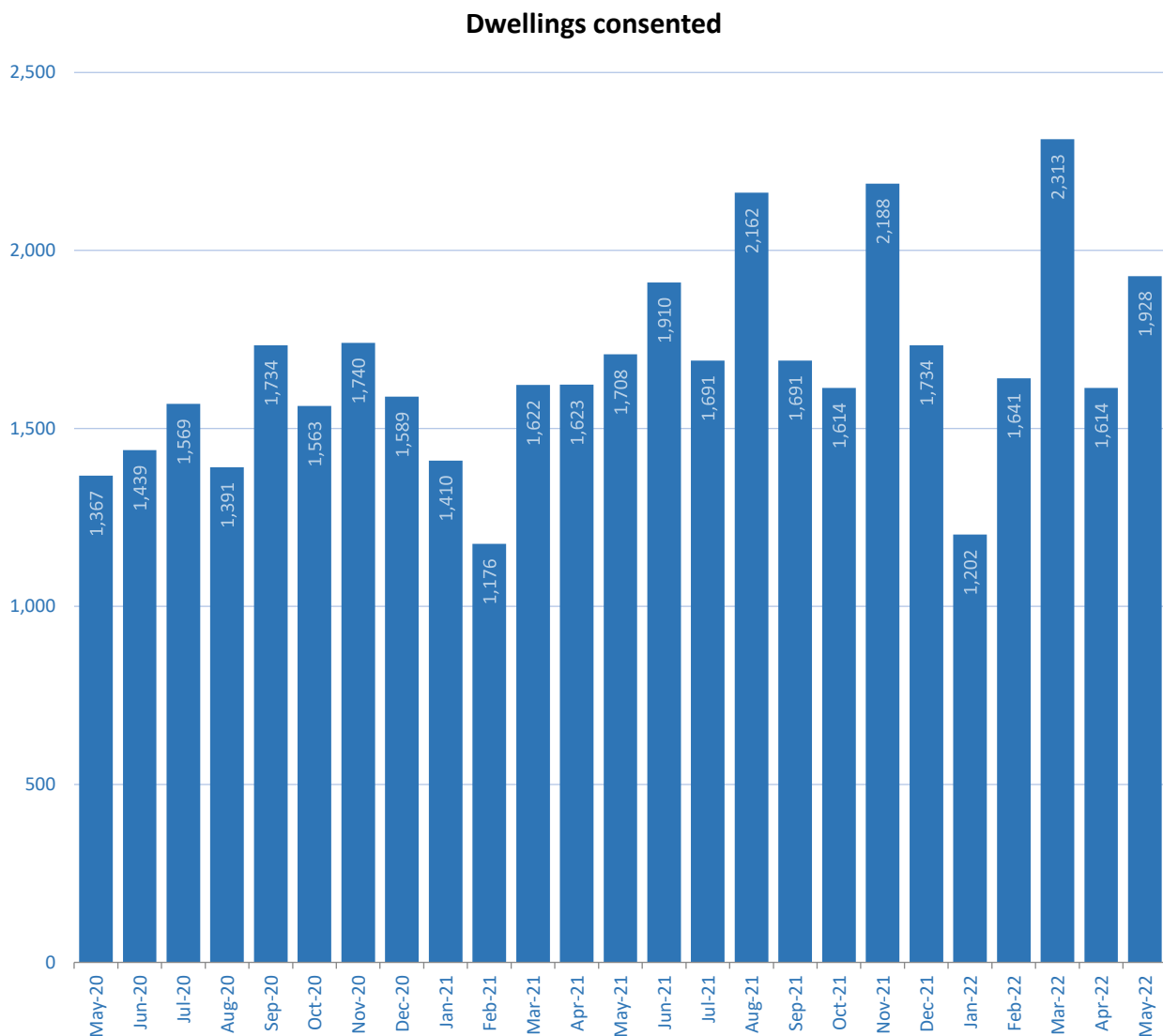
2 Highlights

- 1928 dwellings were consented in May 2022.
- In the year ending May 2022, 21,688 dwellings were consented in the region.
- 24 per cent of new dwellings consented in May 2022 were houses, 7 per cent were apartments and 69 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 138 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2022.
- 1810 of dwellings consented in May 2022 were inside the RUB. Over the past 12 months, 94 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 May 2022.
- **1423 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in May 2022.**
- In the year ending May 2022, 13,186 dwellings had a CCC issued.
- 1342 new residential parcels under 5000m² were created in June 2022.
- In the past 12 months, 10,675 new residential parcels under 5000m² were created – an average of 890 each month.
- In June 2022, 1316 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in April 2022 were 2799.
- 648 public housing applications have been housed in the March quarter 2022.

3 Dwellings Consented

In May 2022, 1,928 dwelling consents were issued, which saw 21,688 consents issued for the past 12 months.

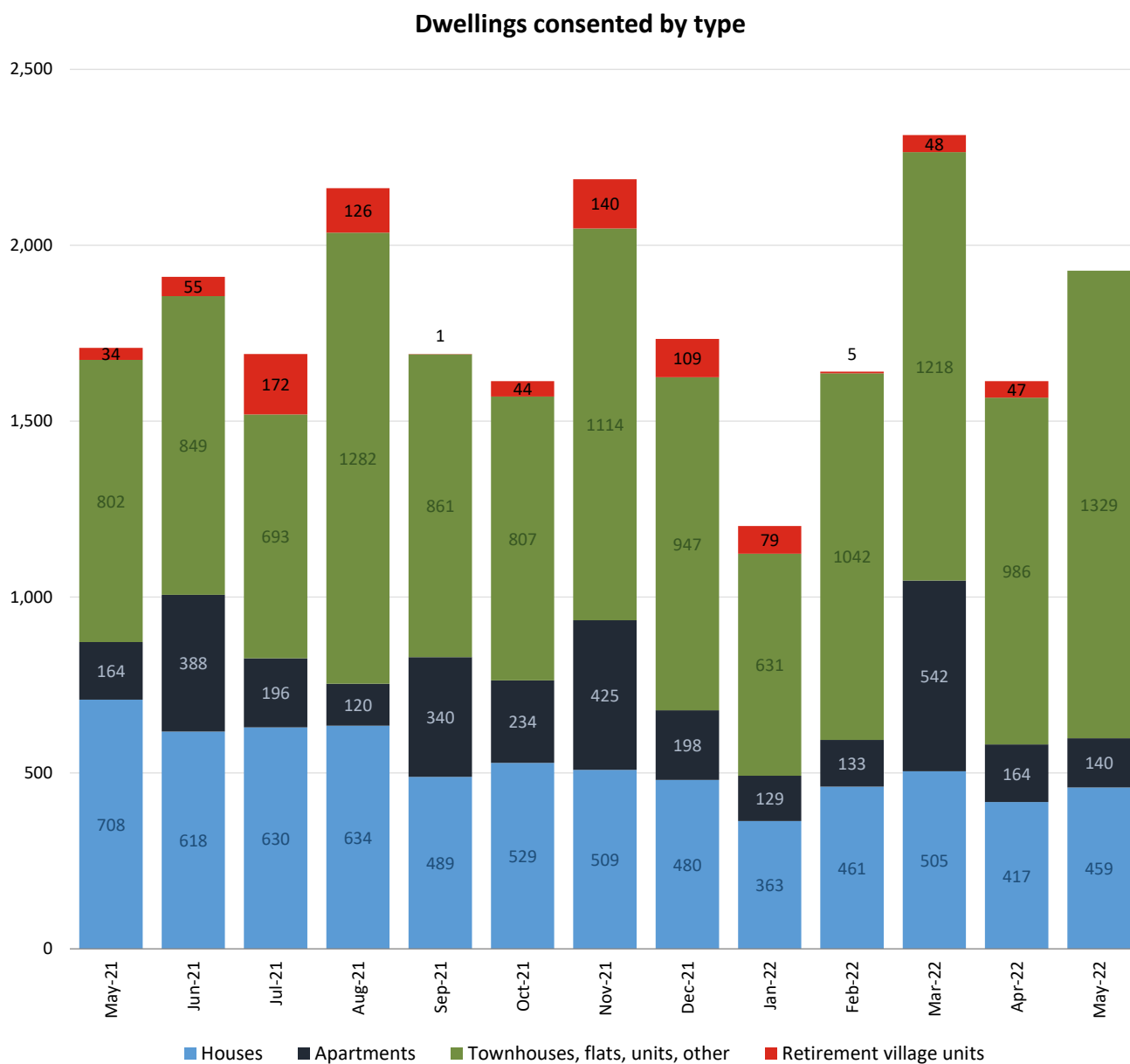
May 21	Feb 22	Mar 22	Apr 22	May 22
1708	1641	2313	1614	1928



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in May 2022, 459 were houses, 140 were apartments, and 1329 were townhouses, flats, units, retirement village units or other types of attached dwellings.



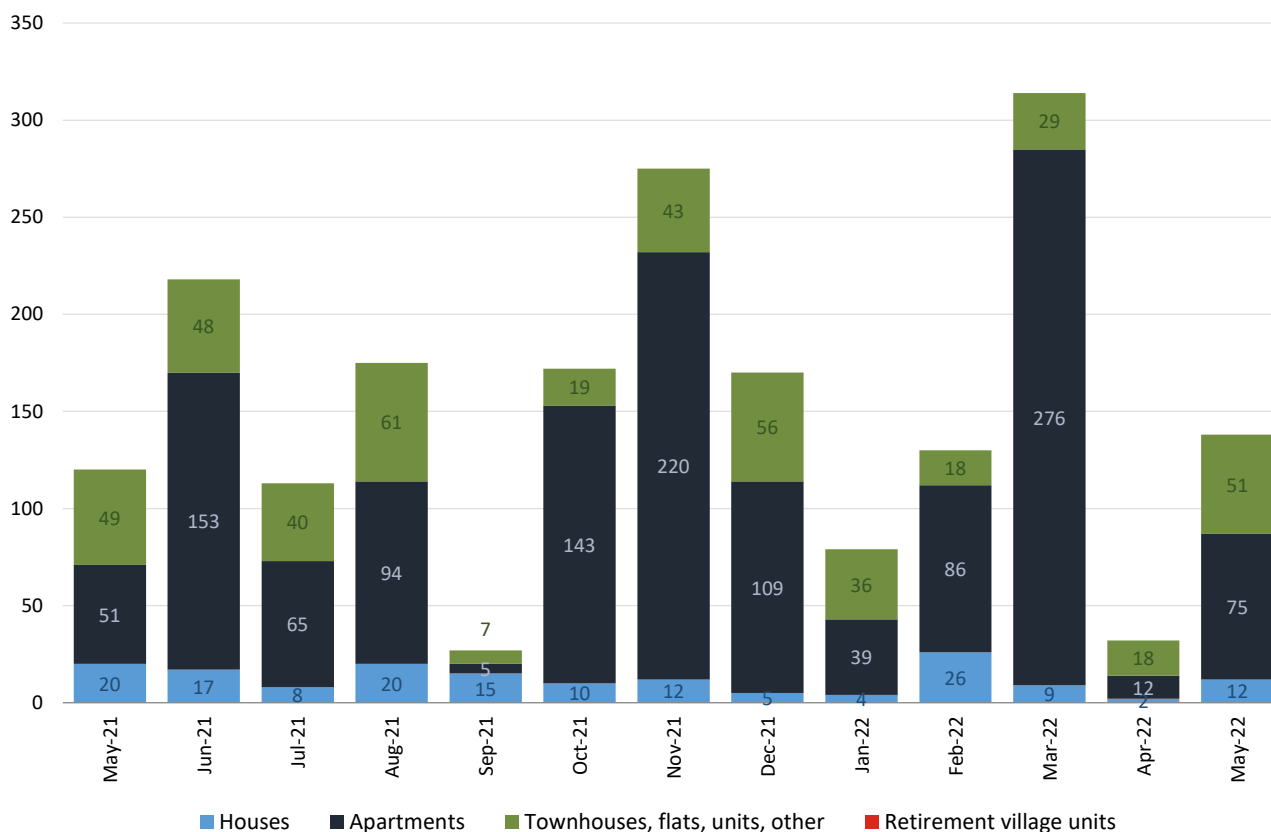
Data source: Statistics New Zealand

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

In May 2022, 138 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 75 apartment units, 12 houses and 51 townhouses, flats, and other attached dwelling types.

	May 21	Feb 22	Mar 22	Apr 22	May 22
Number of KO/TRC dwellings consented	120	130	314	32	138
Percentage of total dwellings consented	7%	8%	14%	2%	7%

Dwellings consented by type (KO/TRL land)



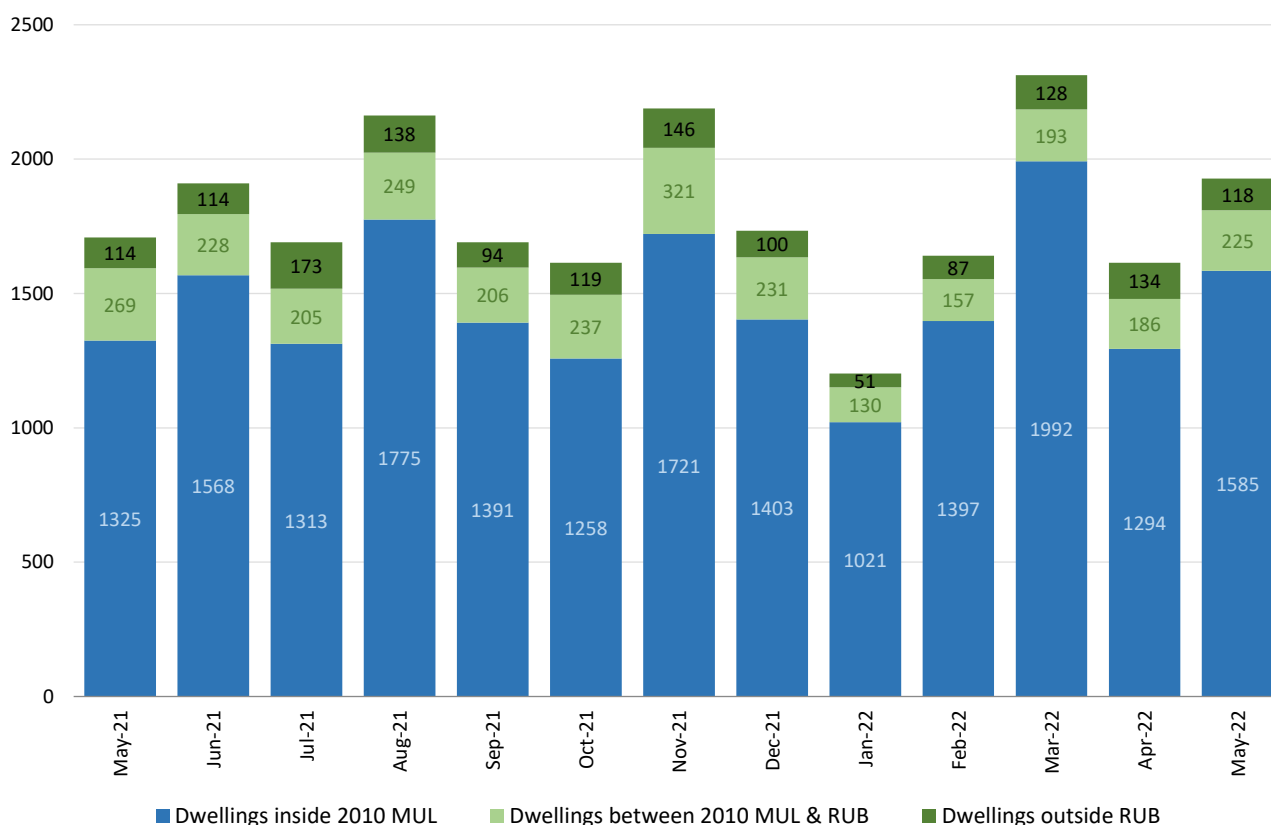
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In May 2022, 1585 dwellings consented were inside 2010 MUL and a total of 1810 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	May 21	Feb 22	Mar 22	Apr 22	May 22
Inside 2010 MUL	1325	1397	1992	1294	1585
Between 2010 MUL and RUB	269	157	193	186	225
Outside RUB	114	87	128	134	118

Dwellings consented by Auckland Plan monitoring boundaries

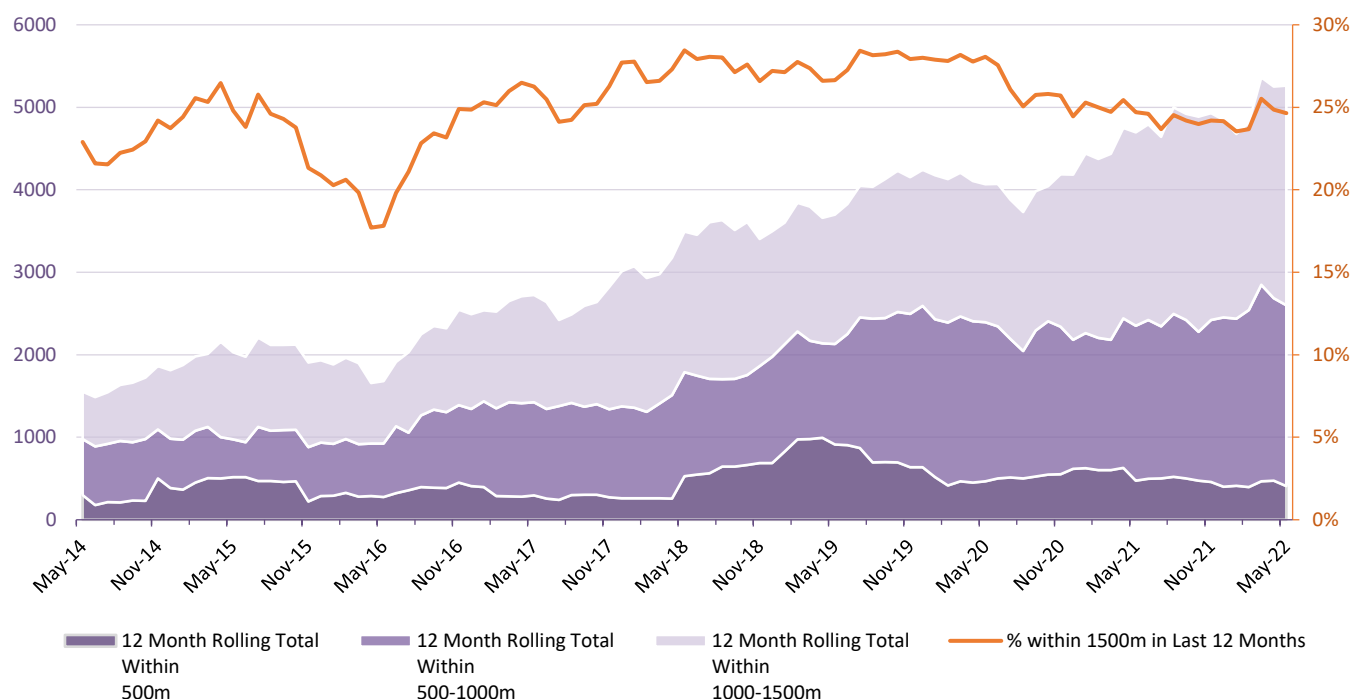


7 Dwellings consented along the rapid transit network

In May 2022, 396 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, 5262 dwellings were consented inside the 1500m RTN walking catchments.

	May 21	Feb 22	Mar 22	Apr 22	May 22
Dwellings consented inside the 1500m RTN walking catchments	384	354	915	329	396
Percentage of total dwellings consented	22%	22%	40%	19%	21%
12-month rolling total inside RTN walking catchments	4695	4813	5363	5250	5262
Proportion from the last 12-month inside RTN walking catchments	25%	24%	26%	25%	25%

Dwellings consented inside RTN walking catchments

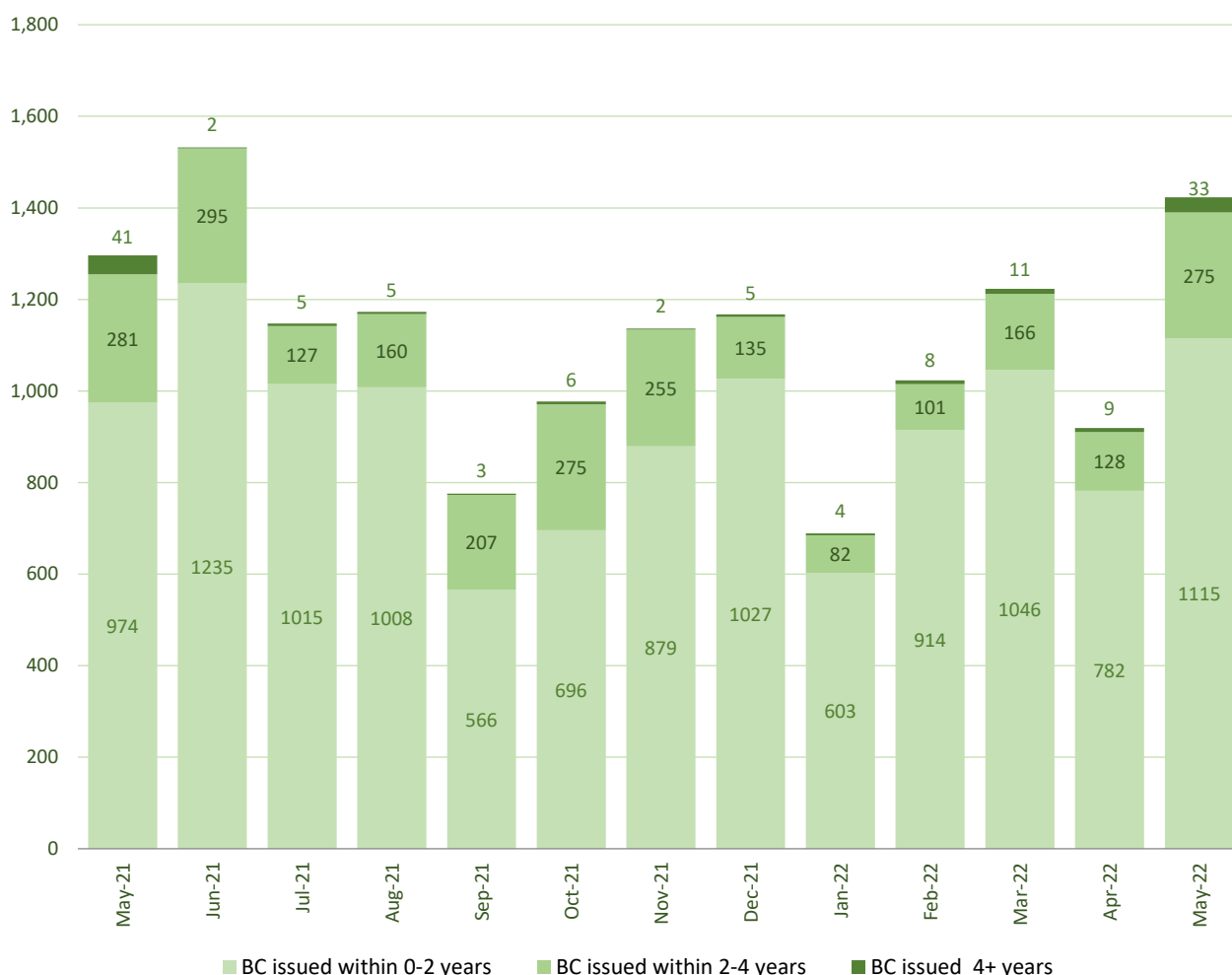


9 Dwellings with CCCs issued (completions)

1423 dwelling units had received CCCs in May 2022. 78 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 21	Feb 22	Mar 22	Apr 22	May 22
0-2 years	974	914	1046	782	1115
2-4 years	281	101	166	128	275
4+ years	41	8	11	9	33

Dwellings with CCCs issued

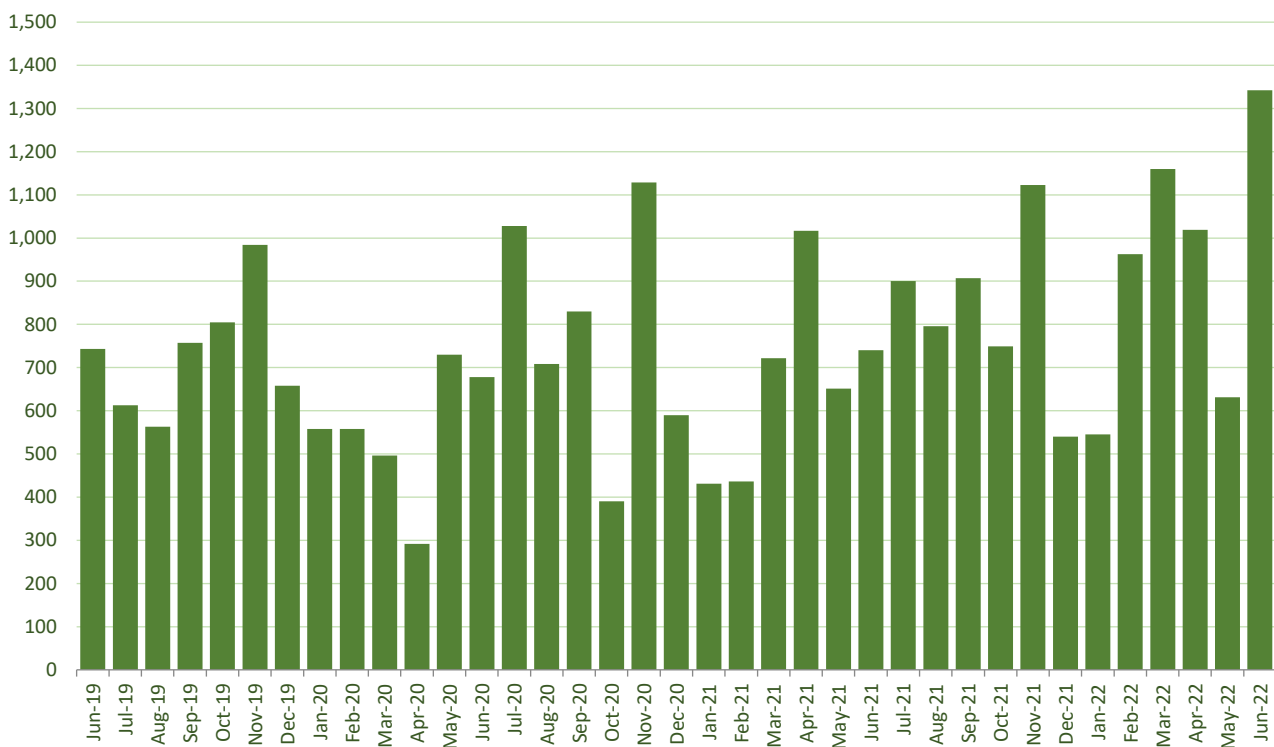


10 Residential parcels created

In June 2022, the total number of residential parcels under 5000m² created was 1342.

Parcel size category	Jun 21	Mar 22	Apr 22	May 22	Jun 22
Less than 1000 m ²	715	1133	979	597	1301
1000 m ² to 1999 m ²	12	17	25	21	30
2000 m ² to 2999 m ²	1	6	5	9	4
3000 m ² to 3999 m ²	2	3	7	2	4
4000 m ² to 4999 m ²	10	1	3	2	3
Total number of residential parcels < 5000m²	740	1160	1019	631	1342

New residential zoned parcels (< 5000m²)



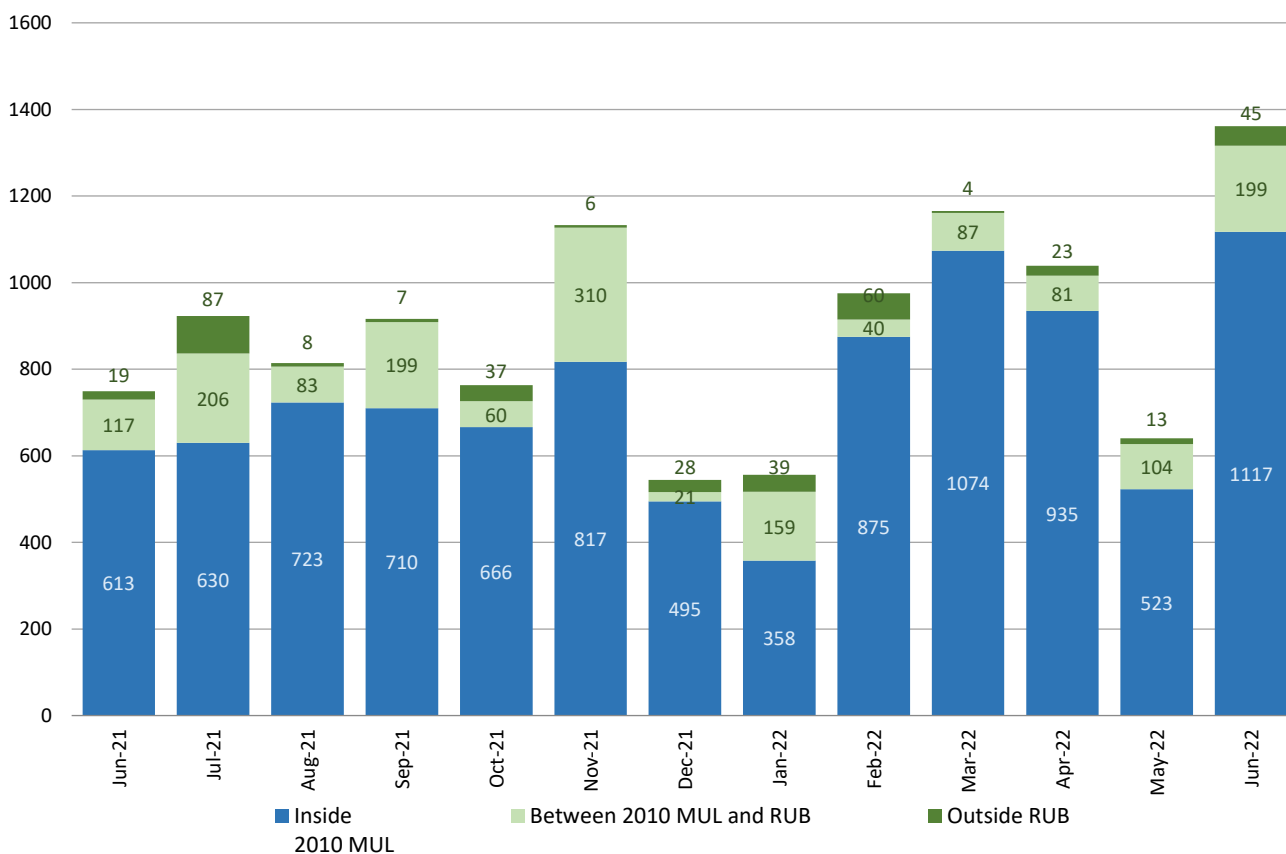
Data source: RIMU and Land Information New Zealand

11 Residential parcels by Auckland Plan monitoring boundaries

1117 of new residential parcels of all sizes created in June 2022 were inside 2010 MUL and a total of 1316 new residential parcels were inside the RUB.

	Jun 21	Mar 22	Apr 22	May 22	Jun 22
Inside 2010 MUL	613	1074	935	523	1117
Between 2010 MUL and RUB	117	87	81	104	199
Outside RUB	19	4	23	13	45

Residential parcels created by Auckland Plan monitoring boundaries

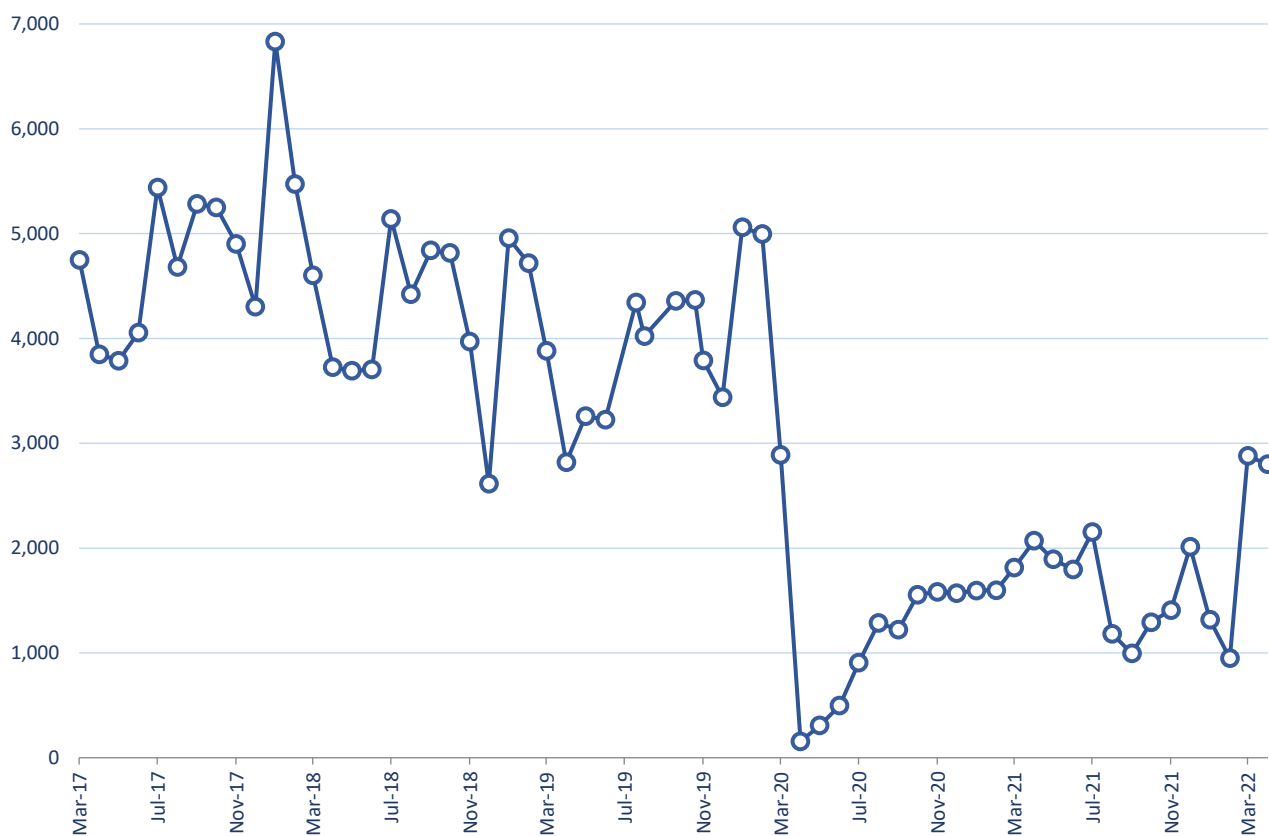


12 Permanent and long-term migration

Long-term arrival number in April 2022 was 2799. 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.

	Apr 21	Jan 22	Feb 22	Mar 22	Apr 22
Arrivals	2070	1315	949	2879	2799
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)

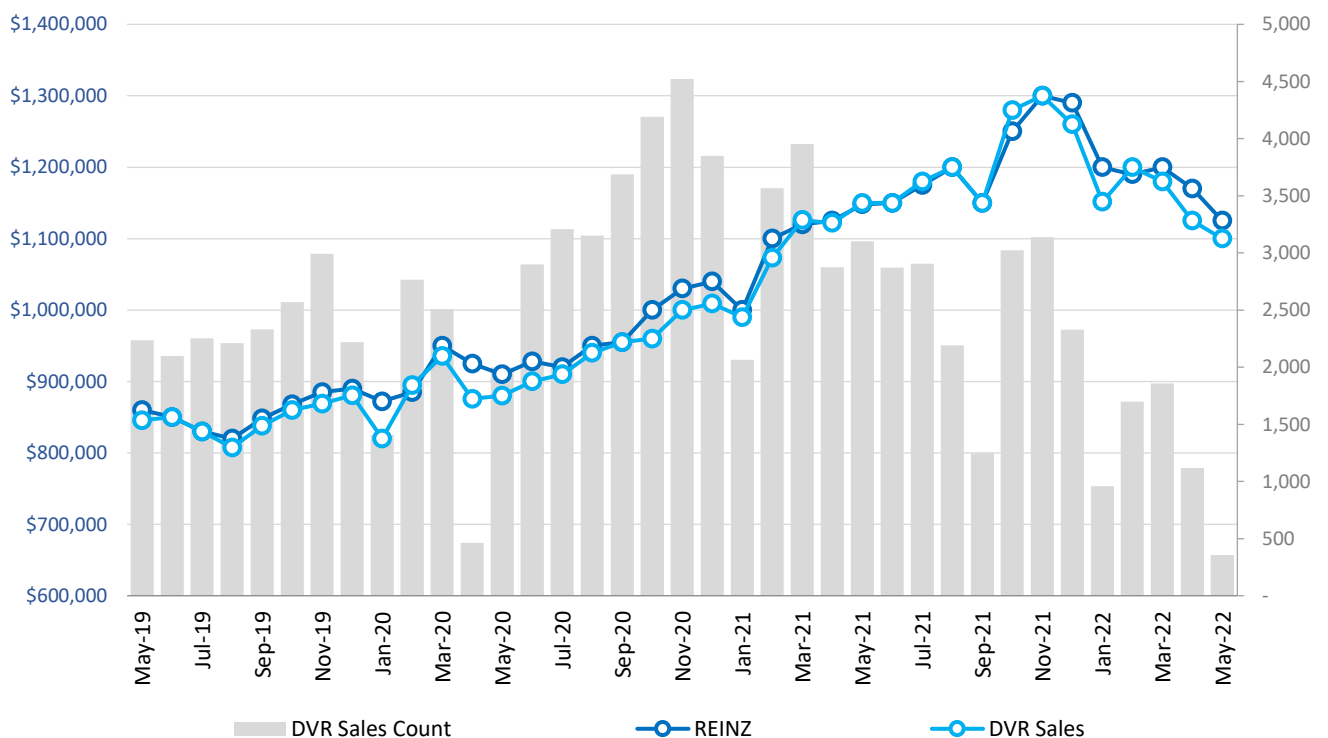


13 Median residential sale price

The median residential sales price from REINZ in May 2022 was \$1,125,000. The District Valuation Roll (DVR) median sales price in May 2022 is \$1,100,000 based on 356 currently reported sales.

Data source	Apr 21	Feb 22	Mar 22	Apr 22	May 22
REINZ	\$1,120,000	\$1,190,000	\$1,200,000	\$1,170,000	\$1,125,000
DVR sales ¹	\$1,122,000	\$1,200,000	\$1,180,000	\$1,125,000	\$1,100,000
Count of DVR sales	2875	1697	1859	1117	356

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.

14 Public housing in Auckland

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, 672 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2021	June quarter 2021	September quarter 2021	December quarter 2021	March quarter 2022
Public housing stock	34,584	34,743	35,064	35,192	35,291
Public housing register - housing register (top row) and transfer register (bottom row)	8377	8386	8377	8471	8712
	2061	2170	2287	2443	2492
Public housing register – applications housed	736	770	578	672	648
Accommodation Supplement Recipients	121,940	117,730	120,211	121,383	116,593

Data source: Ministry of Housing and Urban Development

¹ 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/>

15 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 knowledgeauckland.org.nz and
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