



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

August 2023

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



Auckland Monthly Housing Update

August 2023

Spatial Analysis and Modelling Team

Research and Evaluation Unit

For general enquiries please contact Andrew Price, Senior Spatial Analyst

Email: Andrew.Price@aucklandcouncil.govt.nz

ISSN 2815-732X

© 2023 Auckland Council, New Zealand

Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw or omission contained in it.

This document is licensed for re-use under the [Creative Commons Attribution 4.0 International licence](https://creativecommons.org/licenses/by/4.0/).

In summary, you are free to copy, distribute and adapt the material, as long as you attribute it to the Auckland Council and abide by the other licence terms.

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	9
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.

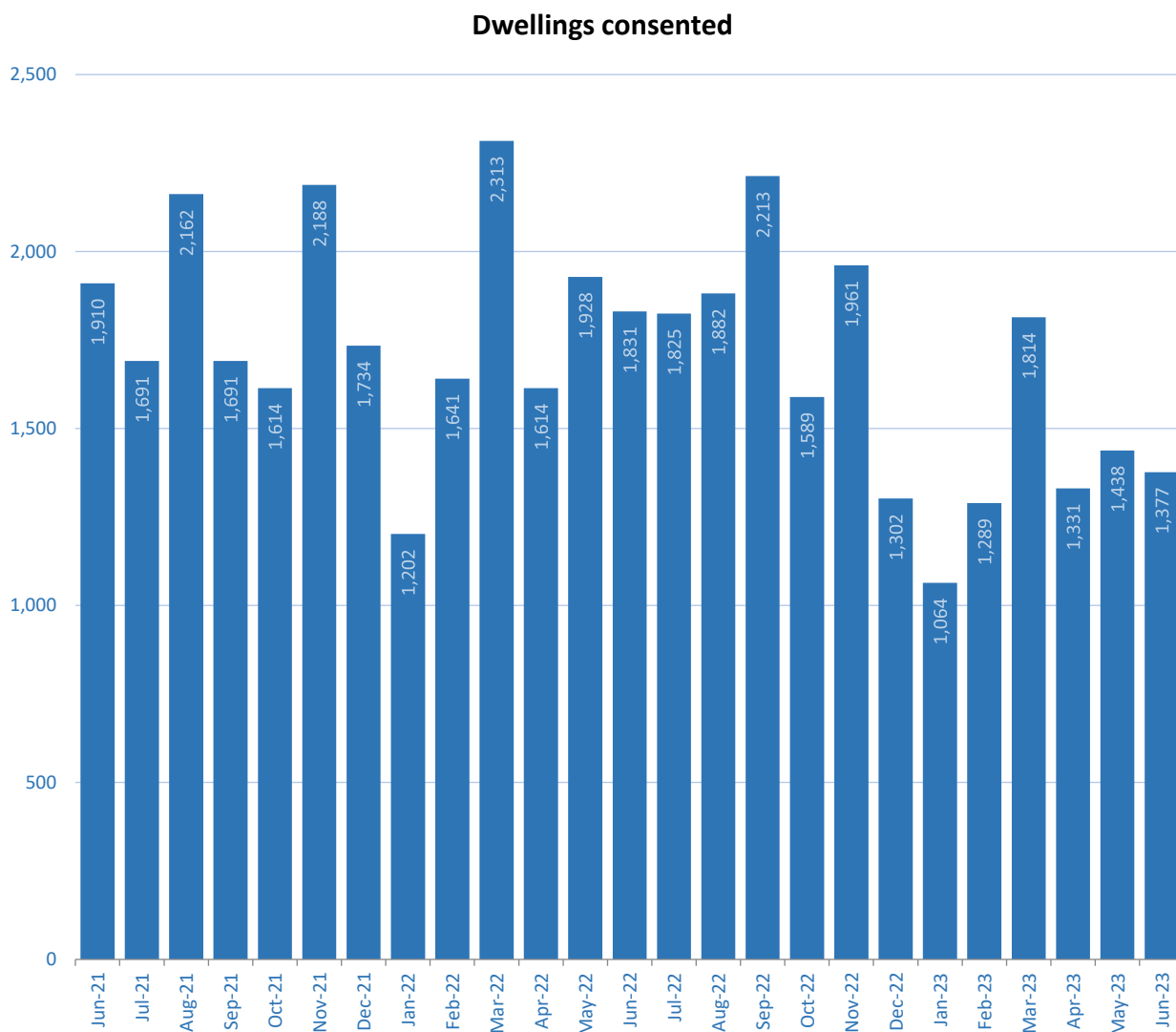
2 Highlights

- 1377 dwellings were consented in June 2023.
- In the year ending June 2023, 19,085 dwellings were consented in the region.
- 28 per cent of new dwellings consented in June 2023 were houses, 8 per cent were apartments and 58 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 111 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in June 2023.
- 1307 dwellings consented in June 2023 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 24 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in June 2023.
- 153 dwellings were within hazard zones in June 2023, accounting for 11 per cent of total dwellings consented. Over the past 12 months, 13 per cent of new dwellings were consented within a hazard zone.
- 1742 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in June 2023.
- In the year ending June 2023, 15,263 dwellings had a CCC issued.
- 1068 new residential parcels under 5000m² were created in July 2023.
- In the past 12 months, 14,470 new residential parcels under 5000m² were created – an average of 1206 each month.
- In July 2023, 1065 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in May 2023 were 7531.
- 555 public housing applications have been housed in the March quarter 2023.

3 Dwellings Consented

In June 2023, 1377 dwelling consents were issued, which saw 19,085 consents issued for the past 12 months.

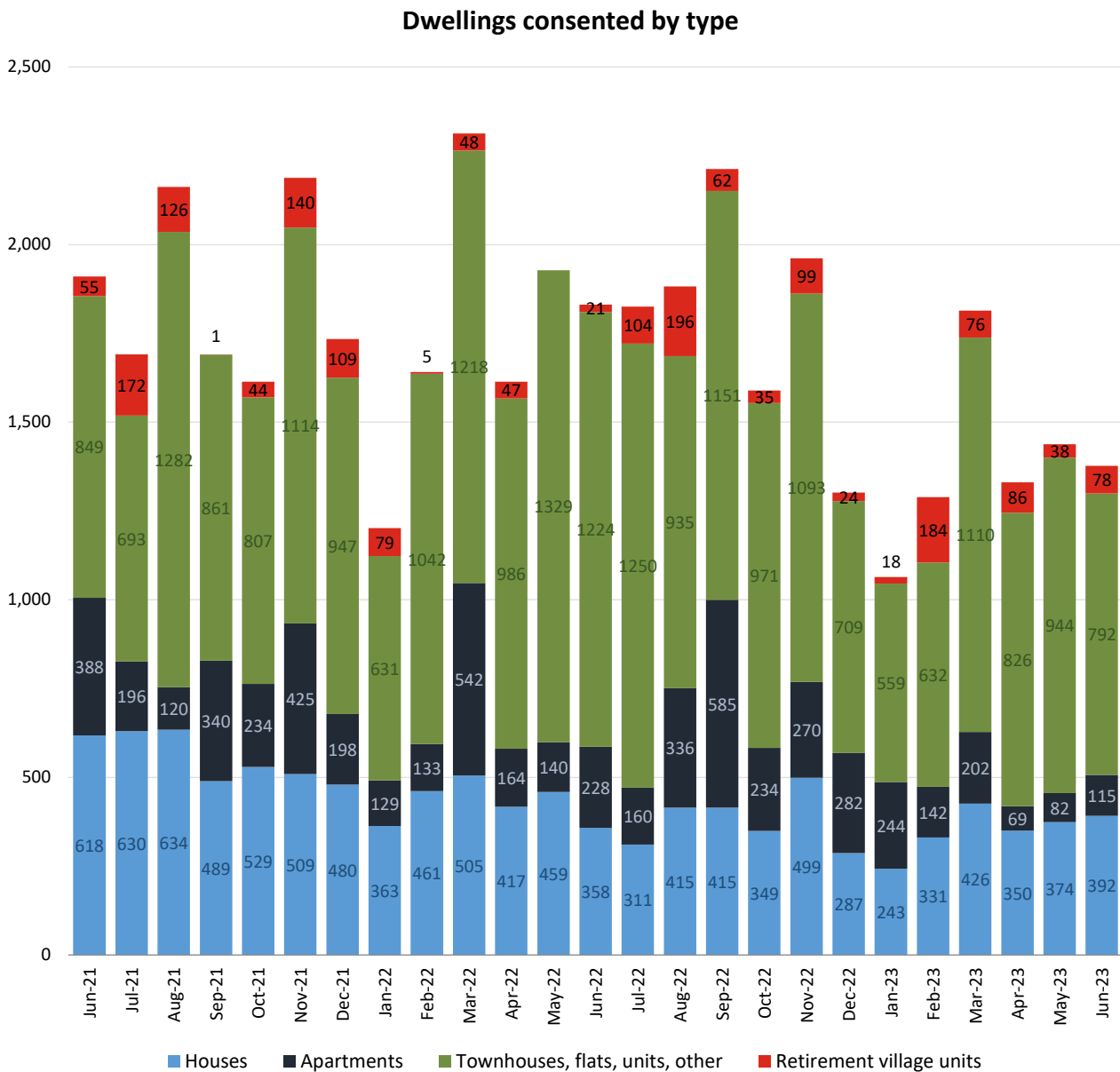
June 22	Mar 23	Apr 23	May 23	June 23
1831	1814	1331	1438	1377



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in June 2023, 392 were houses, 115 were apartments, and 870 were townhouses, flats, units, retirement village units or other types of attached dwellings.



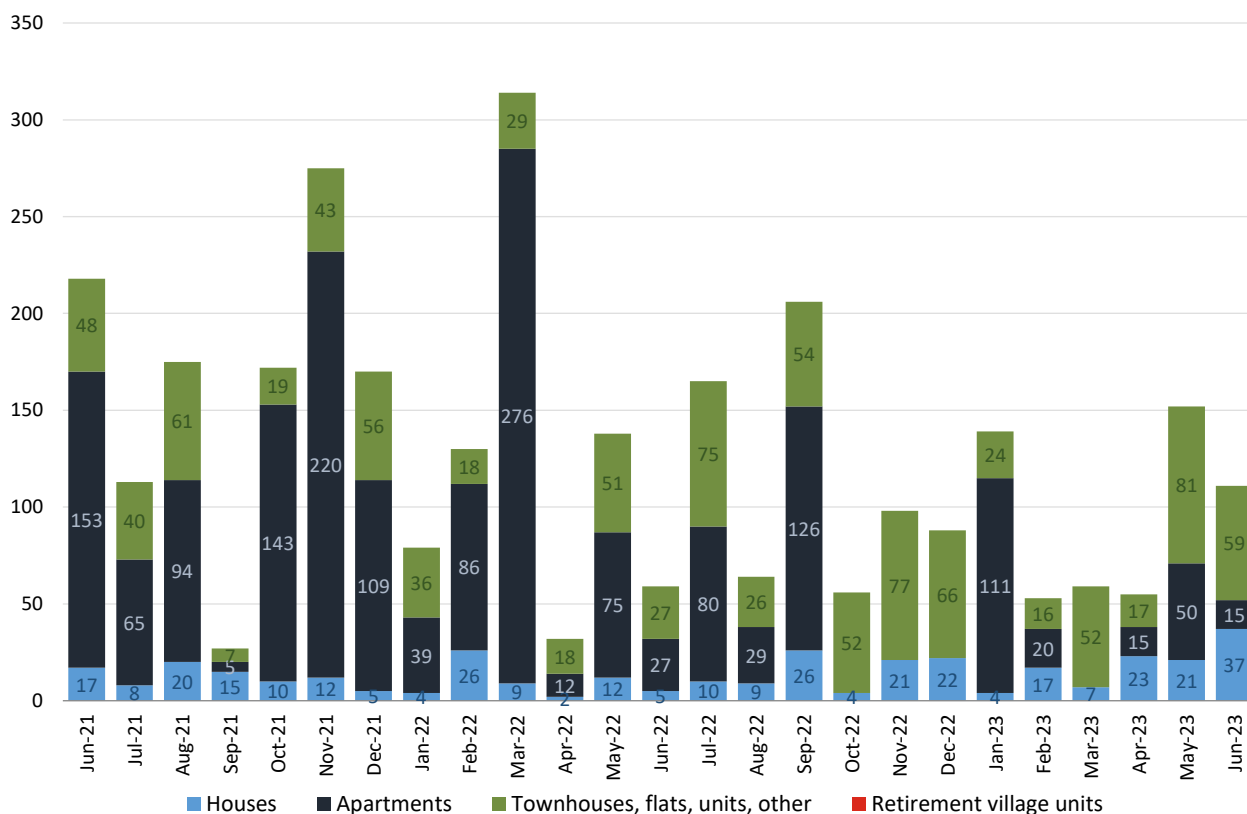
Data source: Statistics New Zealand

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

In June 2023, 111 dwellings (8 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 15 apartment units, 37 houses and 59 townhouses, flats, and other attached dwelling types.

	June 22	Mar 23	Apr 23	May 23	June 23
Number of KO/TRC dwellings consented	59	59	55	152	111
Percentage of total dwellings consented	3%	3%	4%	11%	8%

Dwellings consented by type (KO/TRL land)



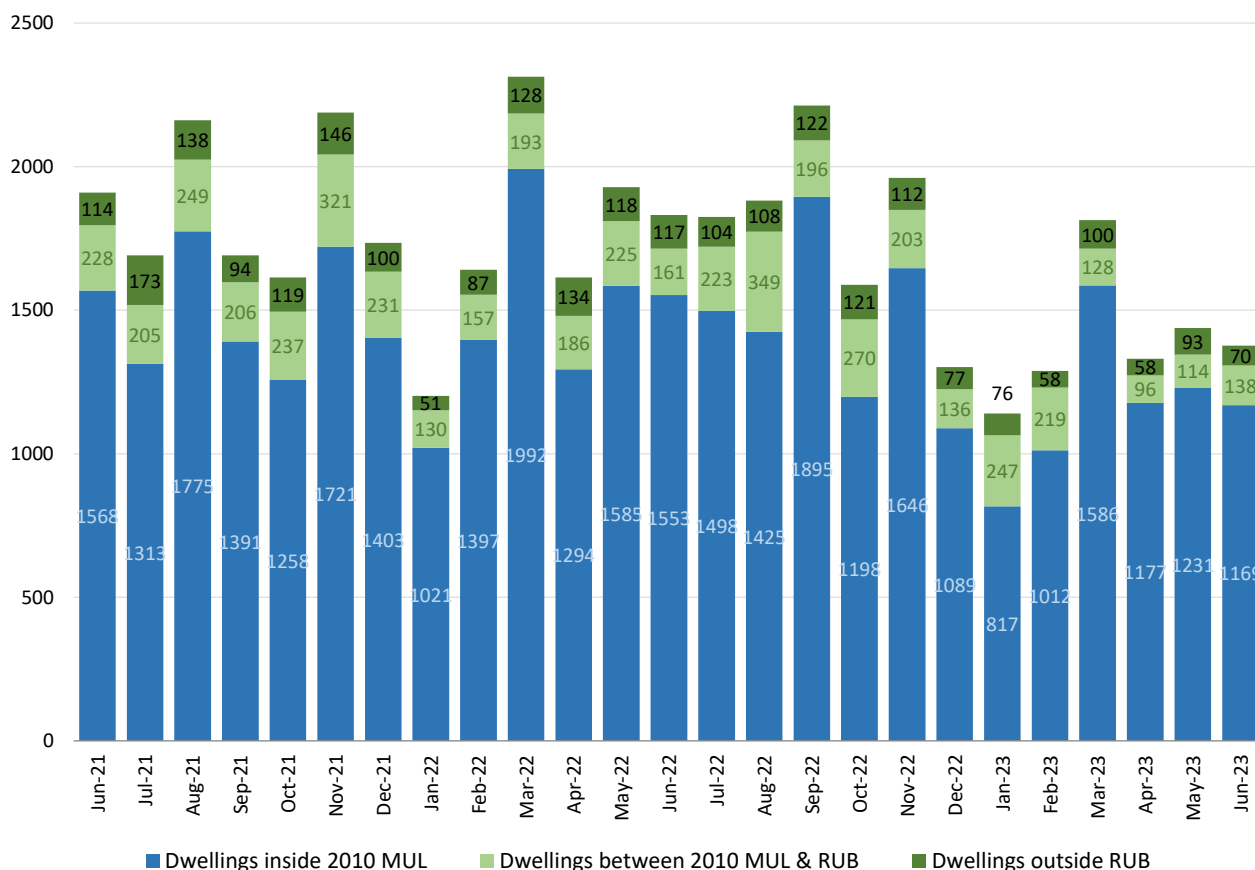
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In June 2023, 1165 dwellings consented were inside 2010 MUL and a total of 1307 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	June 22	Mar 23	Apr 23	May 23	June 23
Inside 2010 MUL	1553	1586	1177	1231	1165
Between 2010 MUL and RUB	161	128	96	114	138
Outside RUB	117	100	58	93	70

Dwellings consented by Auckland Plan monitoring boundaries



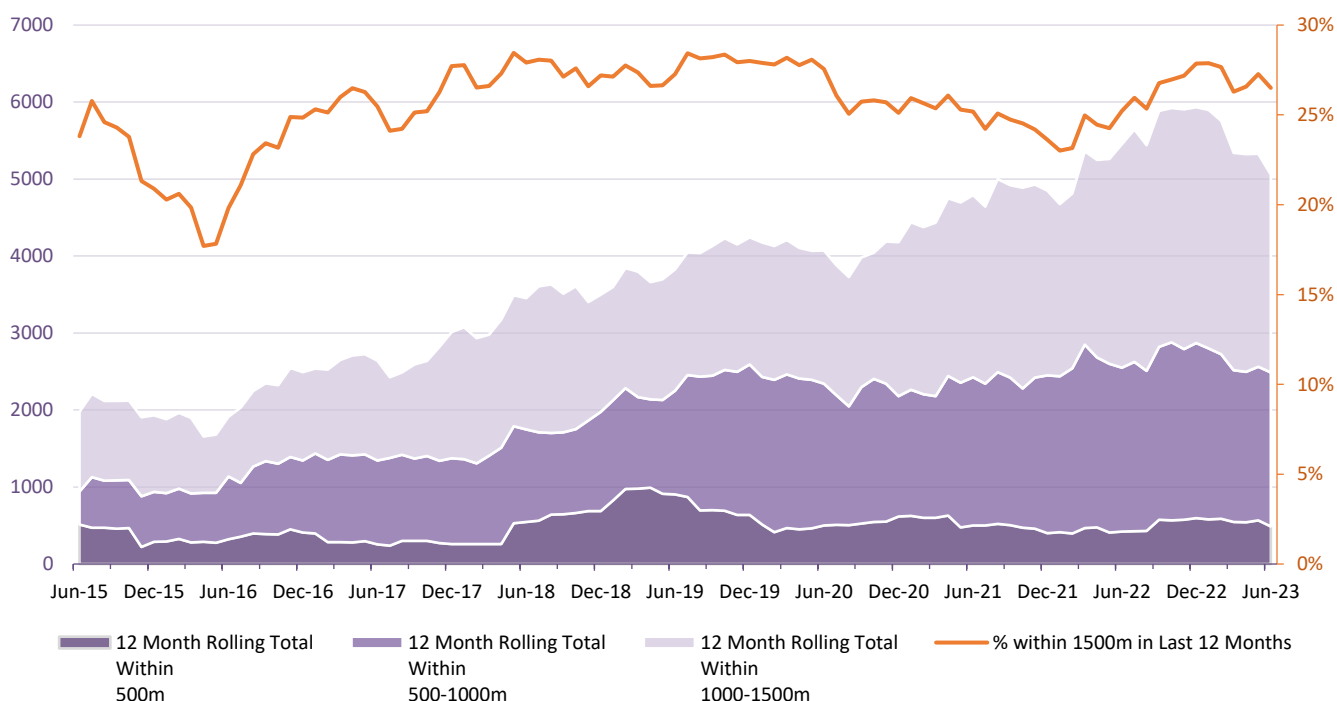
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In June 2023, 324 dwellings (24% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 5057 dwellings were consented inside the 1500m RTN walking catchments.

	June 22	Mar 23	Apr 23	May 23	June 23
Dwellings consented inside the 1500m RTN walking catchments	594	500	311	400	324
Percentage of total dwellings consented	32%	28%	23%	28%	24%
12-month rolling total inside RTN walking catchments	5452	5341	5323	5327	5057
Proportion from the last 12-month inside RTN walking catchments	25%	26%	27%	27%	26%

Dwellings consented inside RTN walking catchments



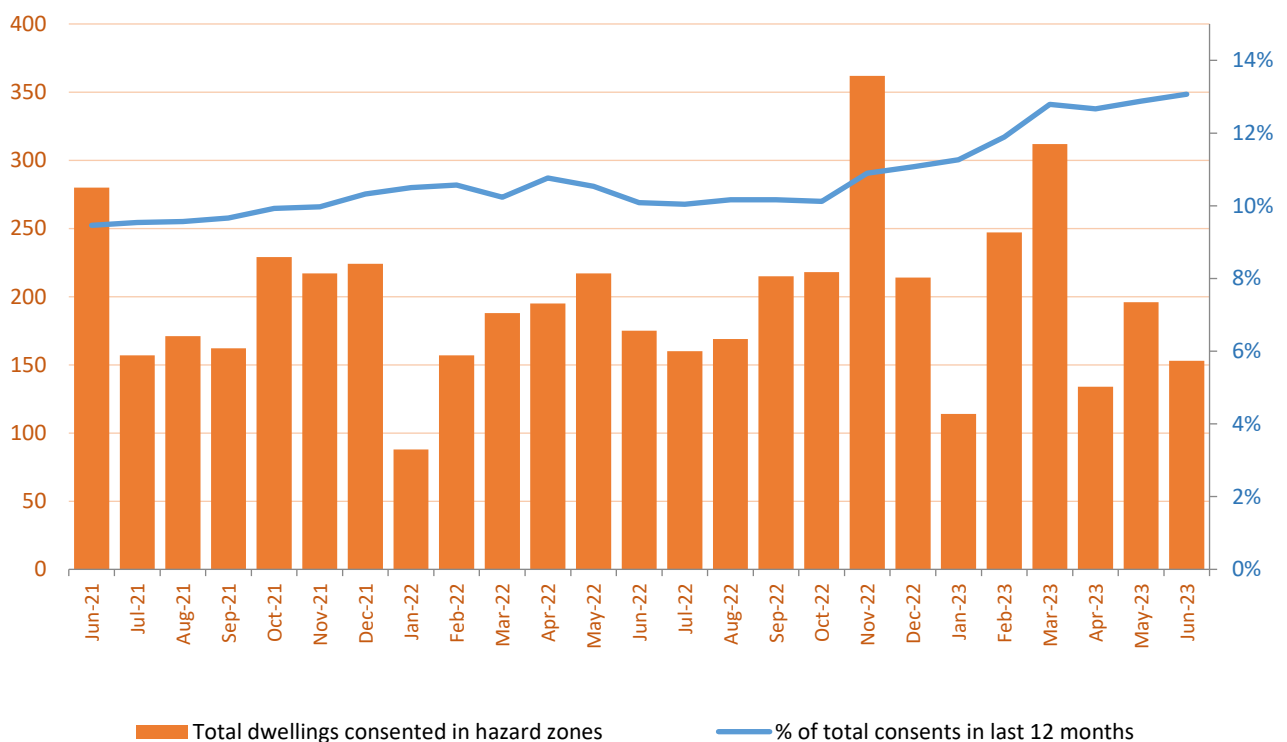
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

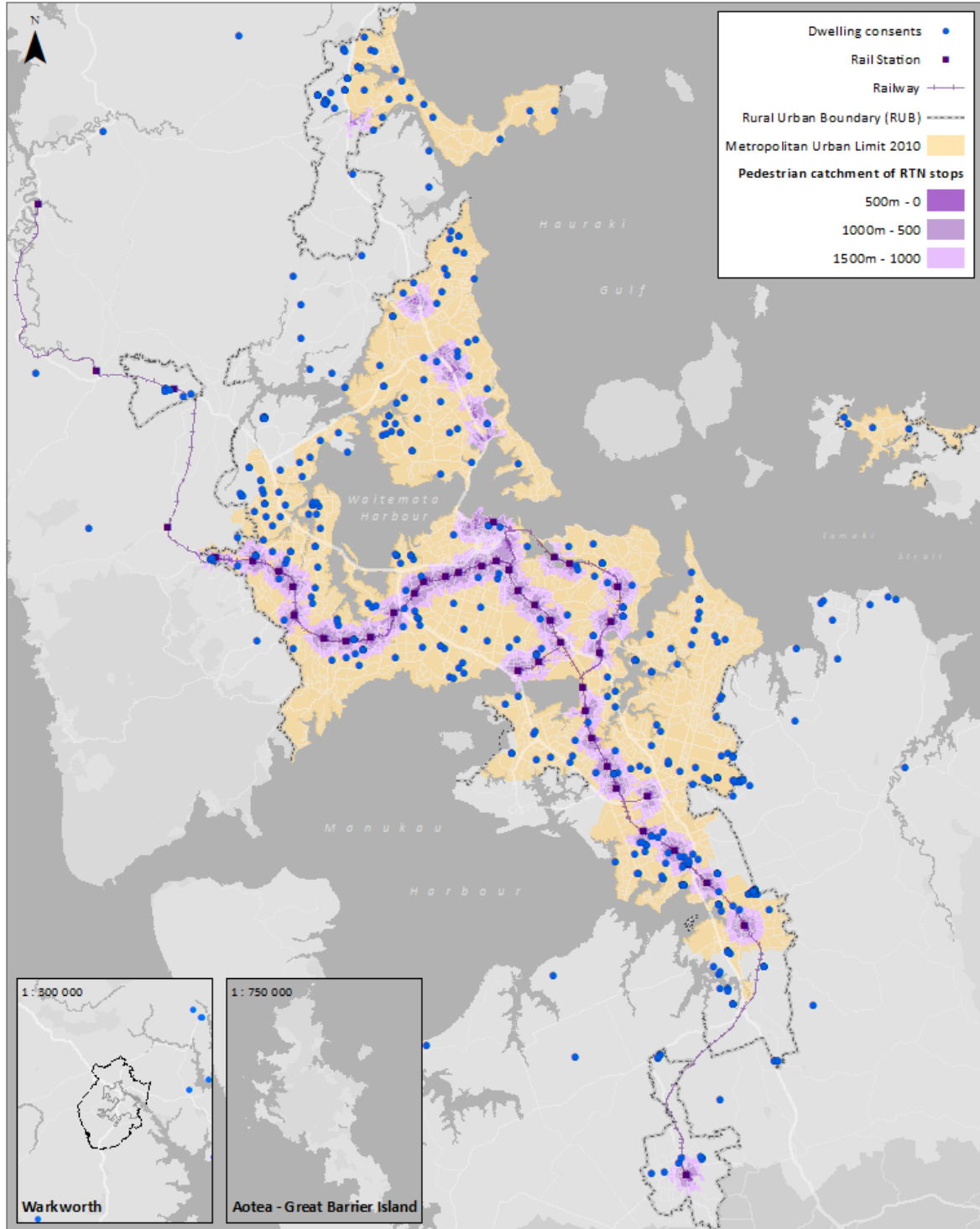
In June 2023, 153 dwellings (11% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2494 dwellings (13% of total dwellings over the last 12 months) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	June 22	Mar 23	Apr 23	May 23	June 23
Dwellings consented within hazard zones	175	312	134	196	153
Percentage of total dwellings consented	10%	17%	10%	14%	11%
12-month rolling total inside hazard zones	2180	2598	2537	2516	2494
Proportion from the last 12-months within hazard zones	10%	13%	13%	13%	13%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. High data: Auckland 1946.

**Dwelling Consents Issued
 June 2023**

0 2 4 6
 Kilometres
 Scale @ A4
 = 1:300,000
 Date Printed:
 3/08/2023

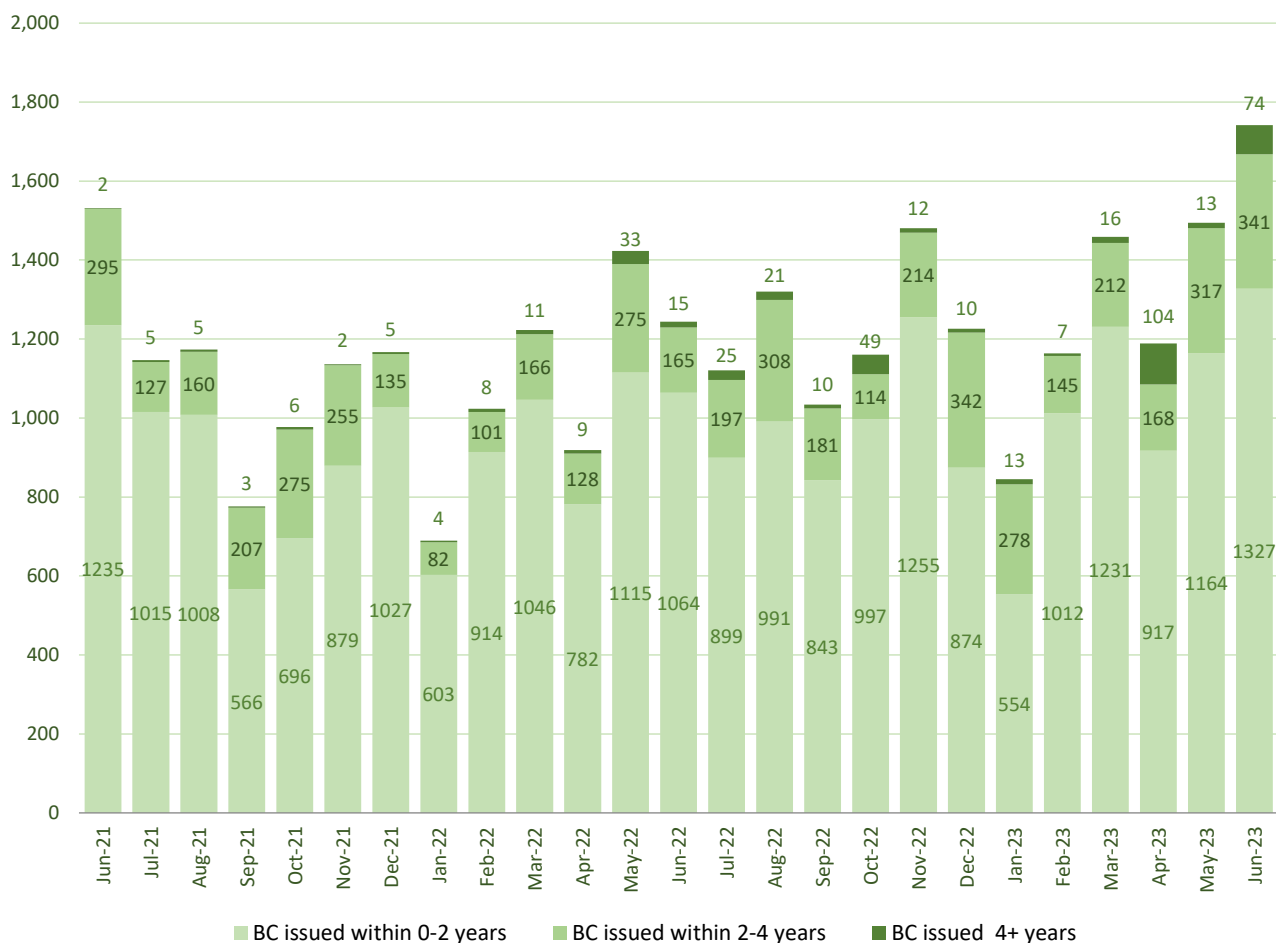


10 Dwellings with CCCs issued (completions)

1742 dwelling units had received CCCs in June 2023. 76 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	June 22	Mar 23	Apr 23	May 23	June 23
0-2 years	1064	1231	917	1164	1327
2-4 years	165	212	168	317	341
4+ years	15	16	104	13	74

Dwellings with CCCs issued



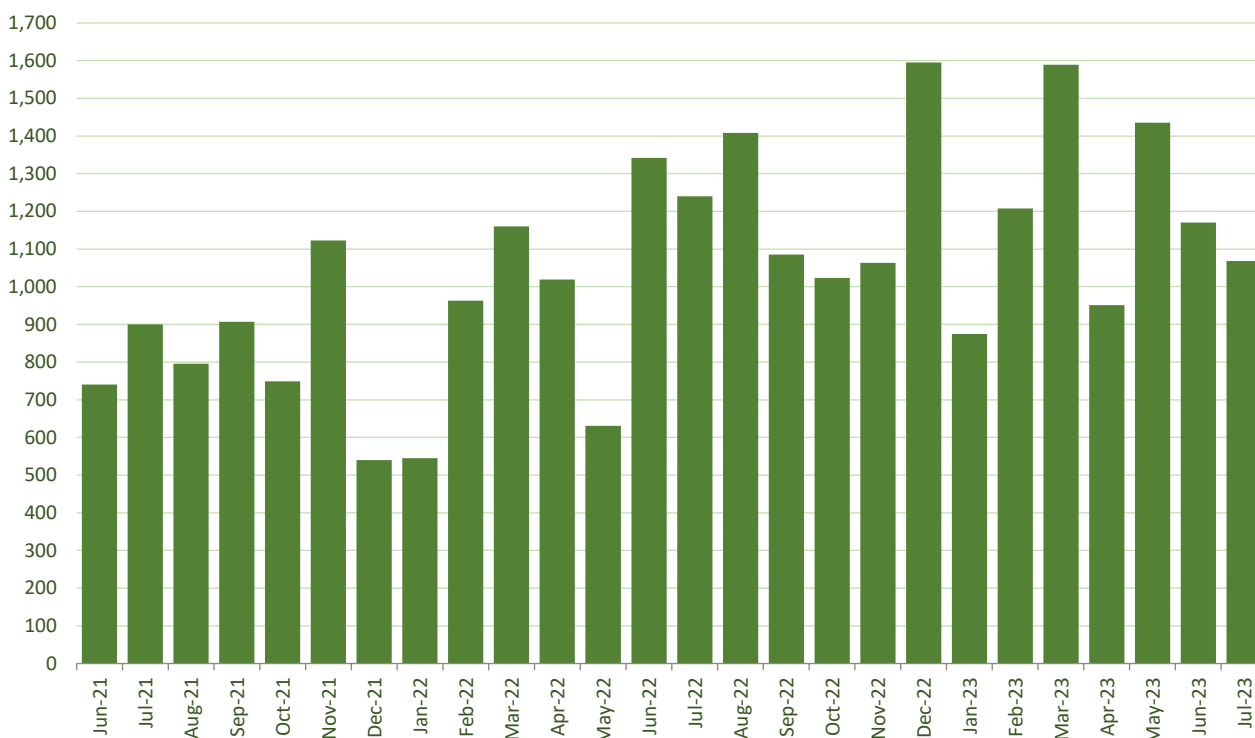
Data source: Auckland Council

11 Residential parcels created

In July 2023, the total number of residential parcels under 5000m² created was 1068.

Parcel size category	Jul 22	Apr 23	May 23	Jun 23	Jul 23
Less than 1000 m ²	1214	933	1411	1113	1046
1000 m ² to 1999 m ²	14	9	15	34	12
2000 m ² to 2999 m ²	7	5	6	12	1
3000 m ² to 3999 m ²	1	1	1	5	6
4000 m ² to 4999 m ²	4	3	2	6	3
Total number of residential parcels < 5000m ²	1240	951	1435	1170	1068

New residential zoned parcels (< 5000m²)

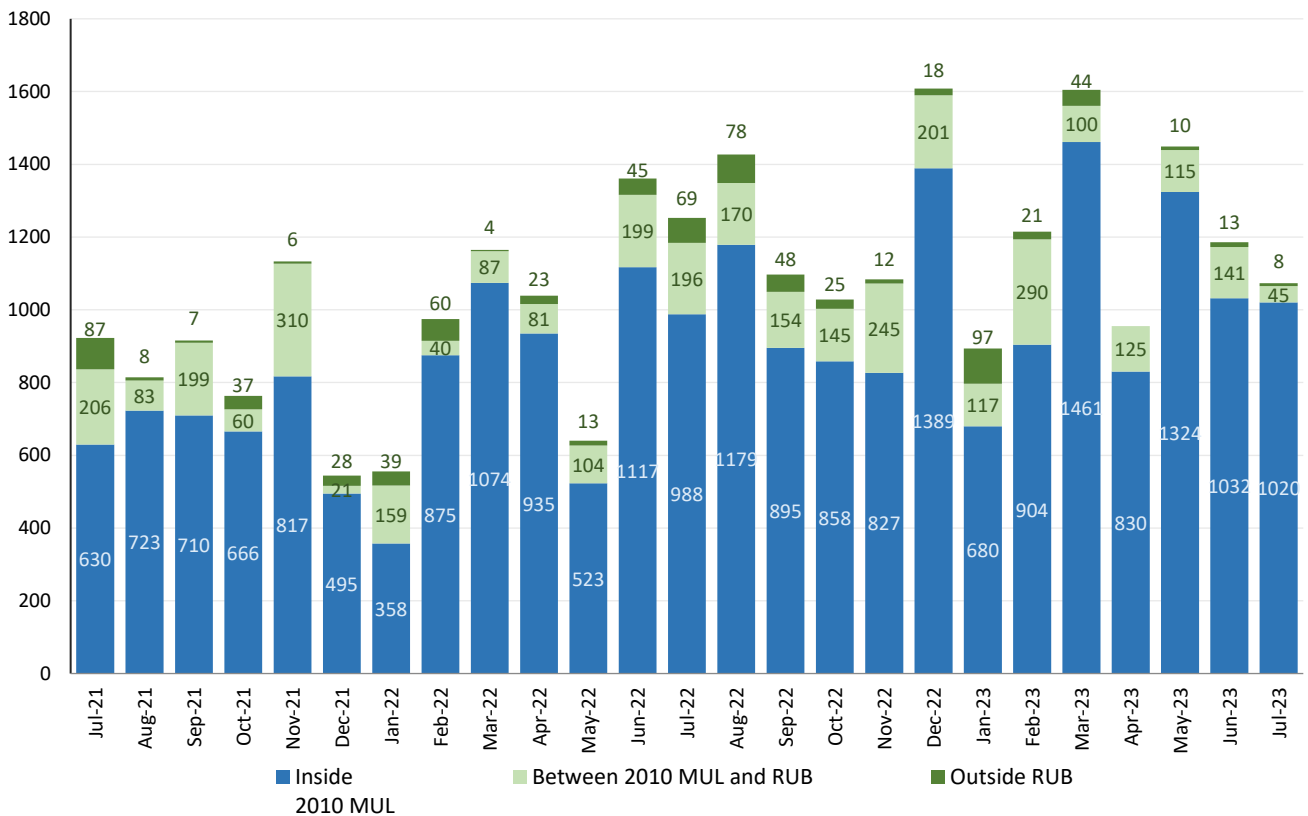


12 Residential parcels by Auckland Plan monitoring boundaries

1020 of new residential parcels of all sizes created in July 2023 were inside the 2010 MUL and a total of 1065 new residential parcels were inside the RUB.

	July 22	Apr 23	May 23	June 23	July 23
Inside 2010 MUL	988	830	1324	1032	1020
Between 2010 MUL and RUB	196	125	115	141	45
Outside RUB	69	0	10	13	8

Residential parcels created by Auckland Plan monitoring boundaries



Data source: RIMU and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in April 2023 was 7531. 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.

	May 22	Feb 23	Mar 23	Apr 23	May 23
Arrivals	2622	9975	9698	7095	7531
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)



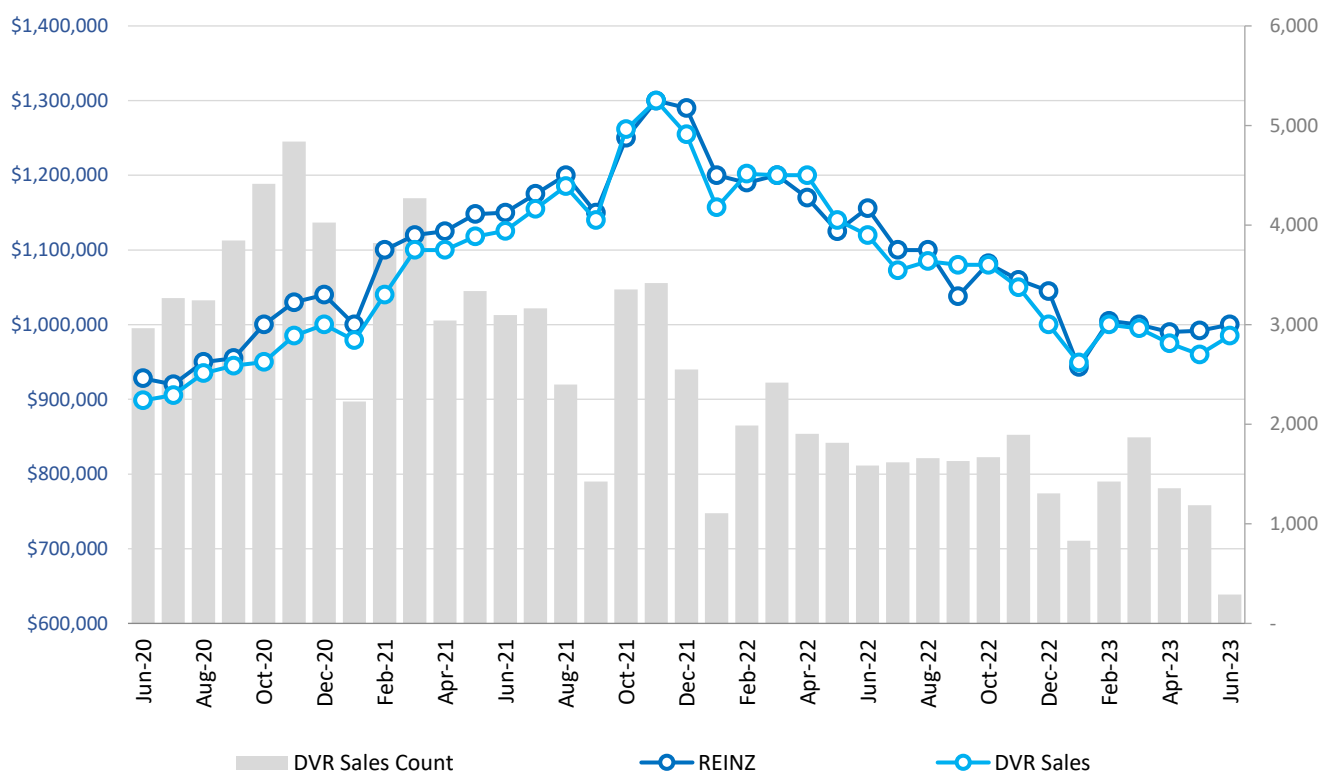
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in June 2023 was \$1,000,000. The District Valuation Roll (DVR) median sales price was \$985,000 based on 289 currently reported sales.

Data source	June 22	Mar 23	Apr 23	May 23	June 23
REINZ	\$1,156,000	\$1,000,000	\$990,000	\$991,888	\$1,000,000
DVR sales ¹	\$1,120,000	\$995,000	\$975,000	\$960,000	\$985,000
Count of DVR sales	1585	1869	1357	1186	289

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 March quarter 2023, 555 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2022	June quarter 2022	September quarter 2022	December quarter 2022	March quarter 2023
Public housing stock	35,291	35,780	35,996	36,344	36,469
Public housing register - housing register (top row) and transfer register (bottom row)	8712	8551	8066	7494	7794
	2492	2538	2396	2317	2298
Public housing register – applications housed	648	815	892	828	555
Accommodation Supplement Recipients	116,593	115,163	115,073	116,603	114,605

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.

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
or visit knowledgeauckland.org.nz and
aucklandcouncil.govt.nz