



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

May 2023

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.

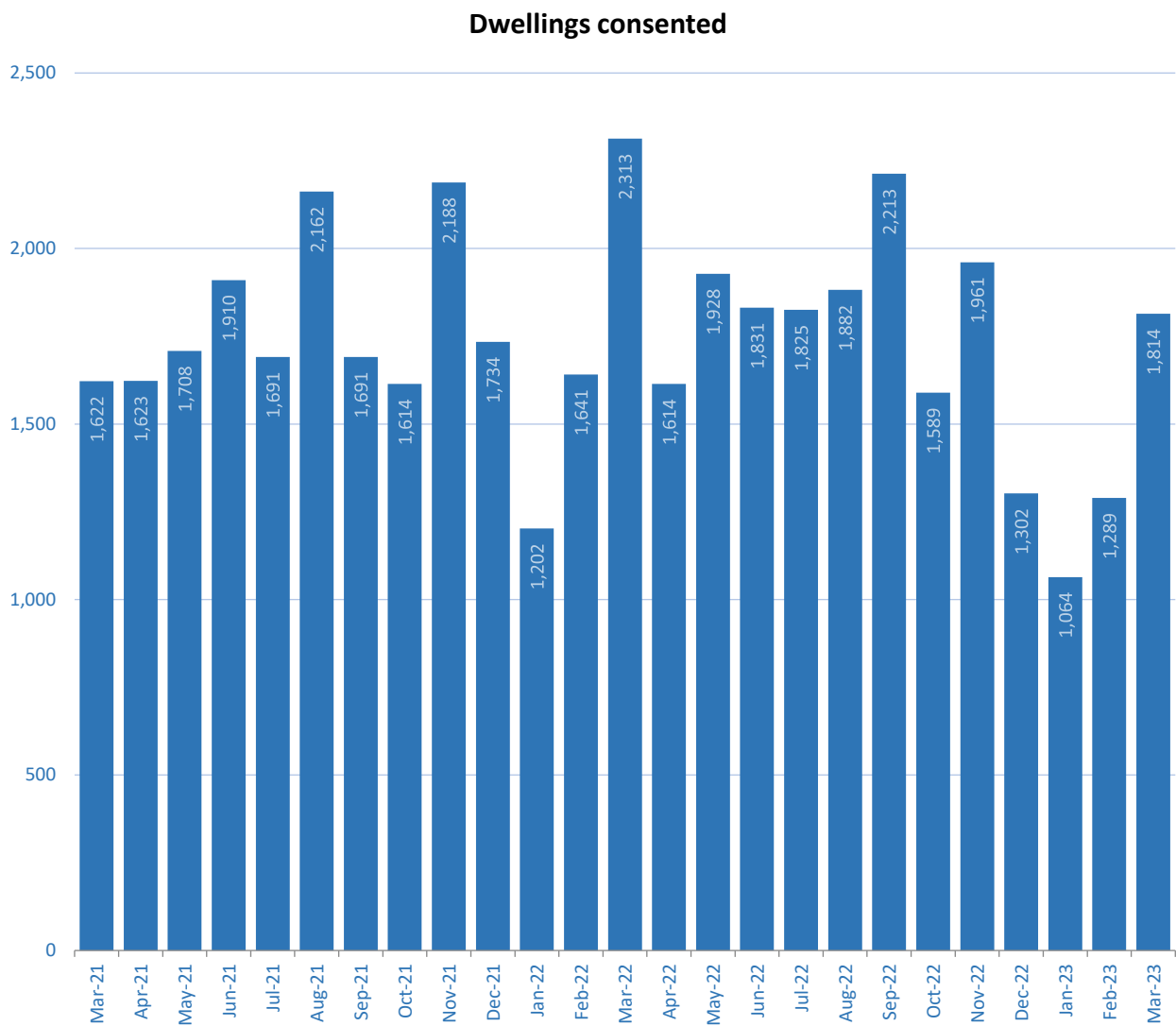
2 Highlights

- 1814 dwellings were consented in March 2023.
- In the year ending March 2023, 20,312 dwellings were consented in the region.
- 23 per cent of new dwellings consented in March 2023 were houses, 11 per cent were apartments and 65 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 59 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in March 2023.
- 1714 dwellings consented in March 2023 were inside the RUB. Over the past 12 months, 94 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 March 2023.
- 312 dwellings were within hazard zones in March 2023, accounting for 17 per cent of total dwellings consented. Over the past 12 months, 11 per cent of new dwellings were consented within a hazard zone.
- 1482 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in March 2023.
- In the year ending March 2023, 14,421 dwellings had a CCC issued.
- 951 new residential parcels under 5000m² were created in April 2023.
- In the past 12 months, 14,010 new residential parcels under 5000m² were created – an average of 1168 each month.
- In April 2023, 955 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in February 2023 were 10,415.
- 828 public housing applications have been housed in the December quarter 2022.

3 Dwellings Consented

In March 2023, 1814 dwelling consents were issued, which saw 20,312 consents issued for the past 12 months.

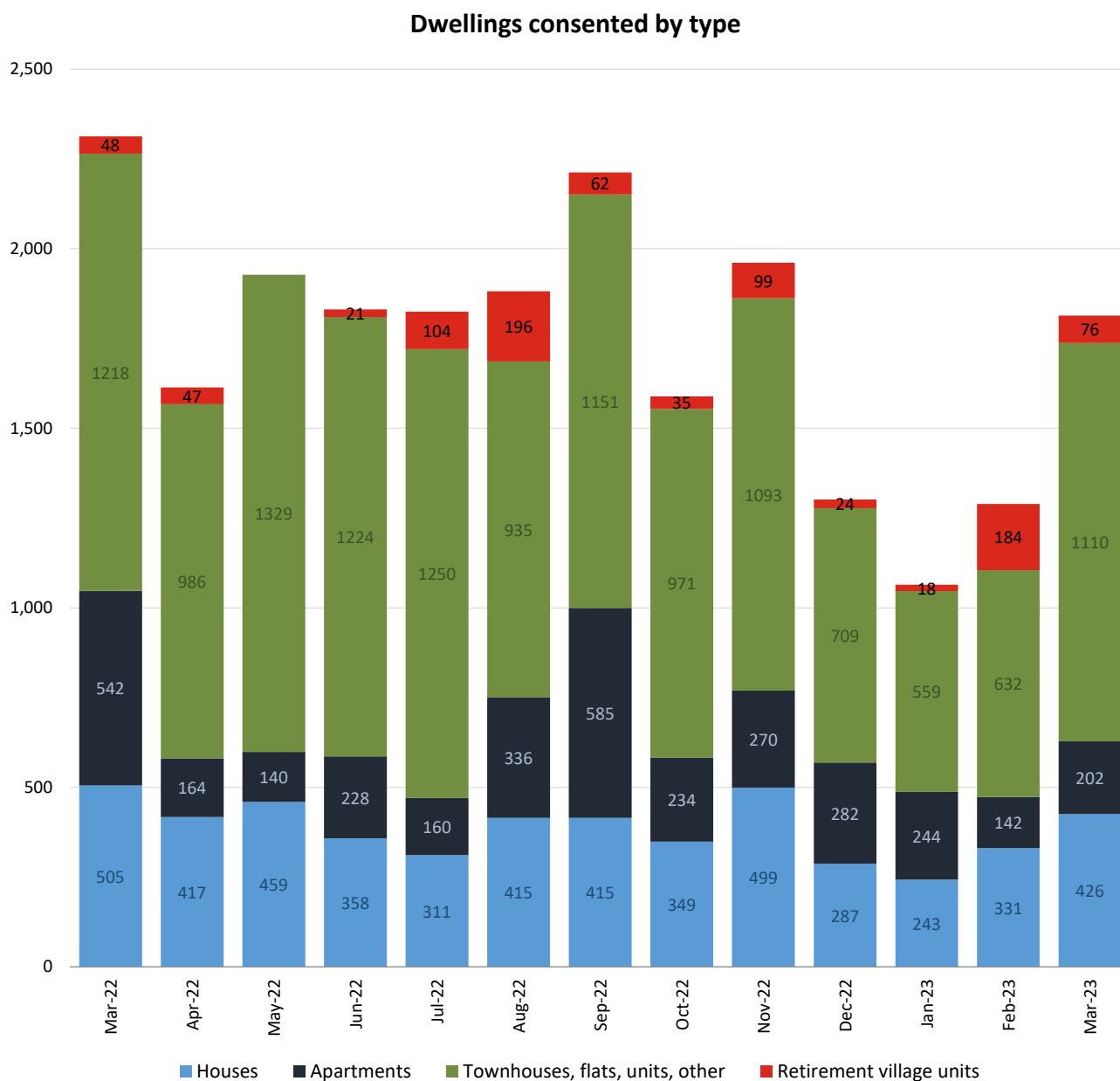
Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
2313	1302	1064	1289	1814



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in March 2023, 426 were houses, 202 were apartments, and 1186 were townhouses, flats, units, retirement village units or other types of attached dwellings.



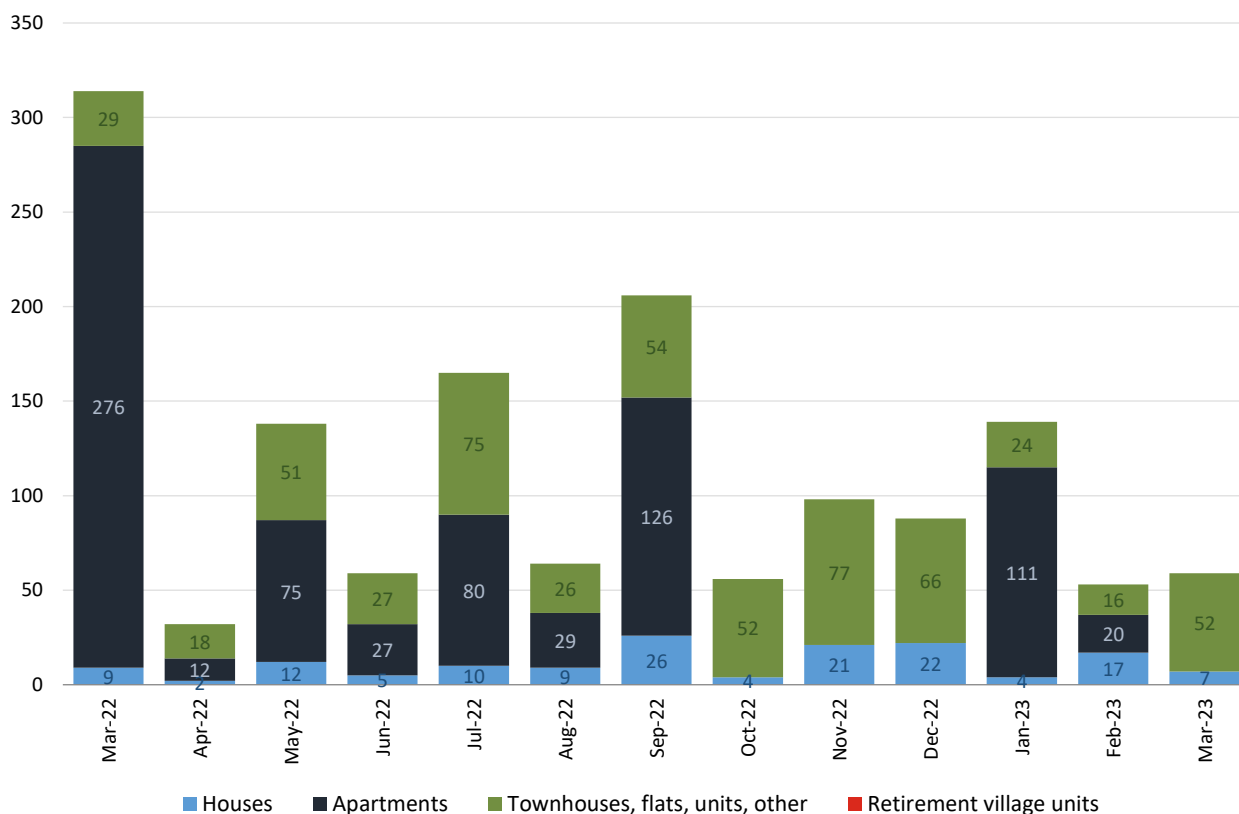
Data source: Statistics New Zealand

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

In March 2023, 59 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 7 houses and 52 townhouses, flats, and other attached dwelling types.

	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
Number of KO/TRC dwellings consented	314	88	139	53	59
Percentage of total dwellings consented	14%	7%	13%	4%	3%

Dwellings consented by type (KO/TRL land)

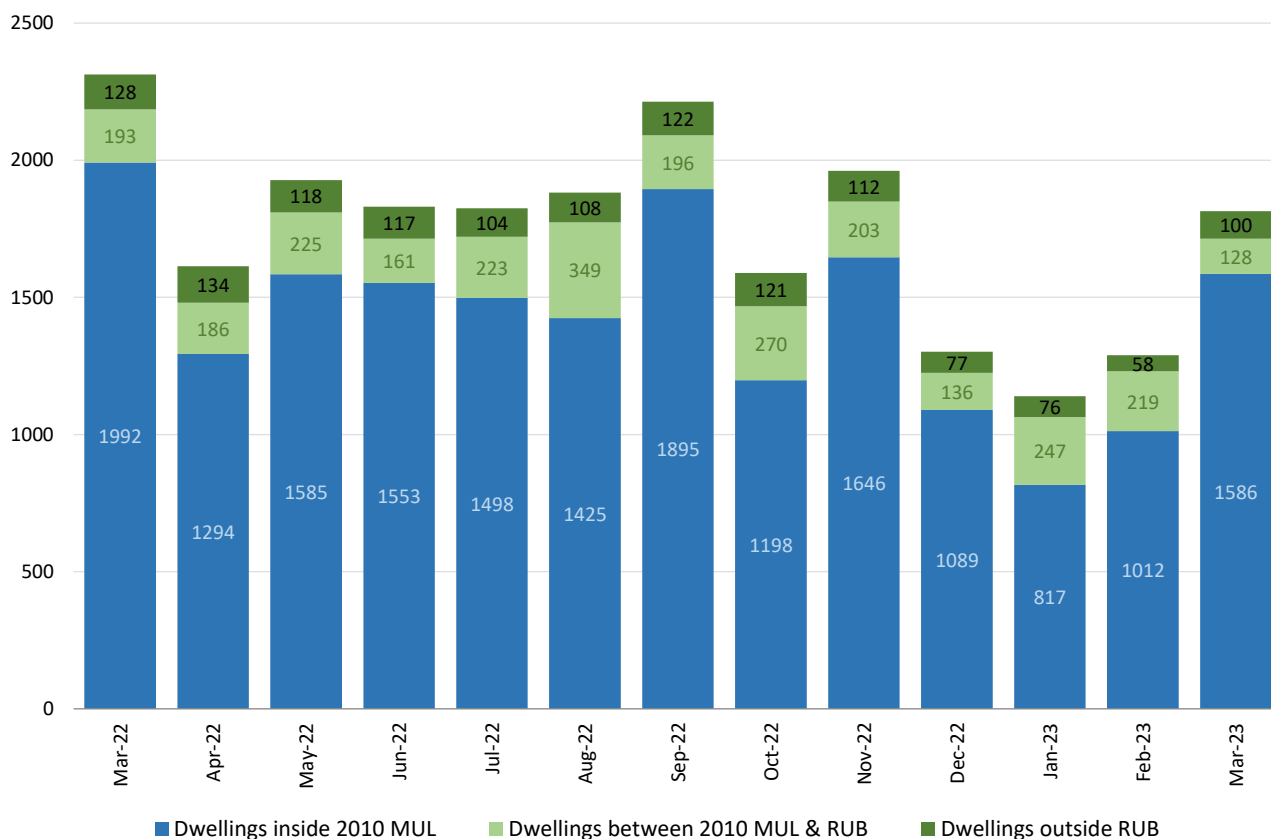


6 Dwellings consented by Auckland Plan monitoring boundaries

In March 2023, 1586 dwellings consented were inside 2010 MUL and a total of 1714 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
Inside 2010 MUL	1992	1089	817	1012	1586
Between 2010 MUL and RUB	193	136	247	219	128
Outside RUB	128	77	76	58	100

Dwellings consented by Auckland Plan monitoring boundaries

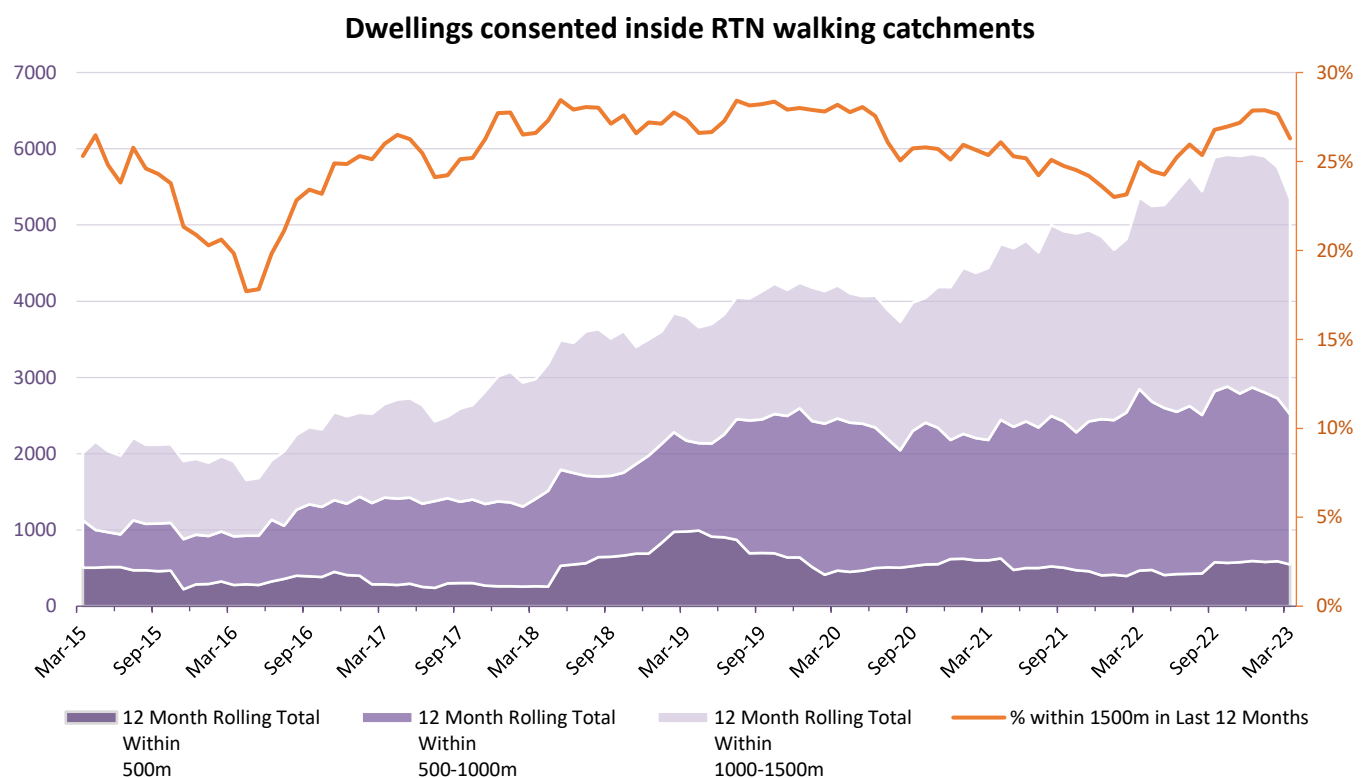


Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In March 2023, 500 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, 5341 dwellings were consented inside the 1500m RTN walking catchments.

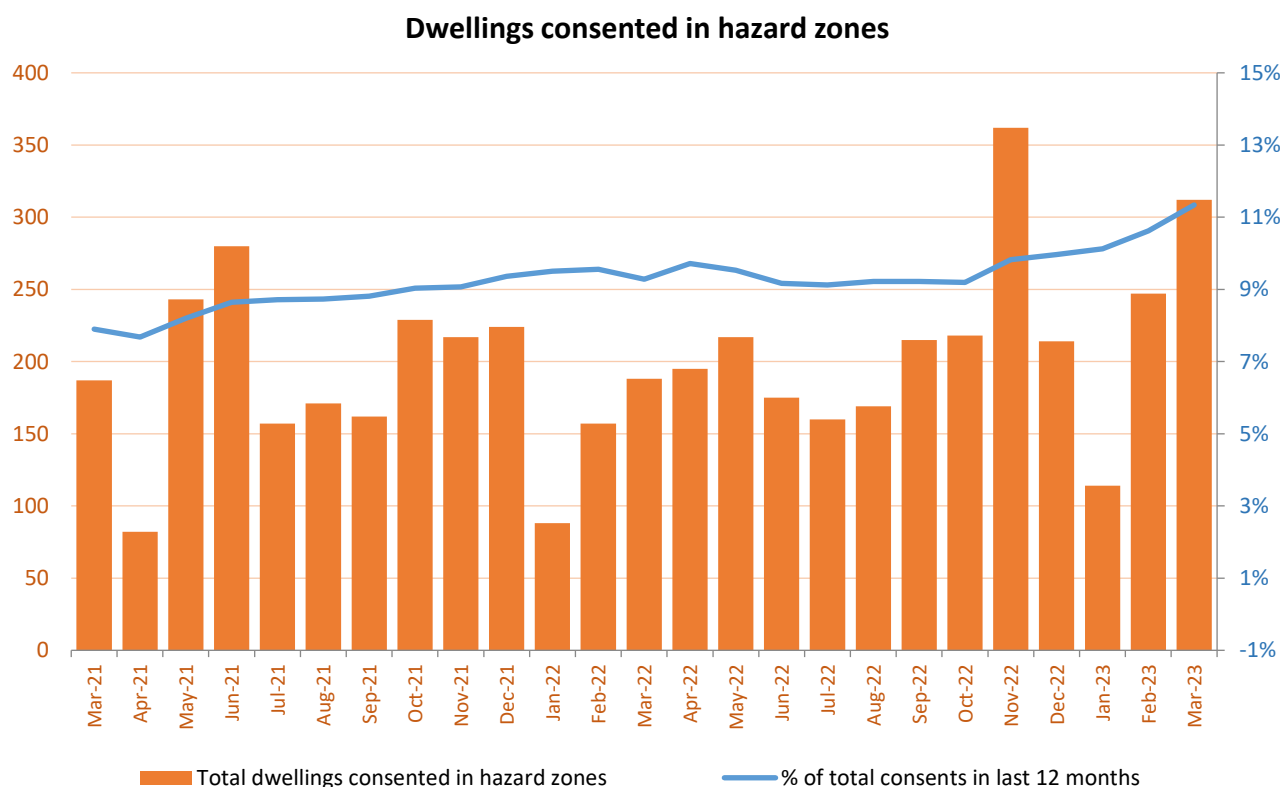
	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
Dwellings consented inside the 1500m RTN walking catchments	1398	393	301	211	500
Percentage of total dwellings consented	40%	30%	28%	16%	28%
12-month rolling total inside RTN walking catchments	5363	5933	5899	5756	5341
Proportion from the last 12-month inside RTN walking catchments	25%	28%	28%	28%	26%



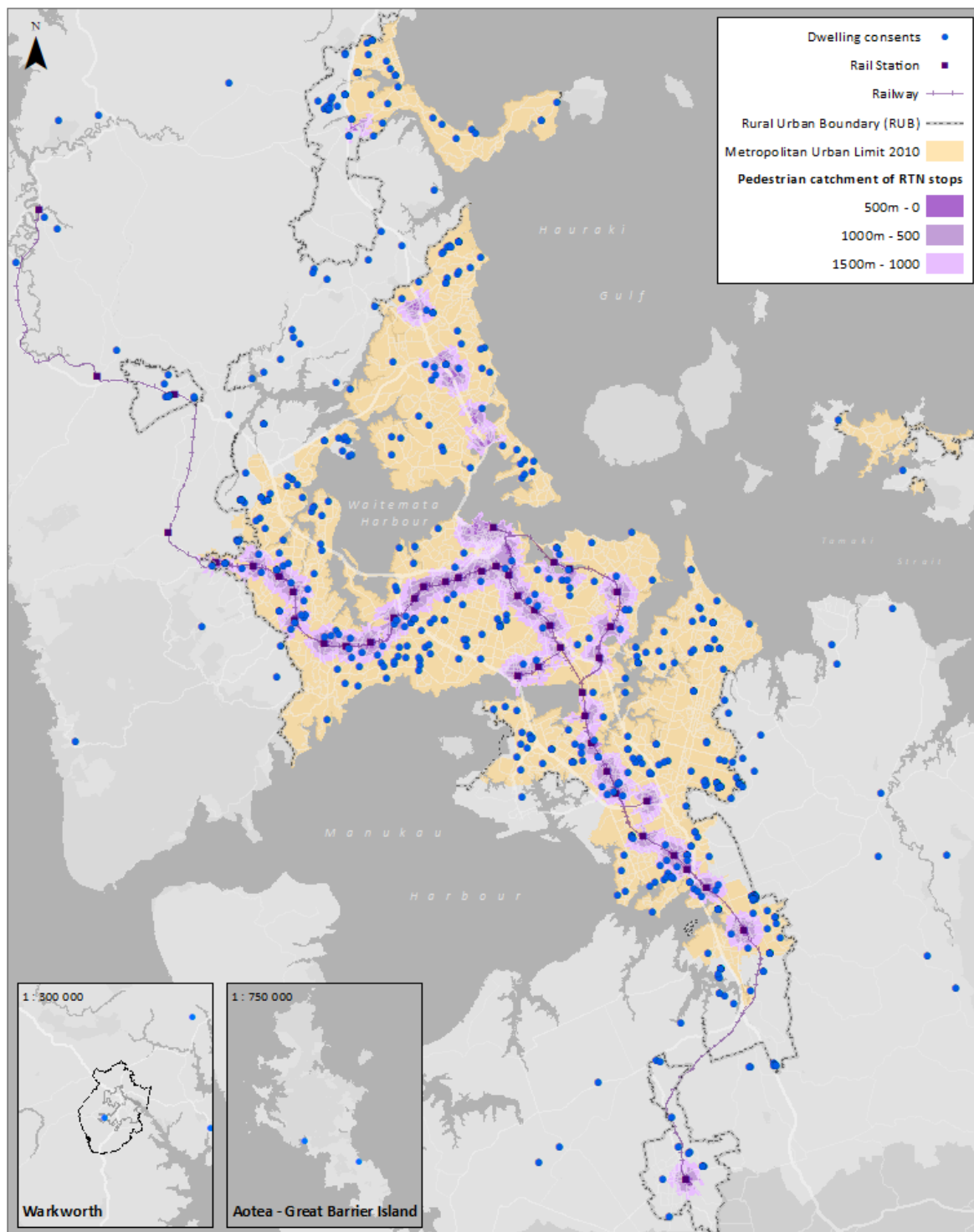
8 Dwellings consented within hazard zones

In March 2023, 312 dwellings (17% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2598 dwellings (11% 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.

	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
Dwellings consented within hazard zones	188	214	114	247	312
Percentage of total dwellings consented	8%	16%	11%	19%	17%
12-month rolling total inside hazard zones	2198	2358	2384	2474	2598
Proportion from the last 12-month within hazard zones	9%	10%	10%	11%	11%



9 Spatial distribution of dwelling consents



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Dwelling Consents Issued
March 2023

0 2 4 6
Kilometres

Scale @ A4
= 1:300,000

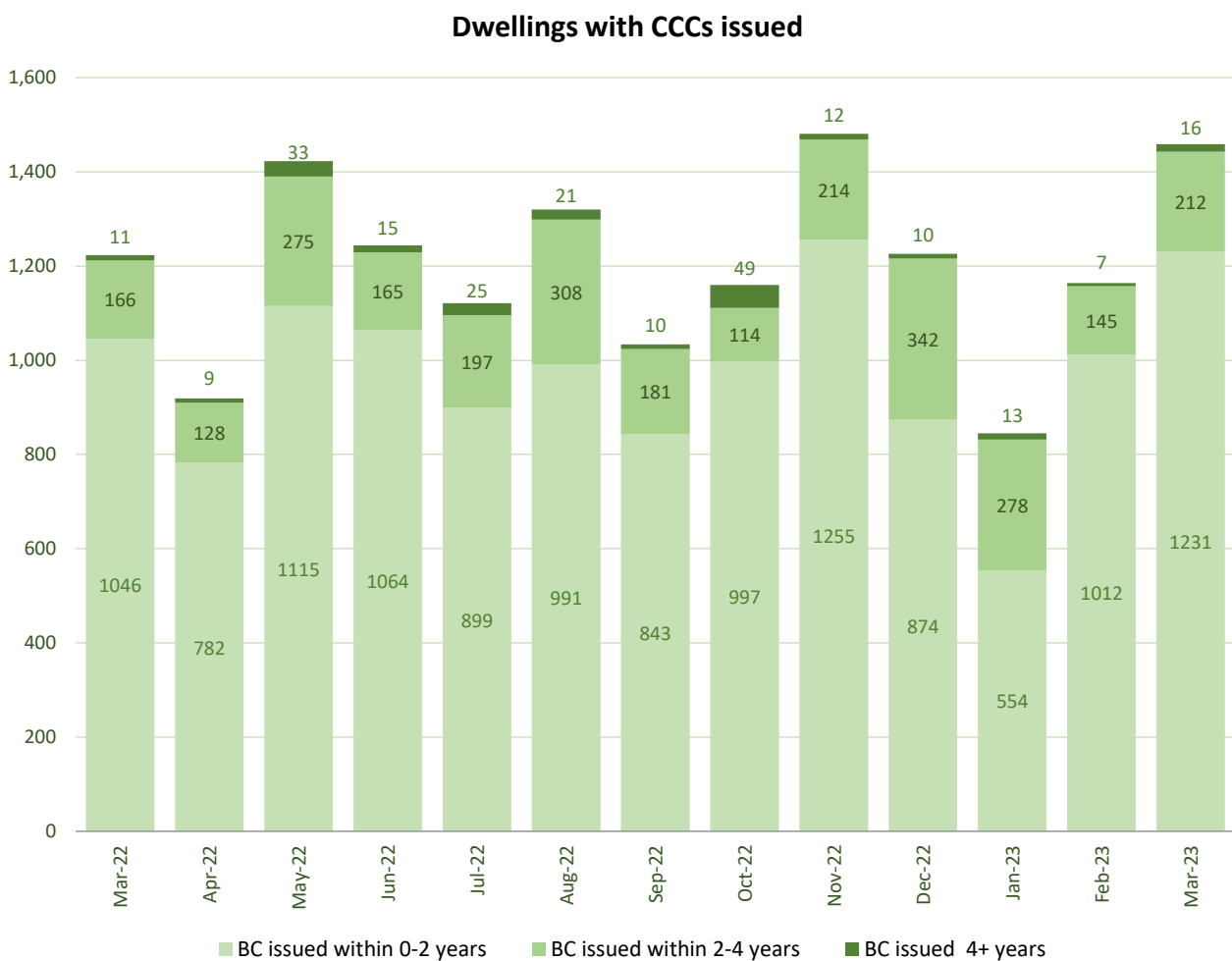
Date Printed:
5/05/2023



10 Dwellings with CCCs issued (completions)

1482 dwelling units had received CCCs in March 2023. 83 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
0-2 years	1046	874	554	1012	1231
2-4 years	166	342	278	145	212
4+ years	11	10	13	7	16



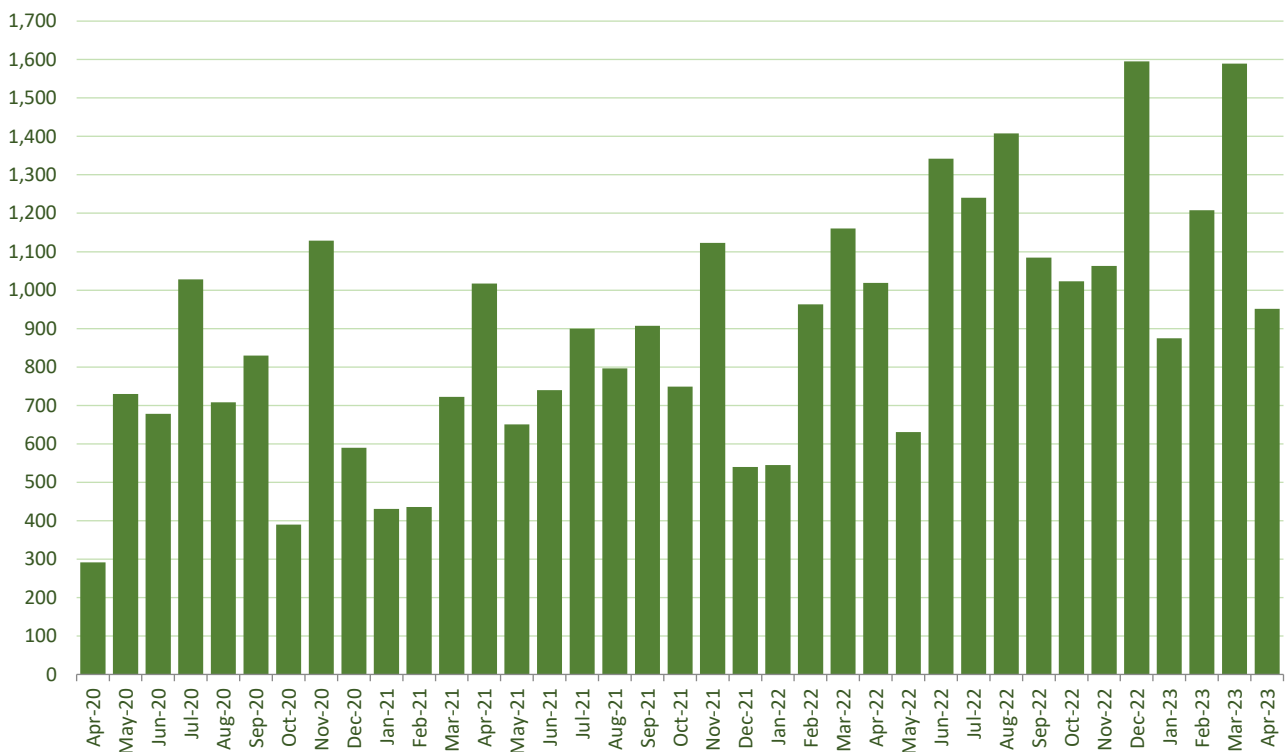
Data source: Auckland Council

11 Residential parcels created

In April 2023, the total number of residential parcels under 5000m² created was 951.

Parcel size category	Apr 22	Jan 23	Feb 23	Mar 23	Apr 23
Less than 1000 m ²	979	848	1186	1563	933
1000 m ² to 1999 m ²	25	19	14	20	9
2000 m ² to 2999 m ²	5	4	2	3	5
3000 m ² to 3999 m ²	7	3	2	1	1
4000 m ² to 4999 m ²	3	1	4	2	3
Total number of residential parcels < 5000m ²	1019	875	1208	1589	951

New residential zoned parcels (< 5000m²)

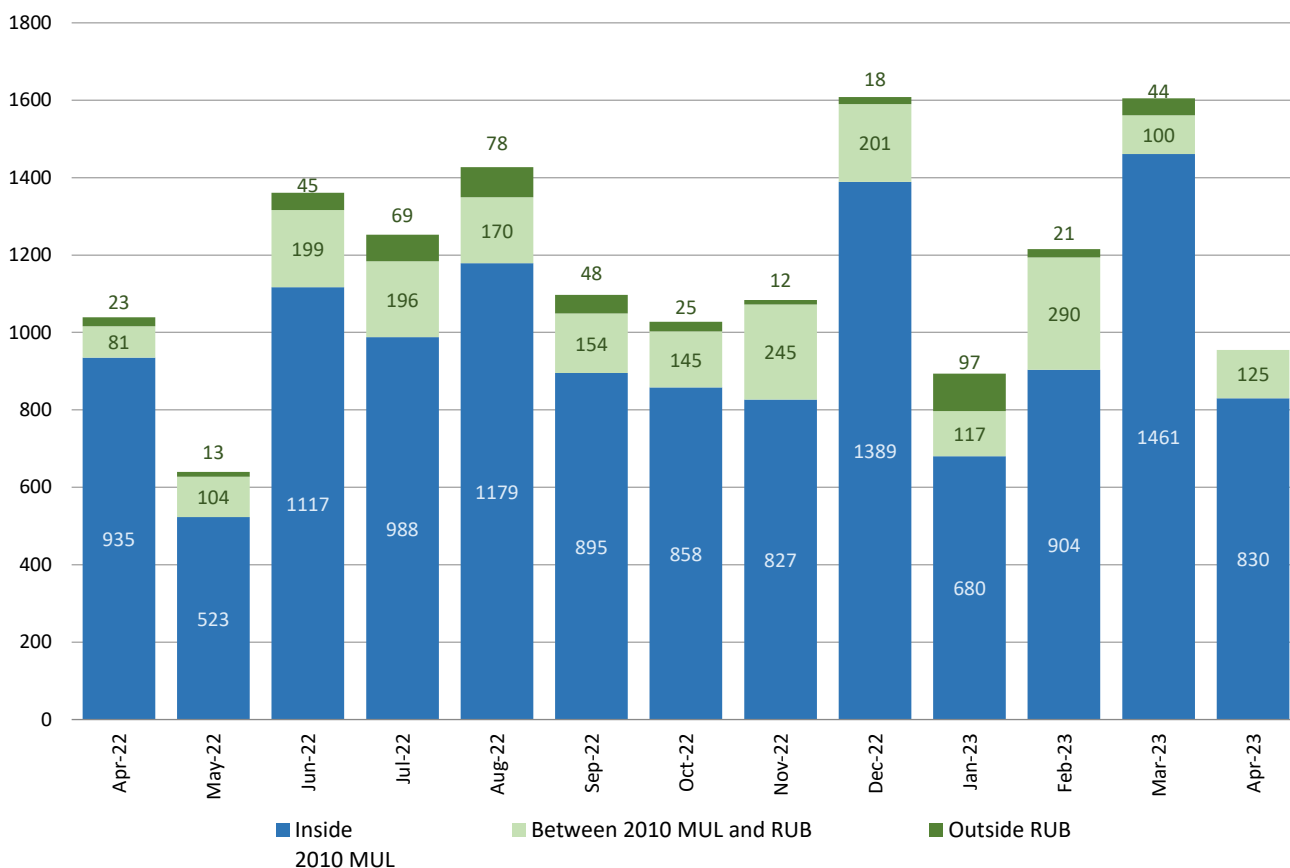


12 Residential parcels by Auckland Plan monitoring boundaries

830 of new residential parcels of all sizes created in April 2023 were inside the 2010 MUL and a total of 955 new residential parcels were inside the RUB.

	Apr 22	Jan 23	Feb 23	Mar 23	Apr 23
Inside 2010 MUL	935	680	904	1461	830
Between 2010 MUL and RUB	81	117	290	100	125
Outside RUB	23	97	21	44	0

Residential parcels created by Auckland Plan monitoring boundaries

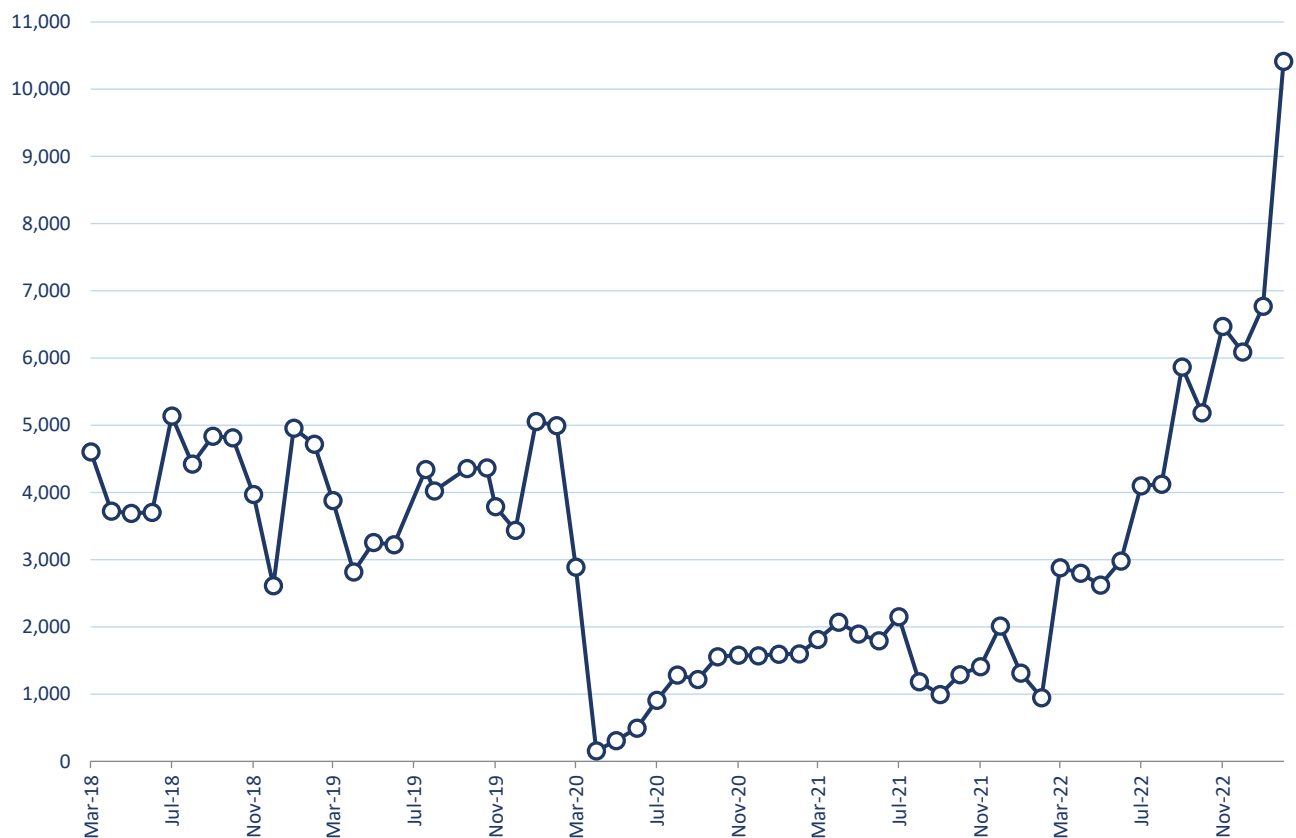


13 Permanent and long-term migration

Long-term arrival number in February 2023 was 10,415. 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.

	Feb 22	Nov 22	Dec 22	Jan 22	Feb 22
Arrivals	949	6472	6090	6773	10415
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)

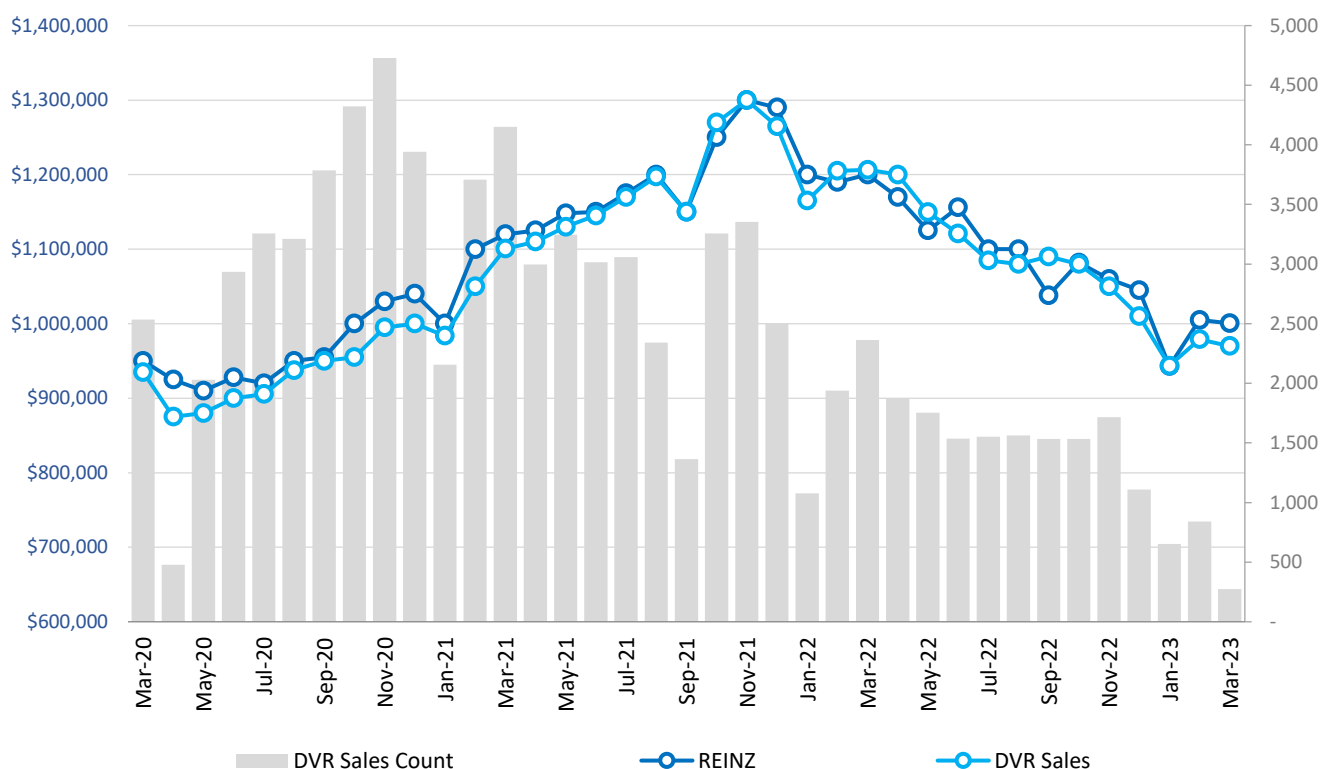


14 Median residential sale price

The median residential sales price from REINZ in March 2023 was \$1,000,600. The District Valuation Roll (DVR) median sales price was \$970,000 based on 274 currently reported sales.

Data source	Mar 22	Dec 22	Jan 23	Feb 23	Mar 23
REINZ	\$1,200,000	\$1,045,000	\$943,000	\$1,005,000	\$1,000,600
DVR sales ¹	\$1,206,500	\$1,010,000	\$943,500	\$979,000	\$970,000
Count of DVR sales	2362	1109	652	841	274

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 December quarter 2022, 828 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2021	March quarter 2022	June quarter 2022	September quarter 2022	December quarter 2022
Public housing stock	35,192	35,291	35,780	35,996	36,344
Public housing register - housing register (top row) and transfer register (bottom row)	8471	8712	8551	8066	7494
	2443	2492	2538	2396	2317
Public housing register – applications housed	672	648	815	892	828
Accommodation Supplement Recipients	121,383	116,593	115,163	115,073	116,603

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 consented within hazard zones

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to property parcels by RIMU. Property parcels which intersect a hazard zone (flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones) are counted towards the total regardless of how small the intersect.

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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