



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

October 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.

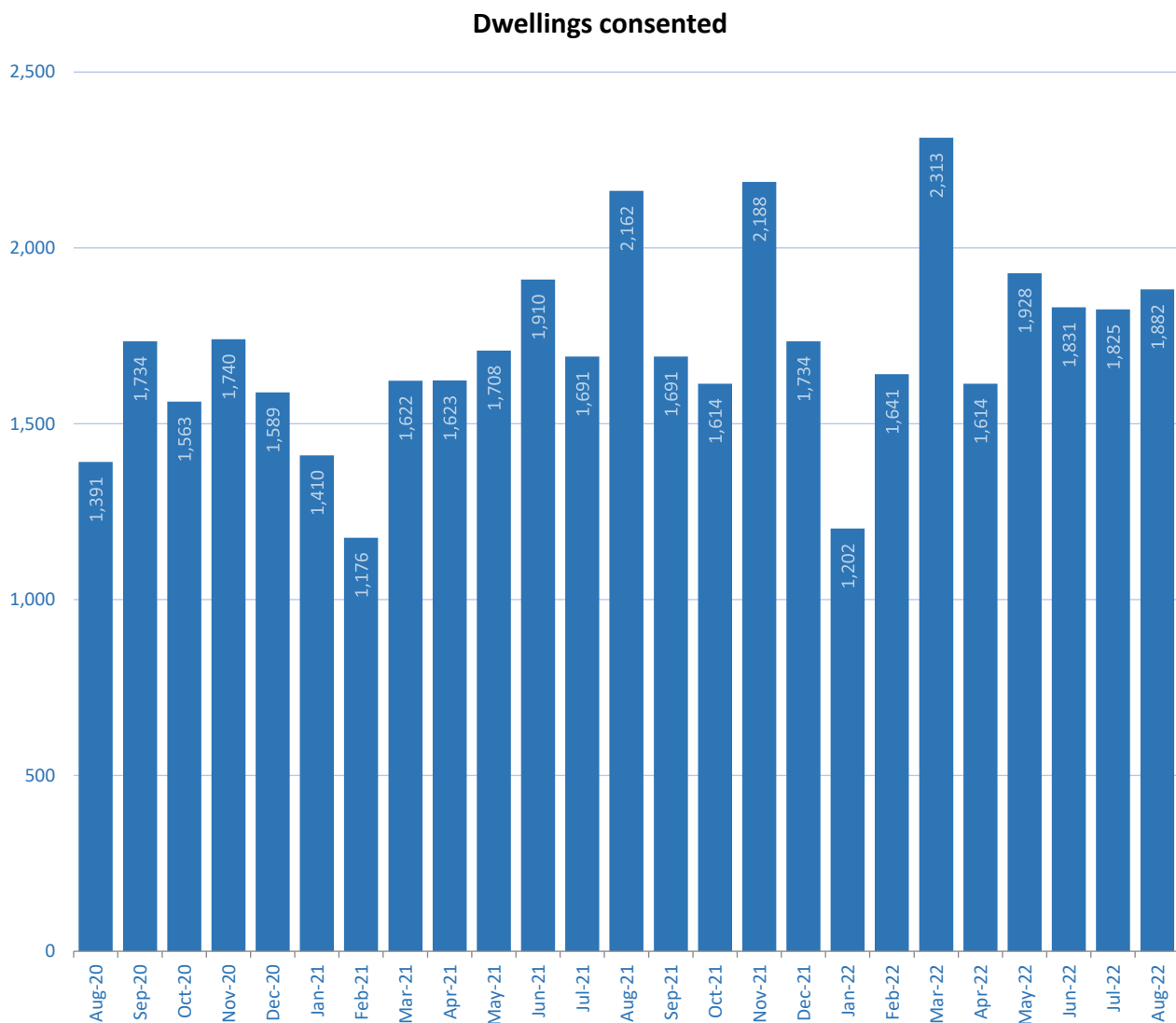
2 Highlights

- 1882 dwellings were consented in August 2022.
- In the year ending August 2022, 21,463 dwellings were consented in the region.
- 22 per cent of new dwellings consented in August 2022 were houses, 18 per cent were apartments and 60 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 64 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in August 2022.
- 1774 of dwellings consented in August 2022 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 25 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in August 2022.
- 1320 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in August 2022.
- In the year ending August 2022, 13,021 dwellings had a CCC issued.
- 1085 new residential parcels under 5000m² were created in September 2022.
- In the past 12 months, 11,805 new residential parcels under 5000m² were created – an average of 984 each month.
- In September 2022, 1049 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in July 2022 were 4102.
- 815 public housing applications have been housed in the June quarter 2022.

3 Dwellings Consented

In August 2022, 1882 dwelling consents were issued, which saw 21,463 consents issued for the past 12 months.

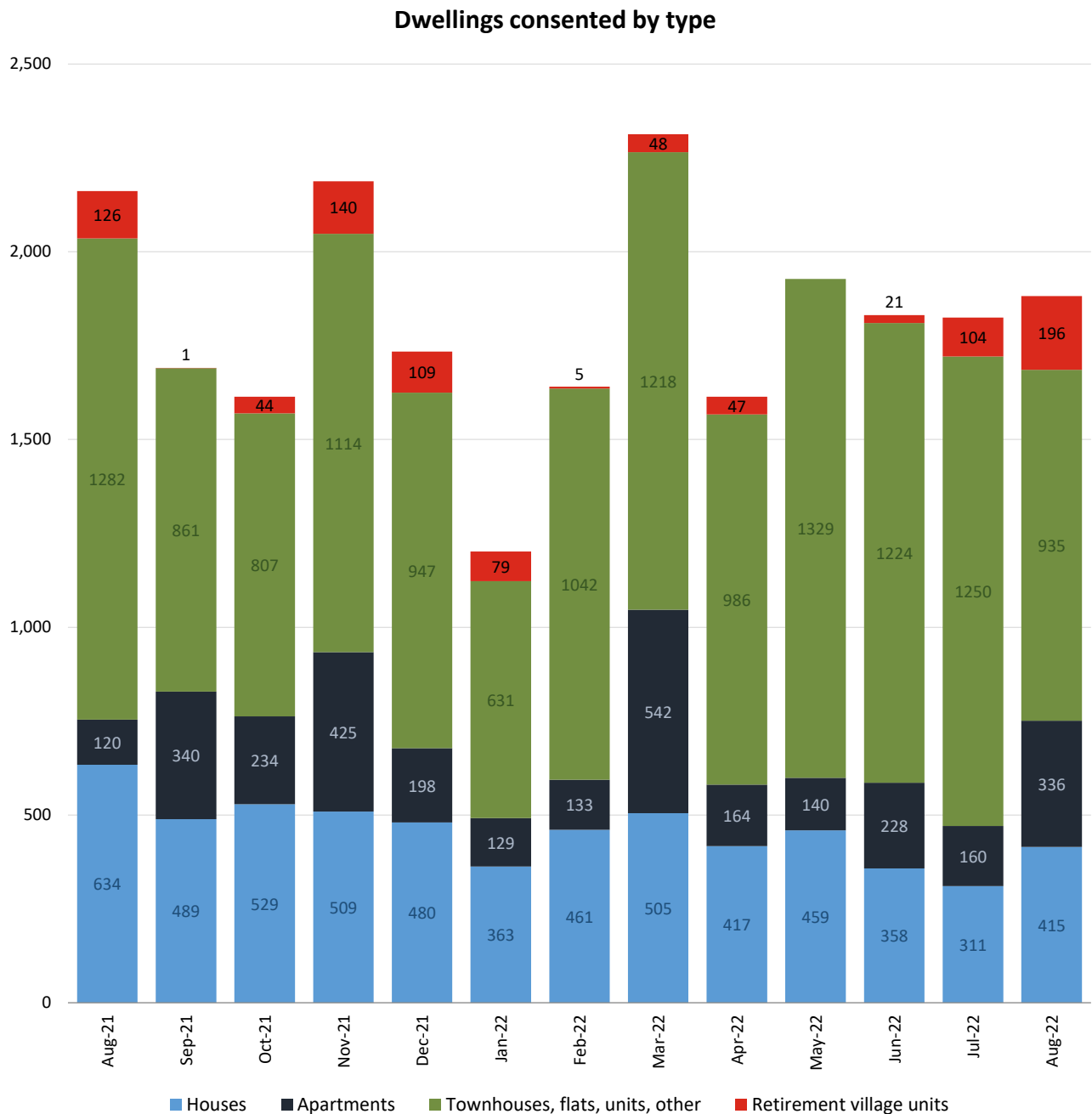
August 21	May 22	June 22	July 22	Aug 22
2162	1928	1831	1825	1882



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in August 2022, 415 were houses, 336 were apartments, and 1131 were townhouses, flats, units, retirement village units or other types of attached dwellings.



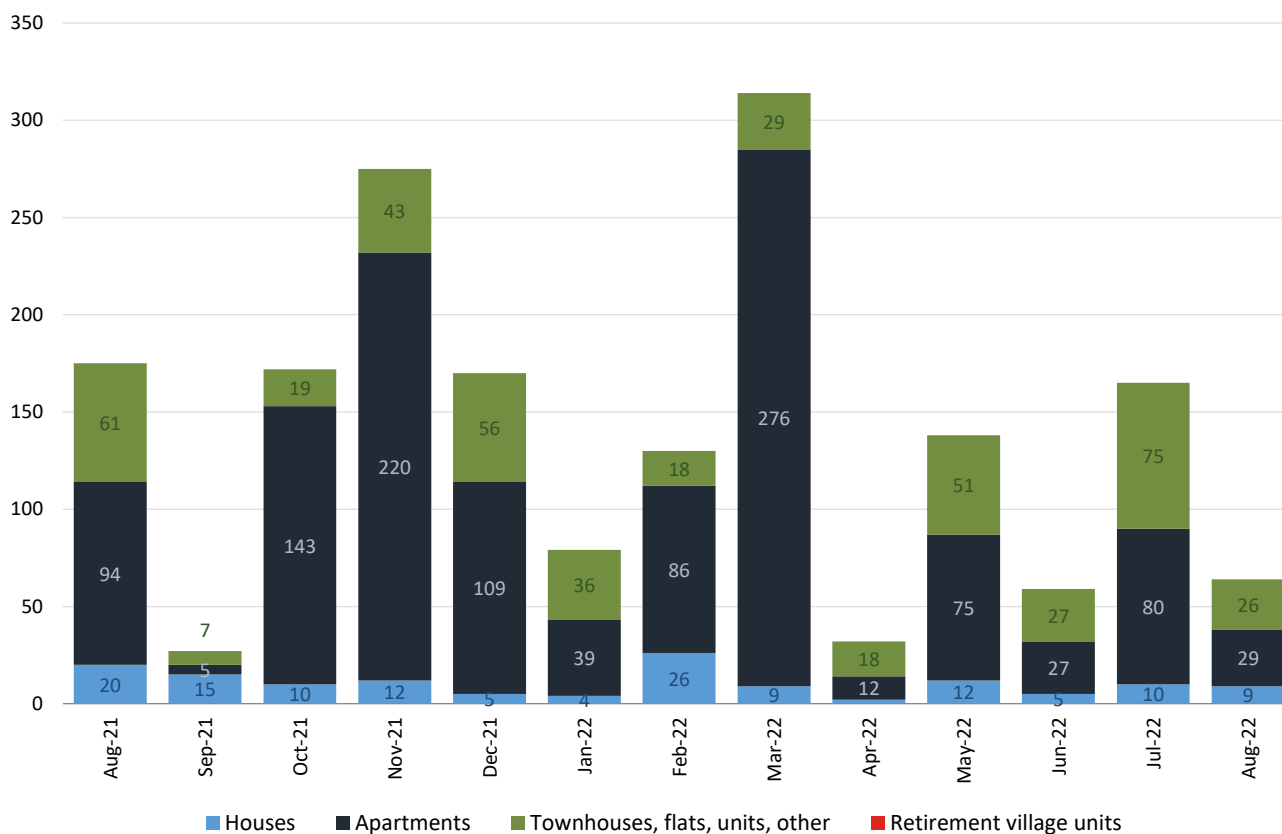
Data source: Statistics New Zealand

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

In August 2022, 64 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 29 apartment units, 9 houses and 26 townhouses, flats, and other attached dwelling types.

	Aug 21	May 22	June 22	July 22	Aug 22
Number of KO/TRC dwellings consented	175	138	59	165	64
Percentage of total dwellings consented	8%	7%	3%	9%	3%

Dwellings consented by type (KO/TRL land)

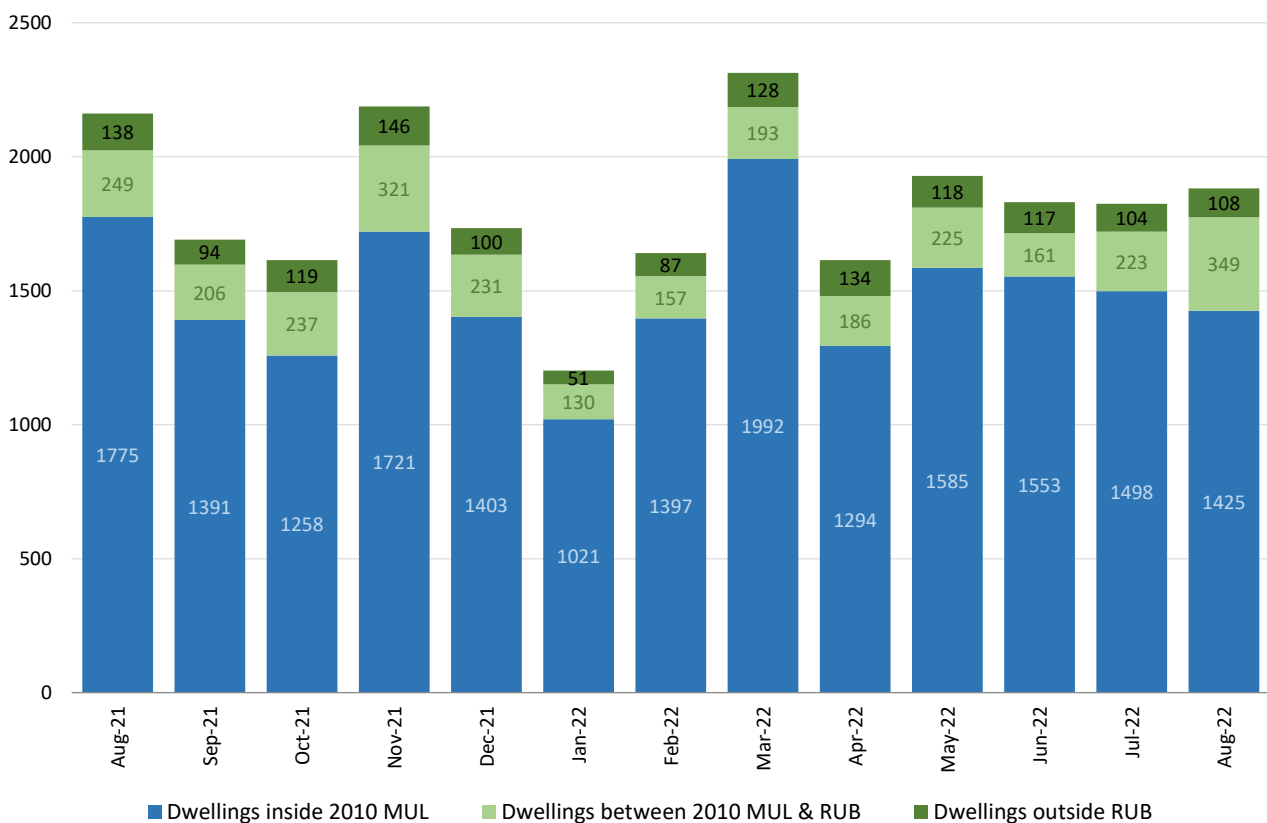


6 Dwellings consented by Auckland Plan monitoring boundaries

In August 2022, 1425 dwellings consented were inside 2010 MUL and a total of 1774 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Aug 21	May 22	June 22	July 22	Aug 22
Inside 2010 MUL	1775	1585	1553	1498	1425
Between 2010 MUL and RUB	249	225	161	223	349
Outside RUB	138	118	117	104	108

Dwellings consented by Auckland Plan monitoring boundaries

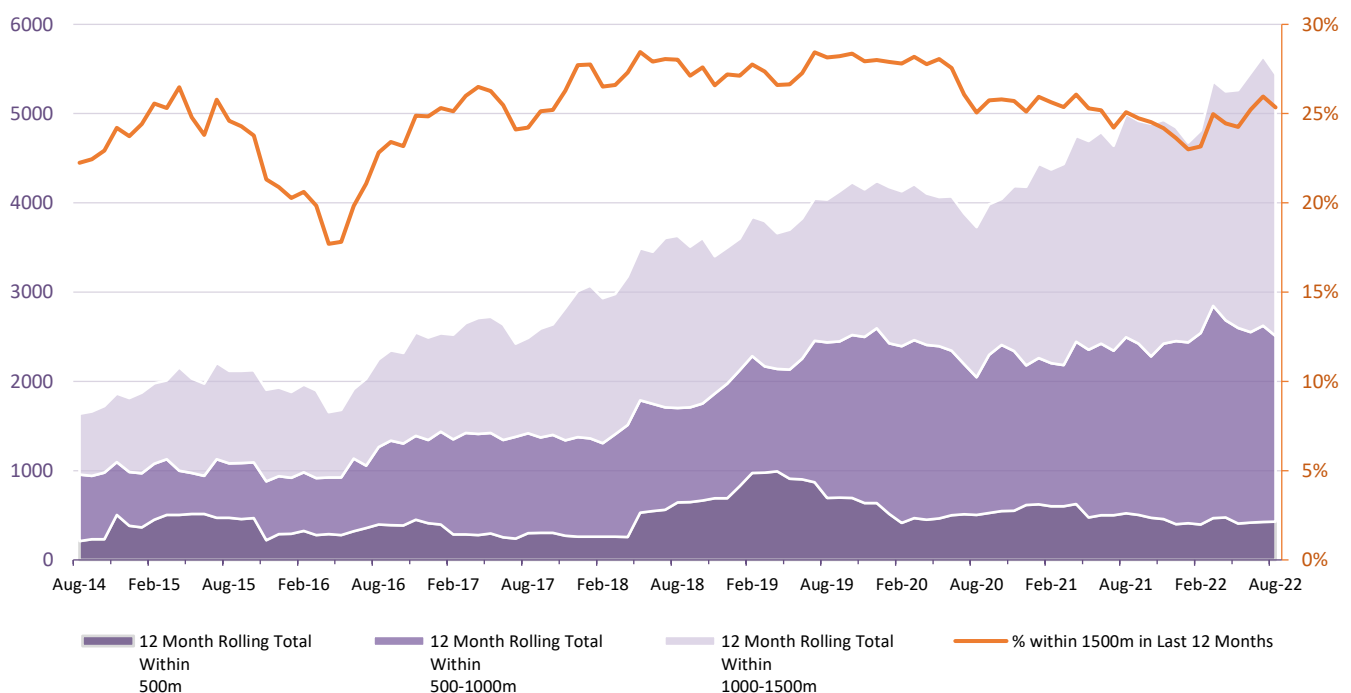


7 Dwellings consented along the rapid transit network

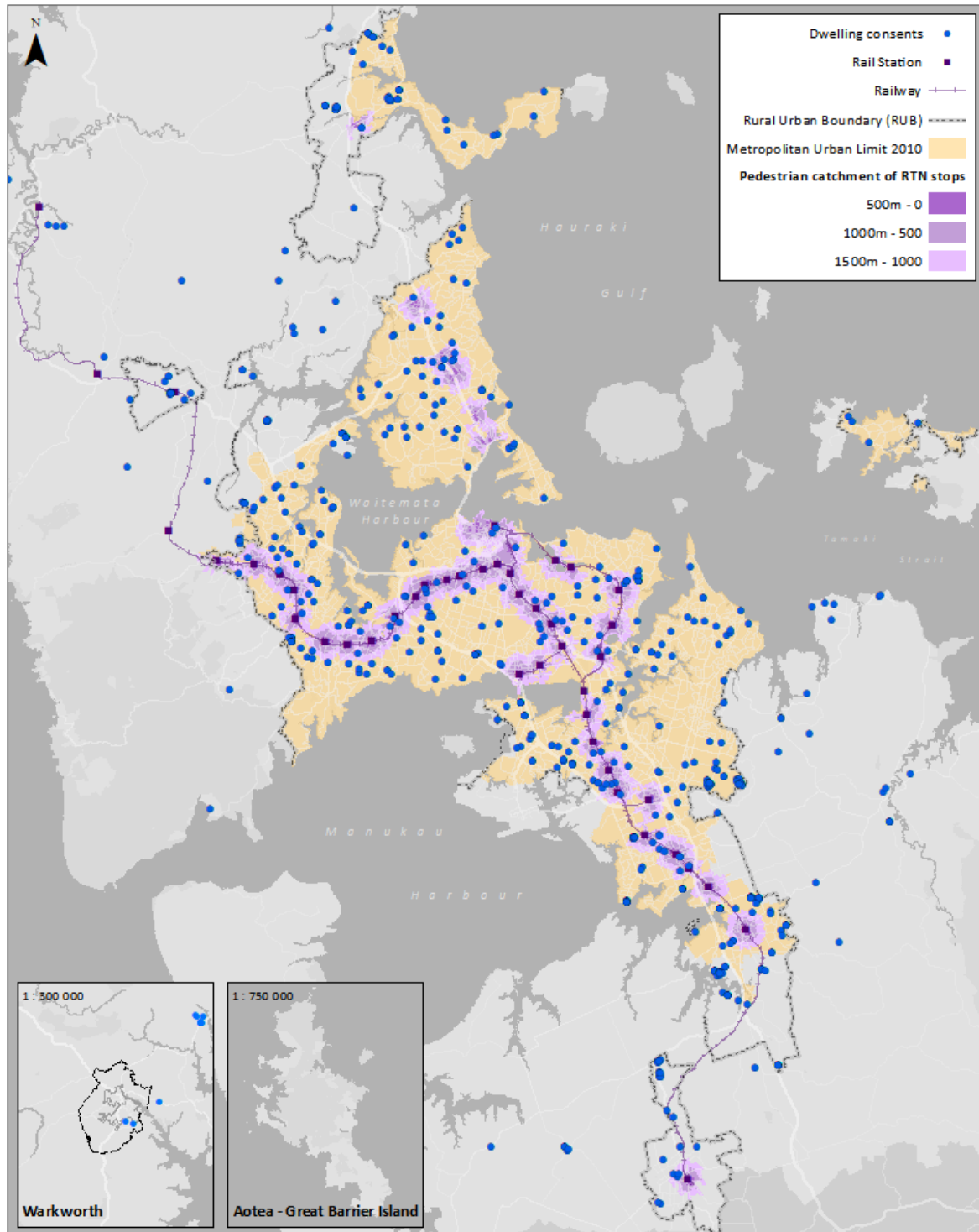
In August 2022, 369 dwellings (20 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 5442 dwellings were consented inside the 1500m RTN walking catchments.

	Aug 21	May 22	June 22	July 22	Aug 22
Dwellings consented inside the 1500m RTN walking catchments	571	396	594	468	369
Percentage of total dwellings consented	26%	21%	32%	26%	20%
12-month rolling total inside RTN walking catchments	4999	5262	5452	5644	5442
Proportion from the last 12-month inside RTN walking catchments	25%	25%	25%	26%	25%

Dwellings consented inside RTN walking catchments



8 Spatial distribution of dwelling consents



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Dwelling Consents Issued
August 2022

0 2 4 6
Kilometres

Scale @ A4
= 1:300,000

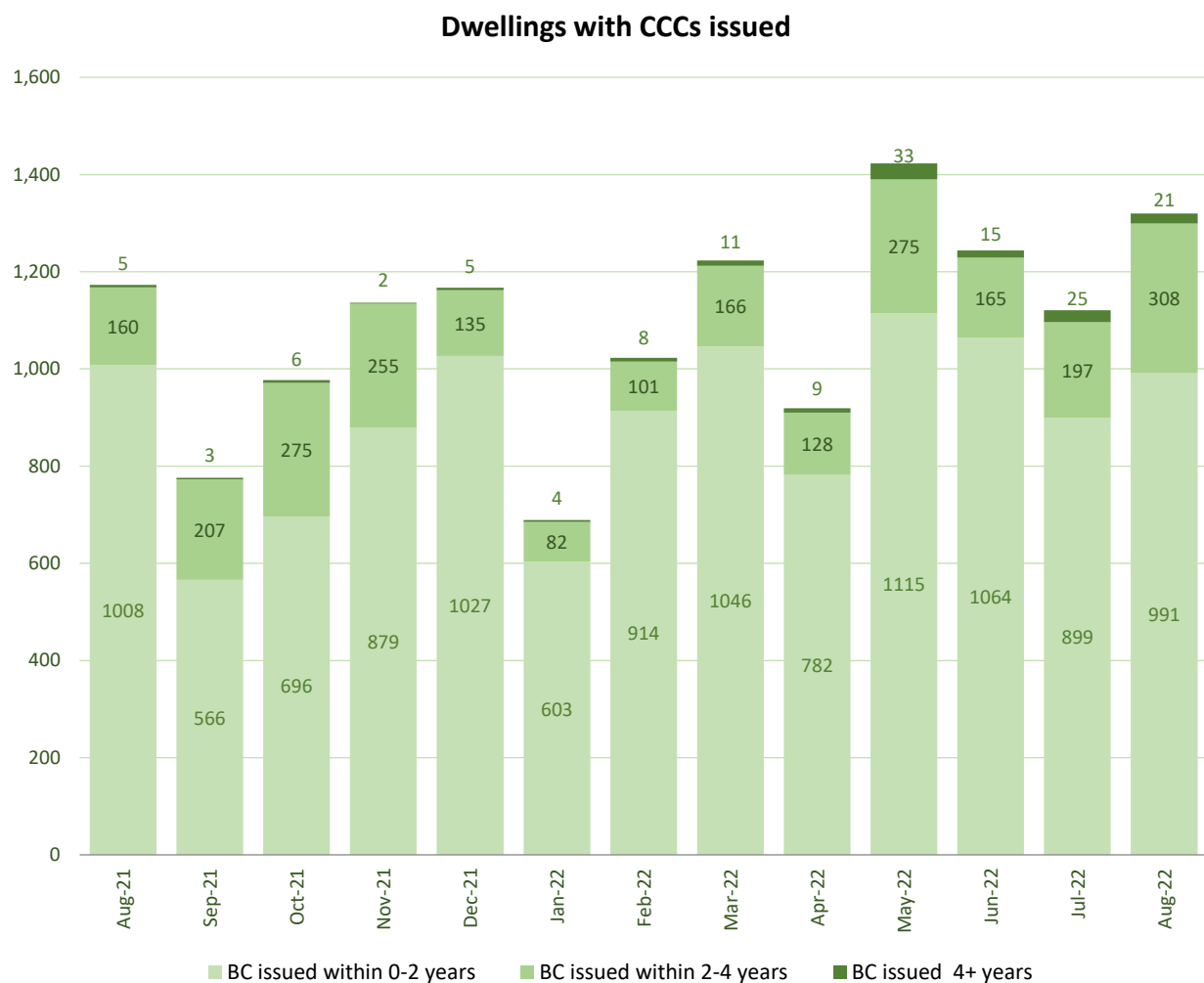
Date Printed:
5/10/2022



9 Dwellings with CCCs issued (completions)

1320 dwelling units had received CCCs in August 2022. 75 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Aug 21	May 22	June 22	July 22	Aug 22
0-2 years	1008	1115	1064	899	991
2-4 years	160	275	165	197	308
4+ years	5	33	15	25	21

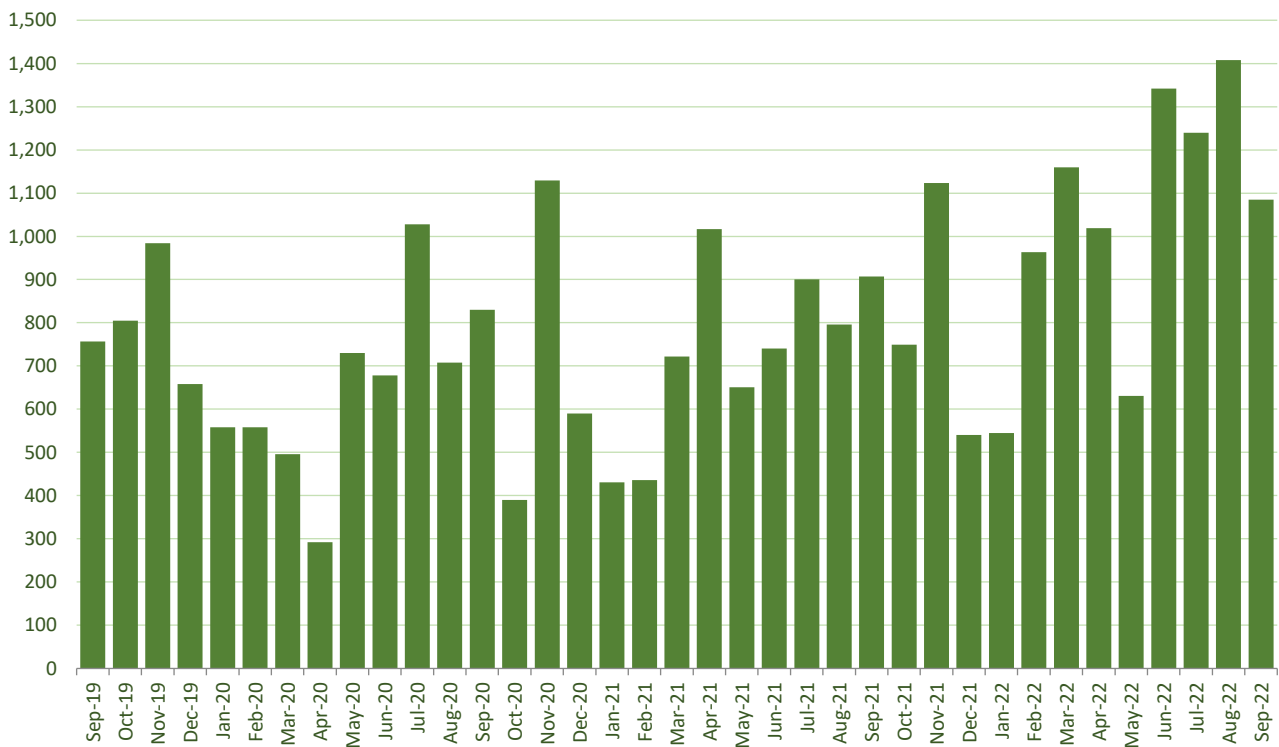


10 Residential parcels created

In September 2022, the total number of residential parcels under 5000m² created was 1085.

Parcel size category	Sep 21	Jun 22	Jul 22	Aug 22	Sep 22
Less than 1000 m ²	872	1301	1214	1347	1048
1000 m ² to 1999 m ²	15	30	14	39	28
2000 m ² to 2999 m ²	9	4	7	11	2
3000 m ² to 3999 m ²	7	4	1	7	2
4000 m ² to 4999 m ²	4	3	4	4	5
Total number of residential parcels < 5000m ²	907	1342	1240	1408	1085

New residential zoned parcels (< 5000m²)

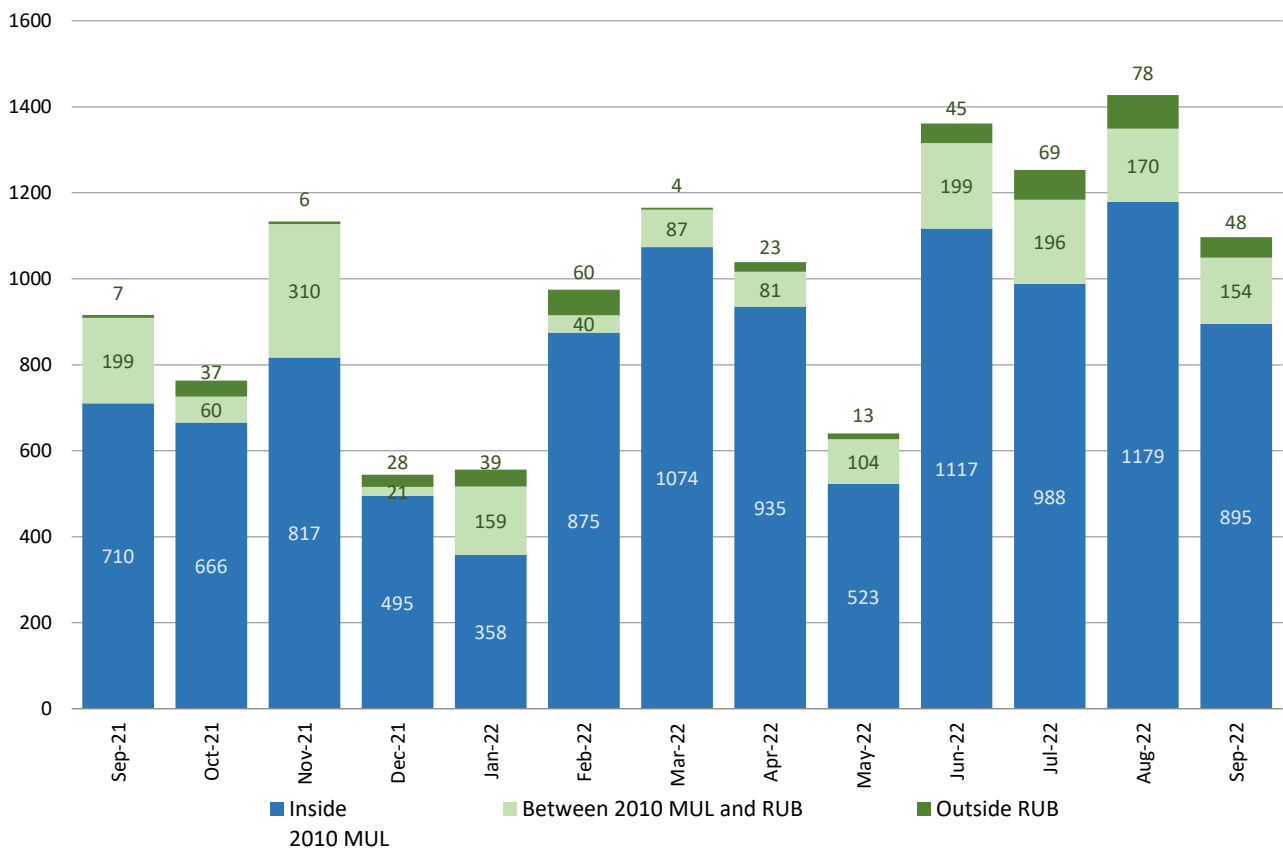


11 Residential parcels by Auckland Plan monitoring boundaries

895 of new residential parcels of all sizes created in September 2022 were inside the 2010 MUL and a total of 1049 new residential parcels were inside the RUB.

	Sep 21	Jun 22	Jul 22	Aug 22	Sep 22
Inside 2010 MUL	723	1117	998	1179	895
Between 2010 MUL and RUB	83	199	196	170	154
Outside RUB	8	45	69	78	48

Residential parcels created by Auckland Plan monitoring boundaries

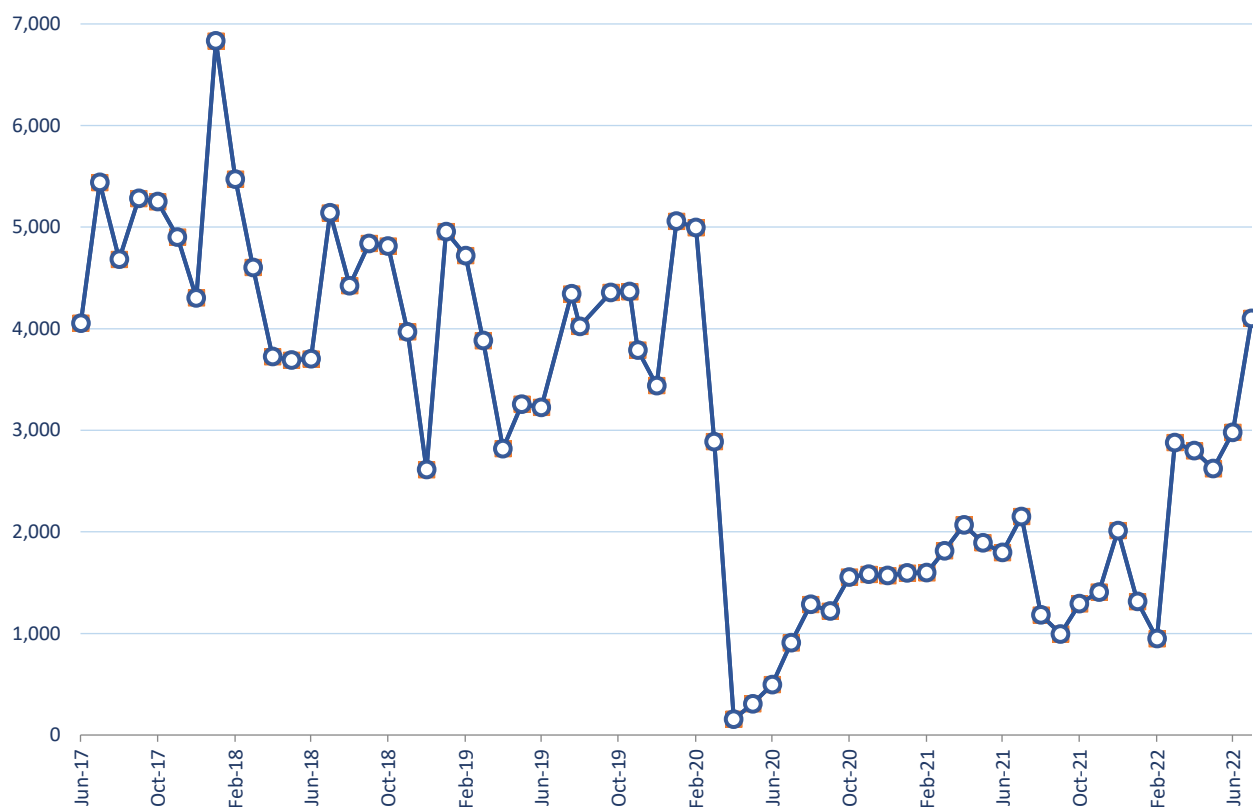


12 Permanent and long-term migration

Long-term arrival number in July 2022 was 4102. 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.

	July 21	Apr 22	May 22	June 22	July 22
Arrivals	2152	2799	2622	2980	4102
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)

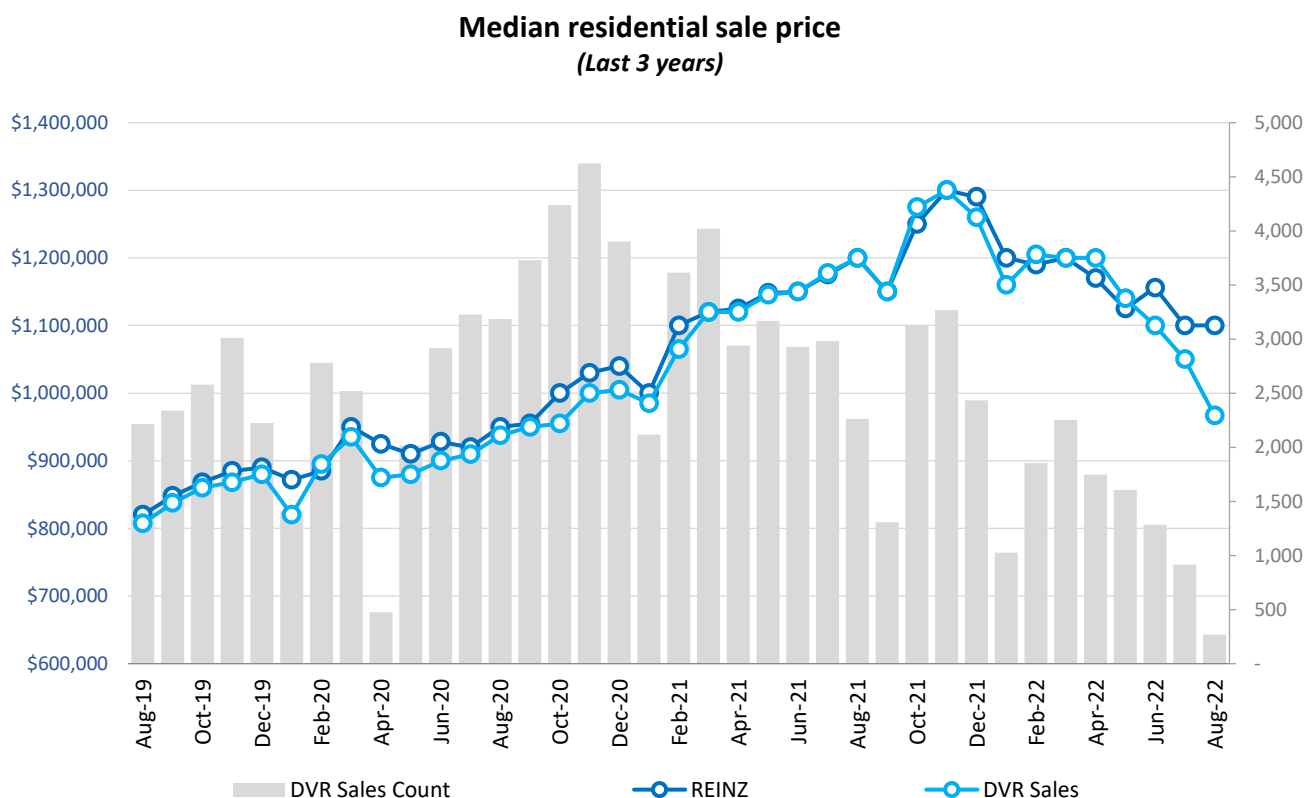


Data source: Statistics New Zealand

13 Median residential sale price

The median residential sales price from REINZ in August 2022 was \$1,100,000. The District Valuation Roll (DVR) median sales price in August 2022 is \$967,000 based on 269 currently reported sales.

Data source	Aug 21	May 22	June 22	July 22	Aug 22
REINZ	\$1,200,000	\$1,125,000	\$1,156,000	\$1,100,000	\$1,100,000
DVR sales ¹	\$1,200,000	\$1,140,000	\$1,100,000	\$1,050,000	\$967,000
Count of DVR sales	2261	1606	1284	915	269



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 June quarter 2022, 815 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	June quarter 2021	September quarter 2021	December quarter 2021	March quarter 2022	June quarter 2022
Public housing stock	34,743	35,064	35,192	35,291	35,780
Public housing register - housing register (top row) and transfer register (bottom row)	8386	8377	8471	8712	8551
	2170	2287	2443	2492	2538
Public housing register – applications housed	770	578	672	648	815
Accommodation Supplement Recipients	117,730	120,211	121,383	116,593	115,163

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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