



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

February 2023

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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Table of contents

Table of contents.....	i
1 Summary.....	2
2 Highlights.....	3
3 Dwellings Consented.....	4
4 Dwellings consented by type.....	5
5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land	6
6 Dwellings consented by Auckland Plan monitoring boundaries.....	7
7 Dwellings consented along the rapid transit network.....	8
8 Dwellings consented within hazard zones	9
9 Spatial distribution of dwelling consents	10
10 Dwellings with CCCs issued (completions).....	11
11 Residential parcels created.....	12
12 Residential parcels by Auckland Plan monitoring boundaries.....	13
13 Permanent and long-term migration	14
14 Median residential sale price.....	15
15 Public housing in Auckland	16
16 Notes on data and analysis	17

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.

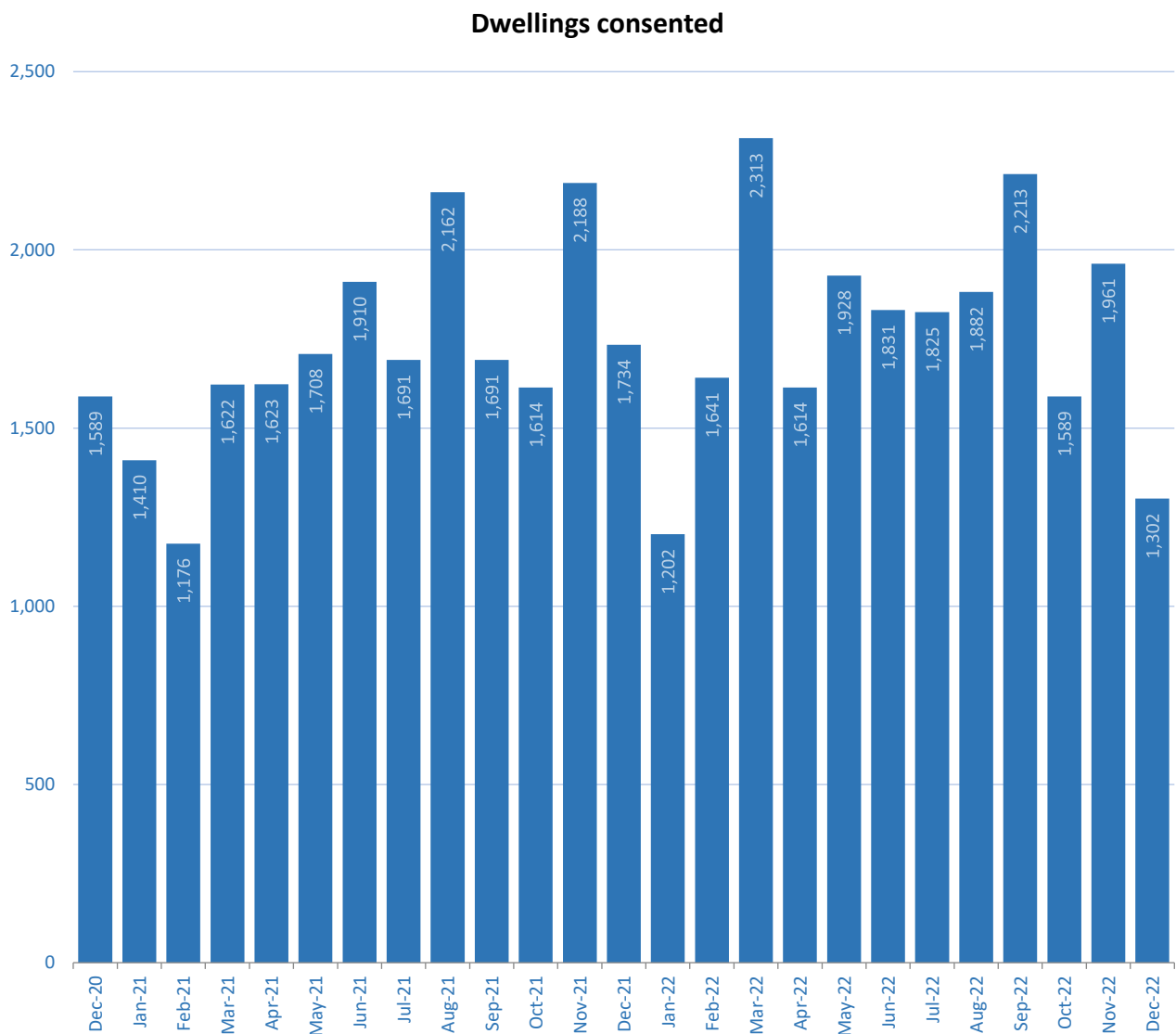
2 Highlights

- 1302 dwellings were consented in December 2022.
- In the year ending December 2022, 21,301 dwellings were consented in the region.
- 22 per cent of new dwellings consented in December 2022 were houses, 22 per cent were apartments and 54 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 88 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in December 2022.
- 1225 dwellings consented in December 2022 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 30 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in December 2022.
- 214 dwellings were within hazard zones in December, accounting for 16 per cent of total dwellings consented. Over the past 12 months, 10 per cent of new dwellings were consented within a hazard zone.
- 1226 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in December 2022.
- In the year ending December 2022, 13,865 dwellings had a CCC issued.
- 875 new residential parcels under 5000m² were created in January 2023.
- In the past 12 months, 13,926 new residential parcels under 5000m² were created – an average of 1161 each month.
- In January 2023, 797 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in November 2022 were 6472.
- 892 public housing applications have been housed in the September quarter 2022.

3 Dwellings Consented

In December 2022, 1302 dwelling consents were issued, which saw 21,301 consents issued for the past 12 months.

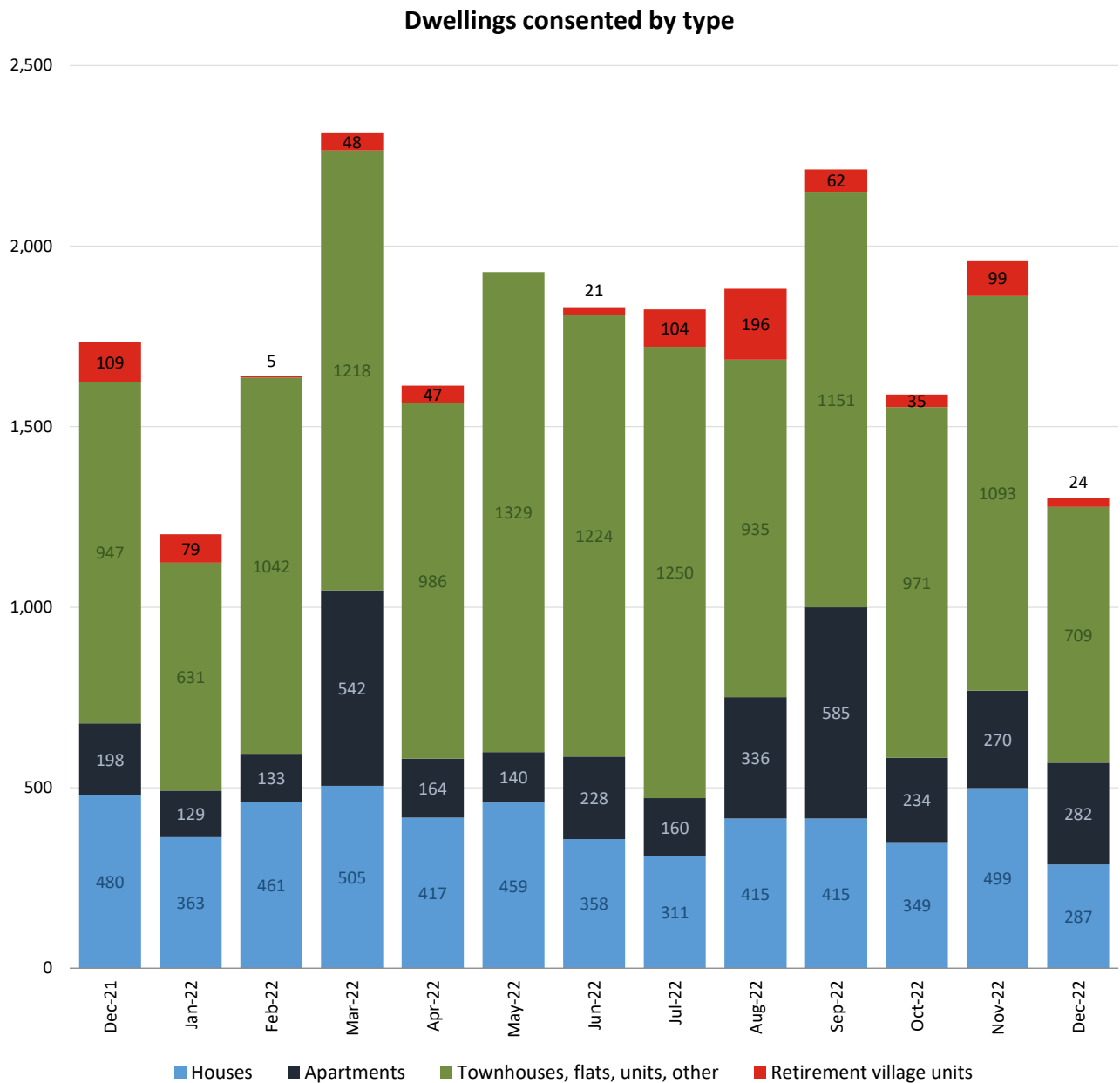
Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
1734	2213	1589	1961	1302



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in December 2022, 287 were houses, 282 were apartments, and 733 were townhouses, flats, units, retirement village units or other types of attached dwellings.



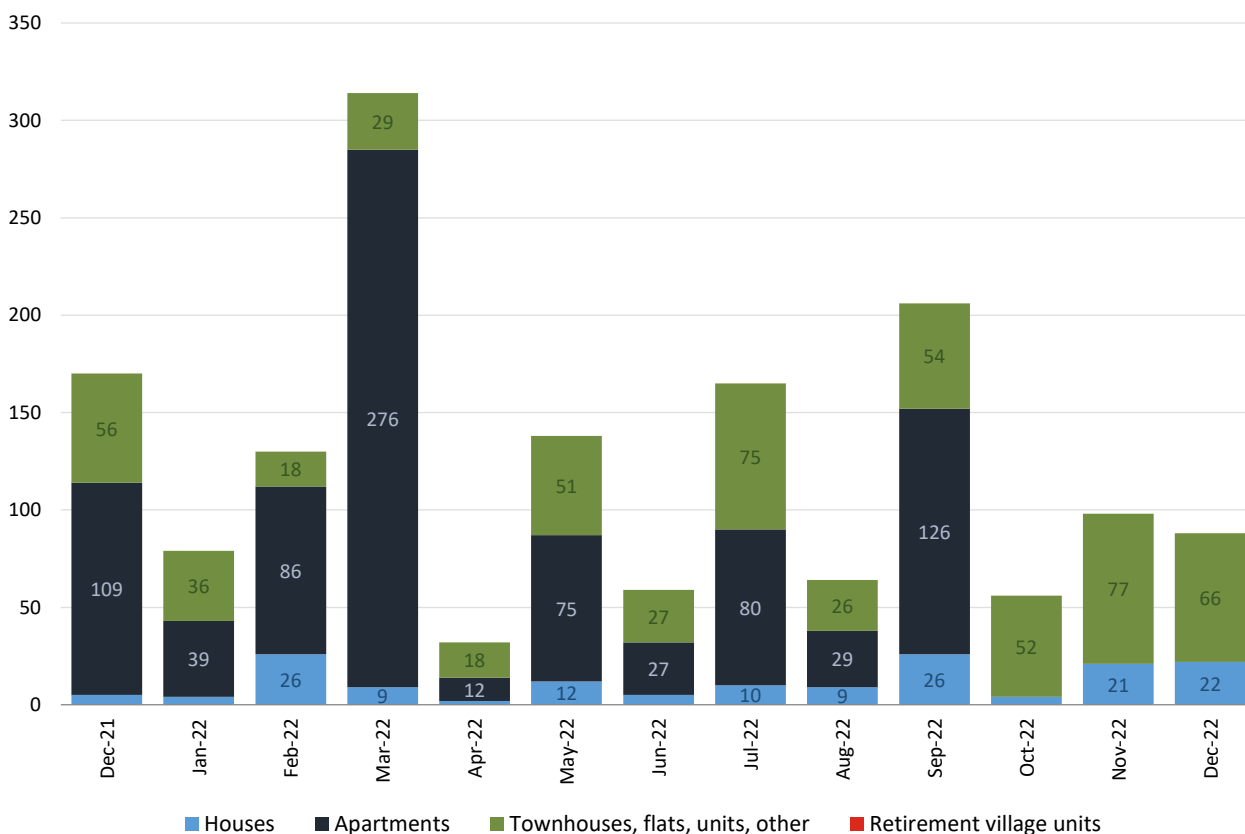
Data source: Statistics New Zealand

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

In December 2022, 88 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 22 houses and 66 townhouses, flats, and other attached dwelling types.

	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
Number of KO/TRC dwellings consented	170	206	56	98	88
Percentage of total dwellings consented	10%	9%	4%	5%	7%

Dwellings consented by type (KO/TRL land)

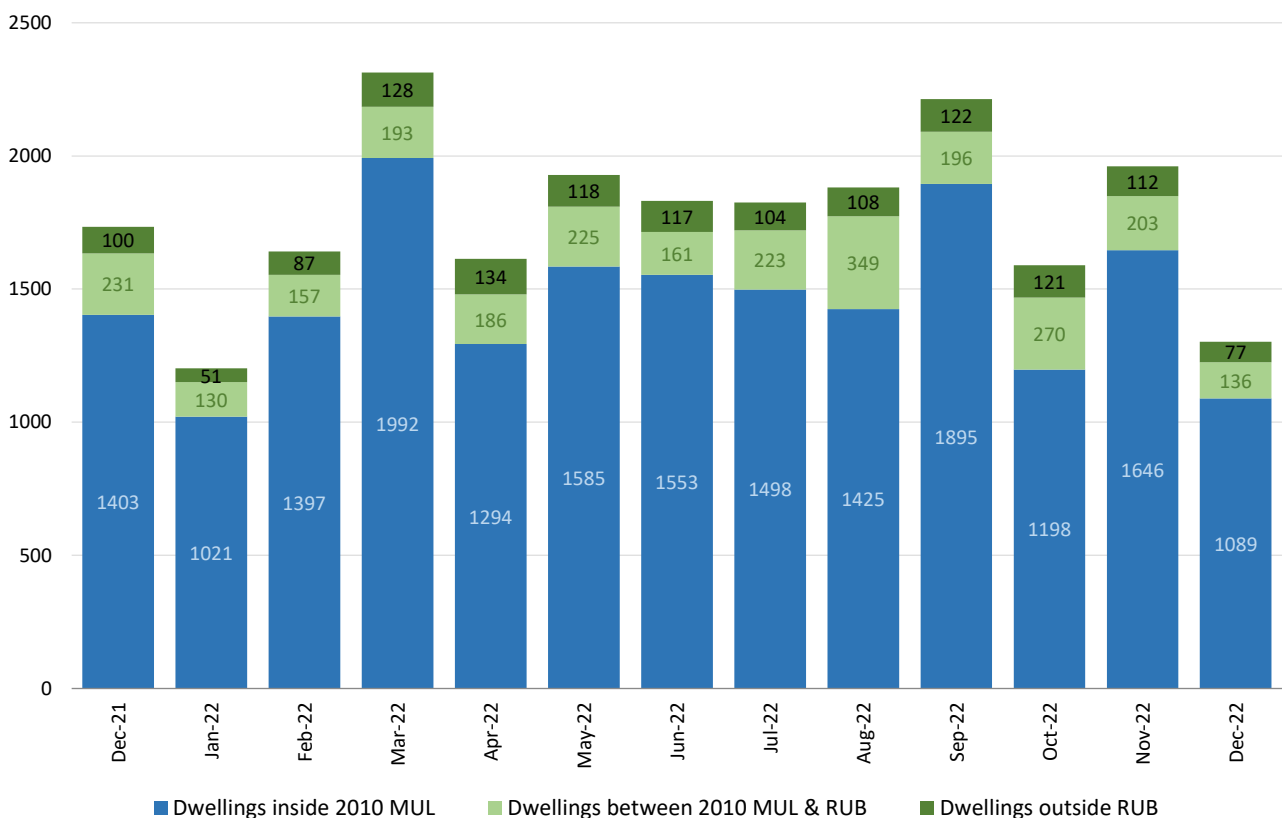


6 Dwellings consented by Auckland Plan monitoring boundaries

In December 2022, 1089 dwellings consented were inside 2010 MUL and a total of 1225 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
Inside 2010 MUL	1403	1895	1198	1646	1089
Between 2010 MUL and RUB	231	196	270	203	136
Outside RUB	100	122	121	112	77

Dwellings consented by Auckland Plan monitoring boundaries

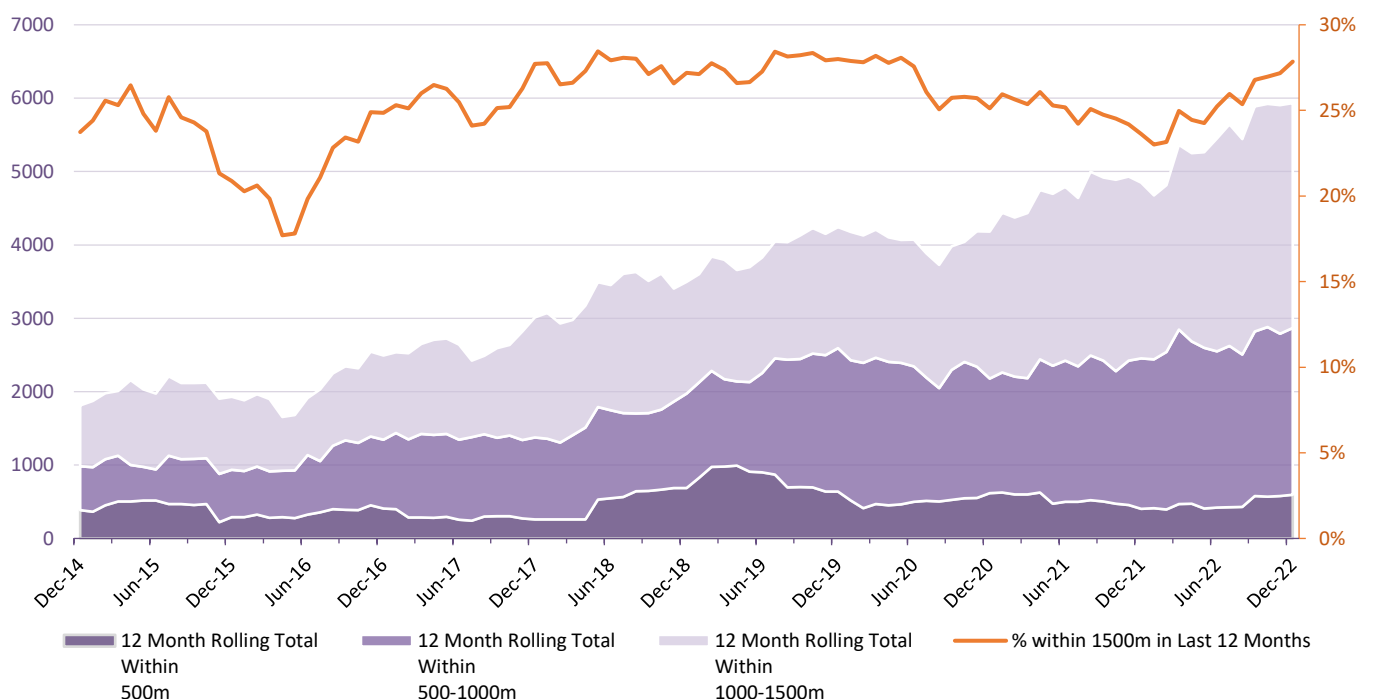


7 Dwellings consented along the rapid transit network

In December 2022, 393 dwellings (30% per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 5933 dwellings were consented inside the 1500m RTN walking catchments.

	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
Dwellings consented inside the 1500m RTN walking catchments	366	905	404	471	393
Percentage of total dwellings consented	21%	41%	25%	24%	30%
12-month rolling total inside RTN walking catchments	4849	5887	5921	5906	5933
Proportion from the last 12-month inside RTN walking catchments	24%	27%	27%	27%	28%

Dwellings consented inside RTN walking catchments

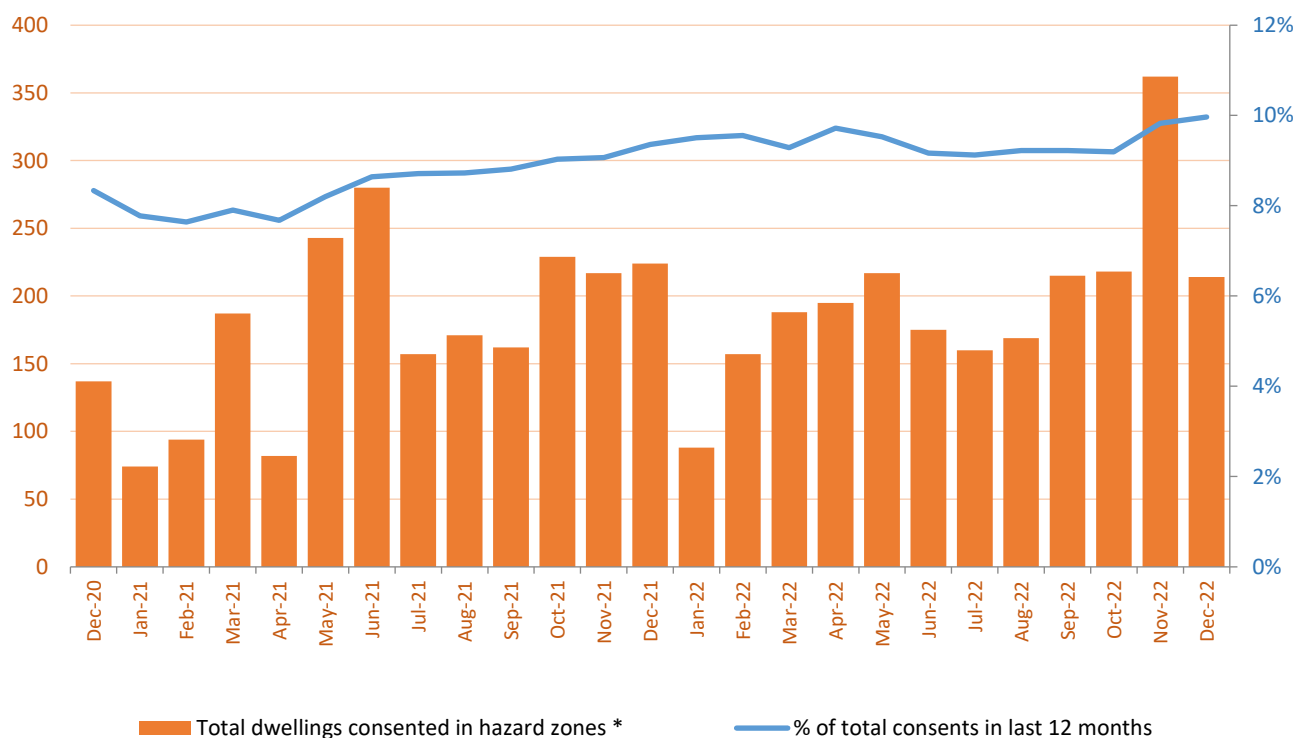


8 Dwellings consented within hazard zones

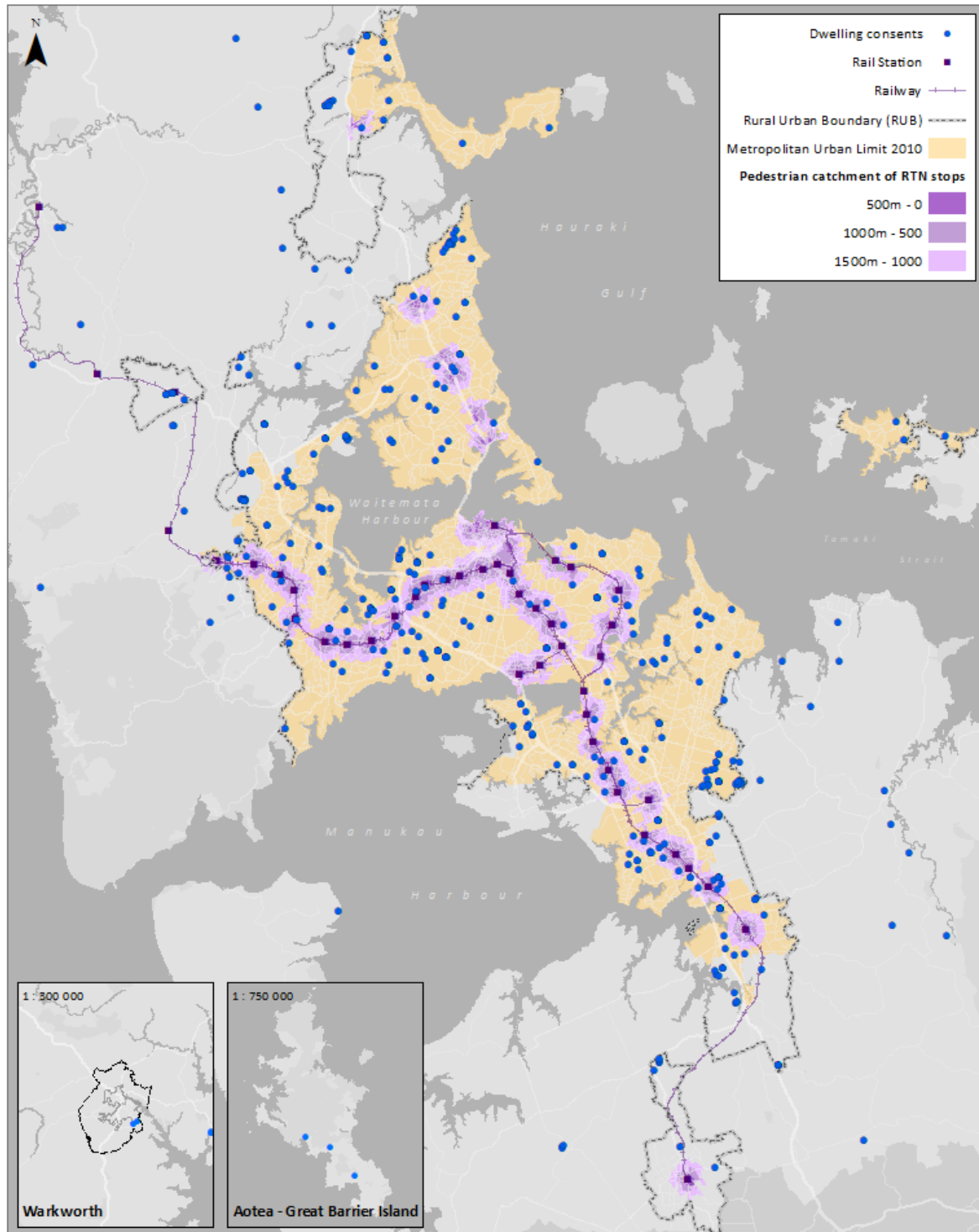
In December 2022, 214 dwellings (16% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2258 dwellings (10% of total dwellings) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
Dwellings consented within hazard zones	224	215	218	362	214
Percentage of total dwellings consented	13%	10%	14%	18%	16%
12-month rolling total inside hazard zones	2120	2234	2223	2368	2358
Proportion from the last 12-month within hazard zones	9%	9%	9%	10%	10%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



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Dwelling Consents Issued
December 2022

0 2 4 6
Kilometres
Scale @ A4
= 1:300,000
Date Printed:
8/02/2023

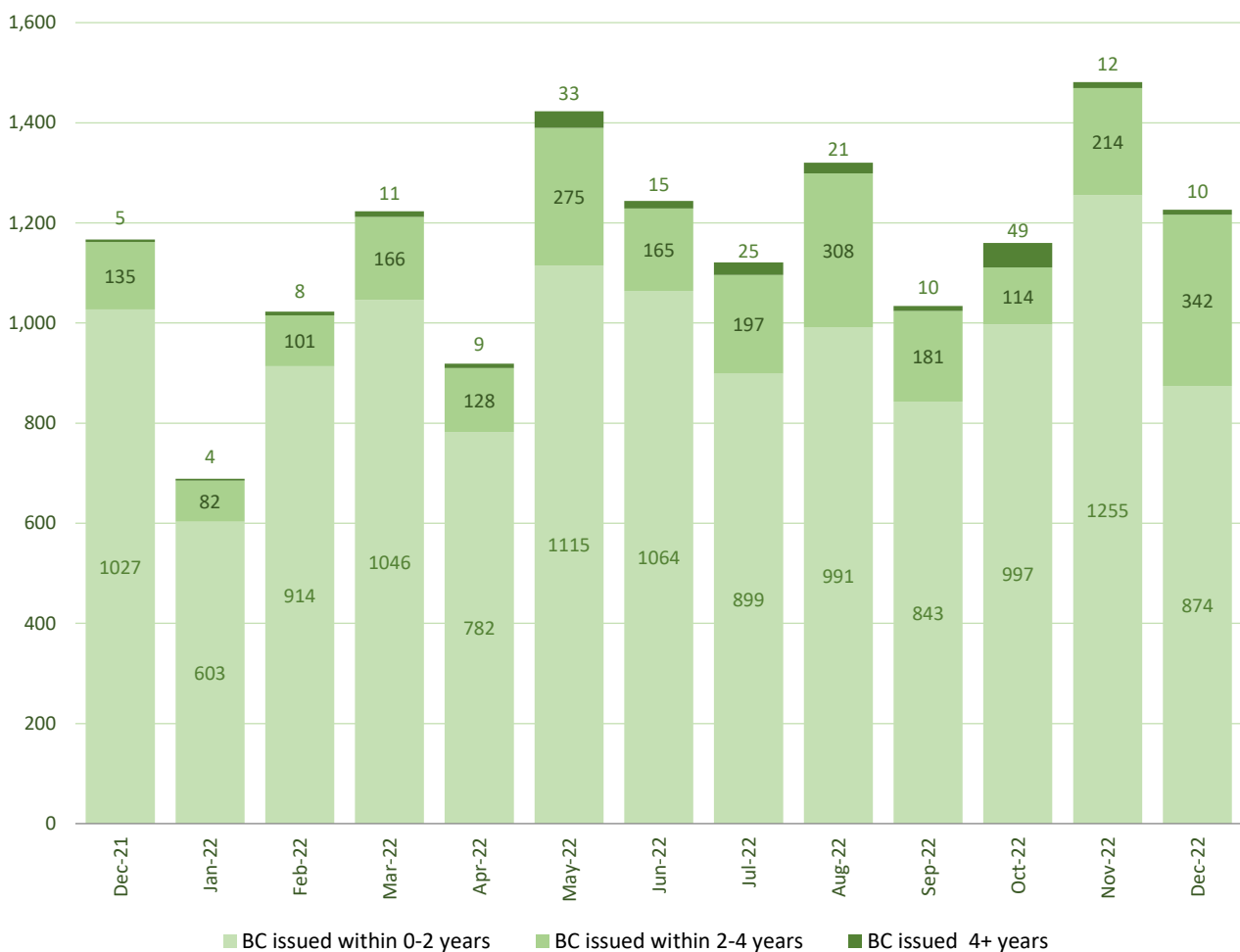


10 Dwellings with CCCs issued (completions)

1226 dwelling units had received CCCs in December 2022. 71 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
0-2 years	1027	843	997	1255	874
2-4 years	135	181	114	214	342
4+ years	5	10	49	12	10

Dwellings with CCCs issued

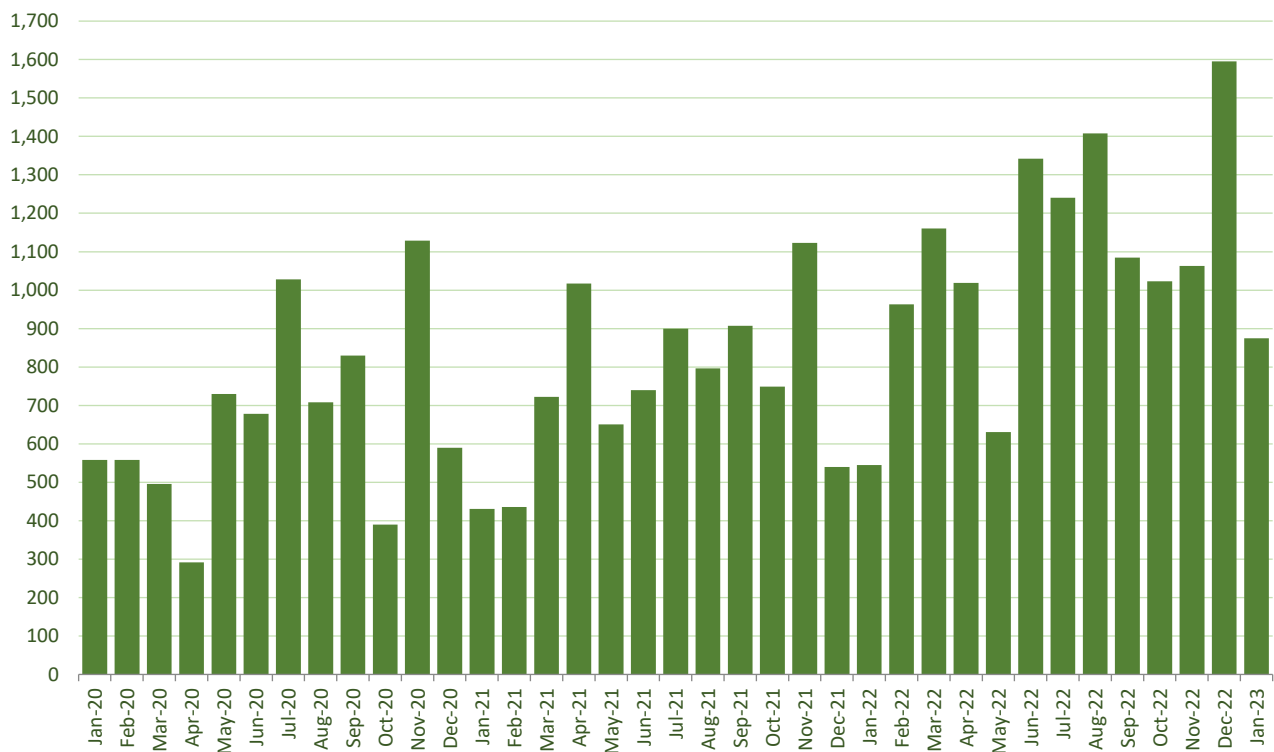


11 Residential parcels created

In January 2023, the total number of residential parcels under 5000m² created was 875.

Parcel size category	Jan 22	Oct 22	Nov 22	Dec 22	Jan 23
Less than 1000 m ²	521	987	1032	1497	848
1000 m ² to 1999 m ²	11	11	13	56	19
2000 m ² to 2999 m ²	9	19	5	26	4
3000 m ² to 3999 m ²	2	5	8	8	3
4000 m ² to 4999 m ²	2	1	5	8	1
Total number of residential parcels < 5000m ²	545	1023	1063	1595	875

New residential zoned parcels (< 5000m²)

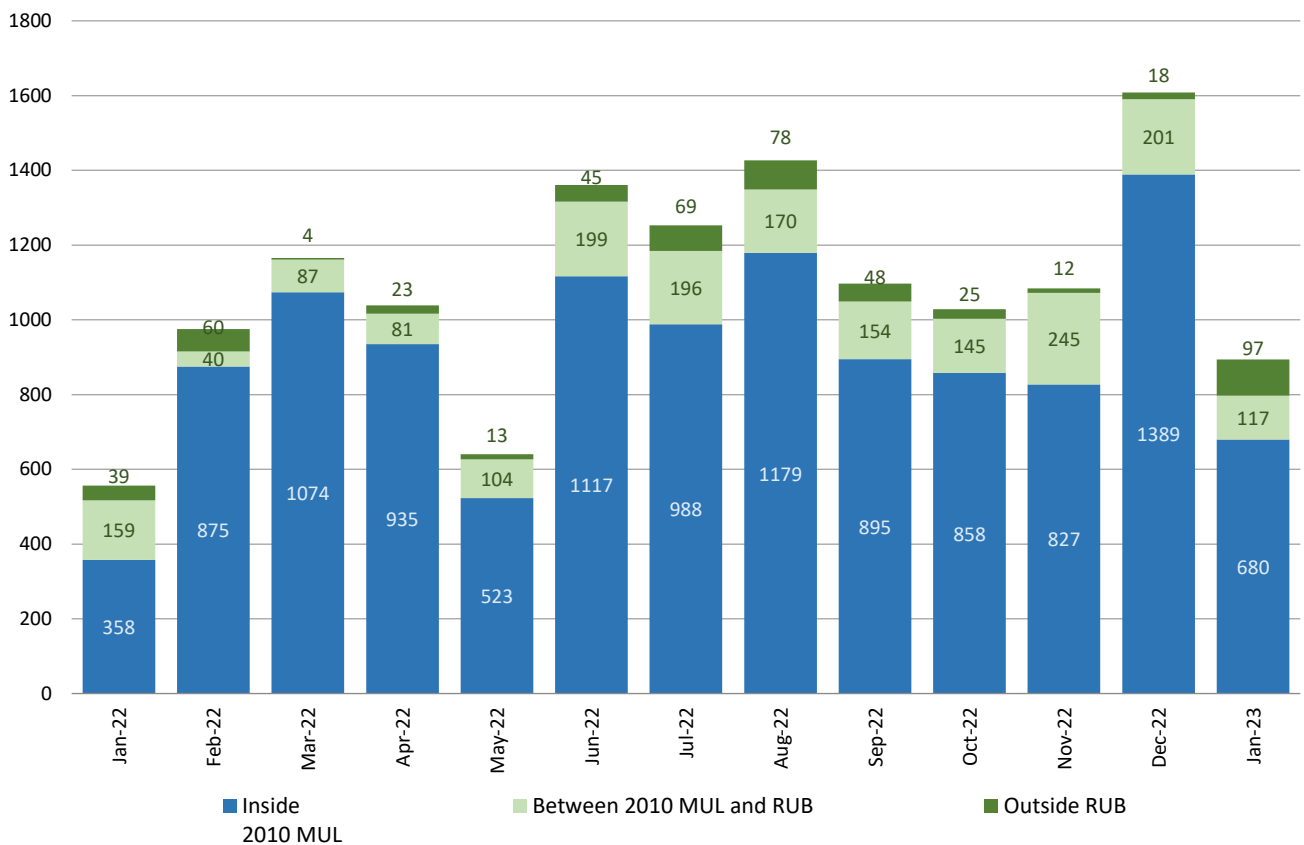


12 Residential parcels by Auckland Plan monitoring boundaries

680 of new residential parcels of all sizes created in January 2023 were inside the 2010 MUL and a total of 797 new residential parcels were inside the RUB.

	Jan 21	Oct 22	Nov 22	Dec 22	Jan 23
Inside 2010 MUL	358	858	827	1389	680
Between 2010 MUL and RUB	159	145	245	201	117
Outside RUB	39	25	12	18	97

Residential parcels created by Auckland Plan monitoring boundaries

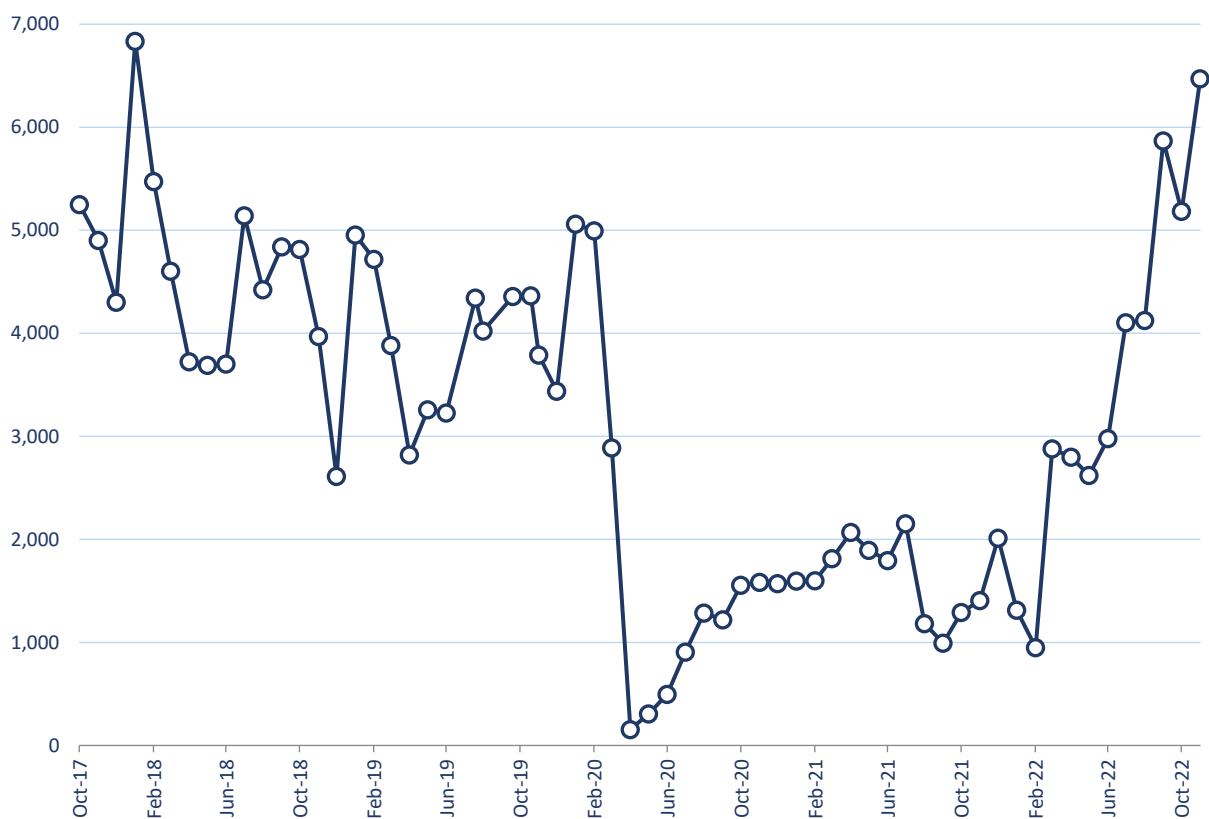


13 Permanent and long-term migration

Long-term arrival number in November 2022 was 6472. 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.

	Nov 21	Aug 22	Sep 22	Oct 22	Nov 22
Arrivals	1408	4125	5869	5186	6472
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)



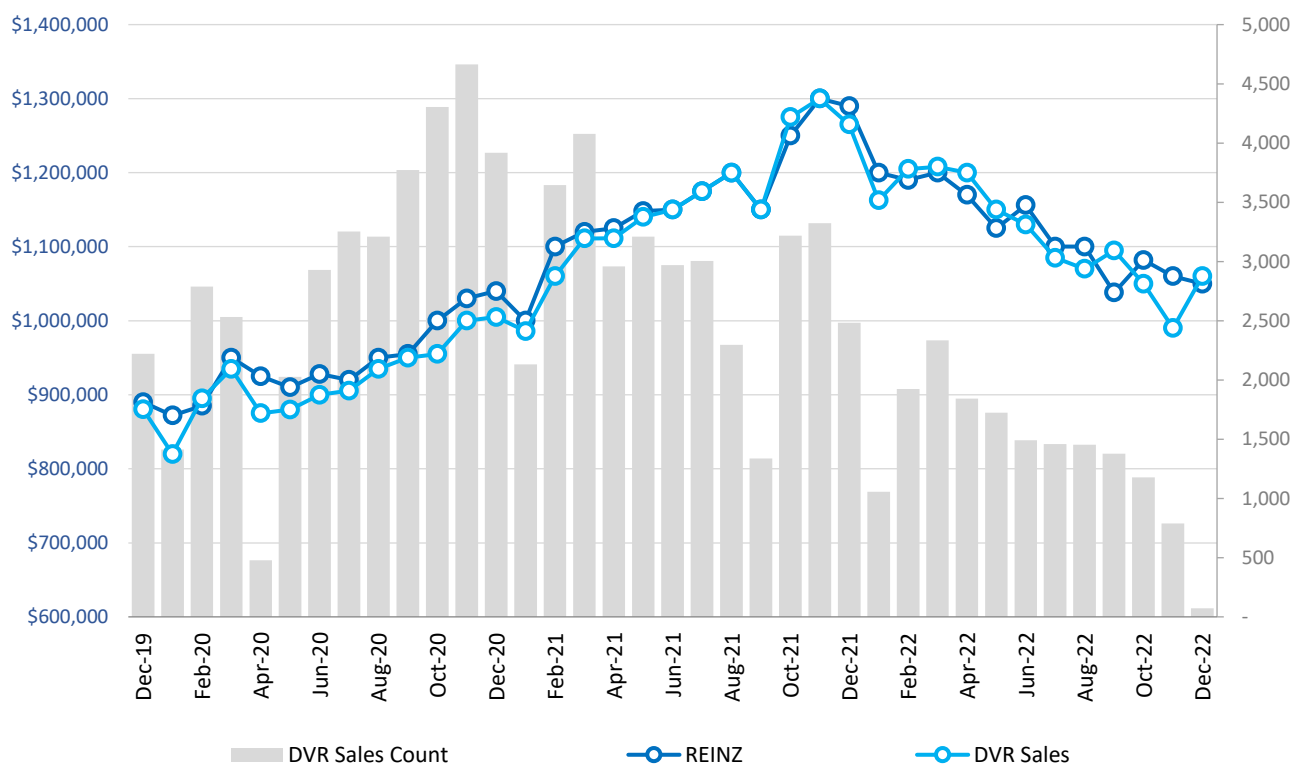
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in December 2022 was \$1,050,000. The District Valuation Roll (DVR) median sales price was \$1,060,000 based on 72 currently reported sales.

Data source	Dec 21	Sep 22	Oct 22	Nov 22	Dec 22
REINZ	\$1,290,000	\$1,038,000	\$1,082,000	\$1,060,000	\$1,050,000
DVR sales ¹	\$1,265,000	\$1,095,000	\$1,050,000	\$990,000	\$1,060,000
Count of DVR sales	2484	1378	1179	789	72

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.

15 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 September quarter 2022, 892 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2021	December quarter 2021	March quarter 2022	June quarter 2022	September quarter 2022
Public housing stock	35,064	35,192	35,291	35,780	35,996
Public housing register - housing register (top row) and transfer register (bottom row)	8377	8471	8712	8551	8066
	2287	2443	2492	2538	2396
Public housing register – applications housed	578	672	648	815	892
Accommodation Supplement Recipients	120,211	121,383	116,593	115,163	115,073

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/>

16 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>)

Find out more: rimu@aucklandcouncil.govt.nz
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