



# Auckland Monthly Housing Update

Spatial Analysis and Modelling Team  
Research and Evaluation Unit

July 2023

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Research and  
Evaluation Unit

**RIMU**





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July 2023

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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

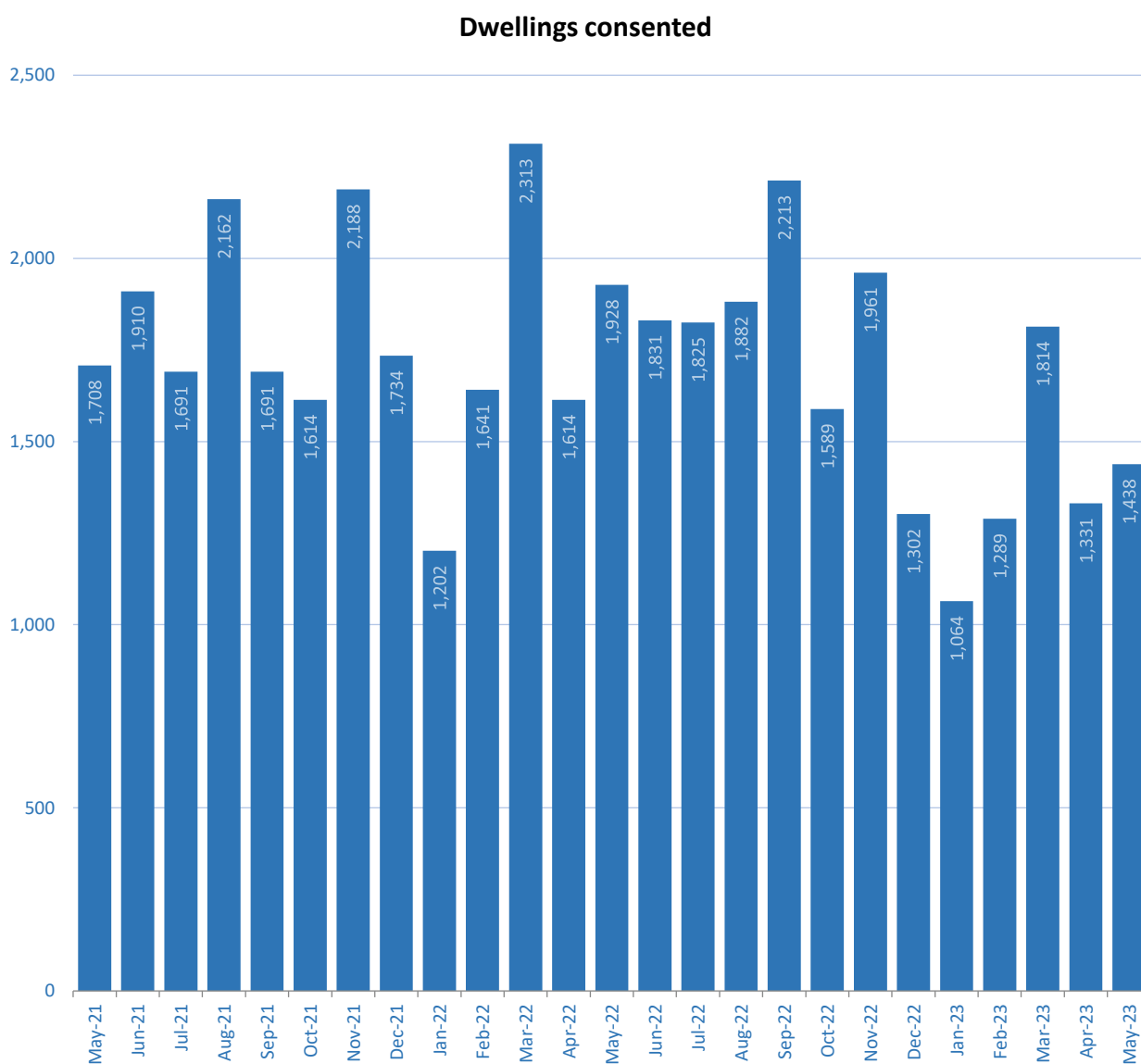
- 1438 dwellings were consented in May 2023.
- In the year ending May 2023, 19,539 dwellings were consented in the region.
- 26 per cent of new dwellings consented in May 2023 were houses, 6 per cent were apartments and 69 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 152 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2023.
- 1345 dwellings consented in May 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 May 2023.
- 196 dwellings were within hazard zones in May 2023, accounting for 14 per cent of total dwellings consented. Over the past 12 months, 11 per cent of new dwellings were consented within a hazard zone.
- 1499 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in May 2023.
- In the year ending May 2023, 14,767 dwellings had a CCC issued.
- 1170 new residential parcels under 5000m<sup>2</sup> were created in June 2023.
- In the past 12 months, 14,642 new residential parcels under 5000m<sup>2</sup> were created – an average of 1220 each month.
- In June 2023, 1186 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in April 2023 were 7095.
- 555 public housing applications have been housed in the March quarter 2023.



### 3 Dwellings Consented

In May 2023, 1438 dwelling consents were issued, which saw 19,539 consents issued for the past 12 months.

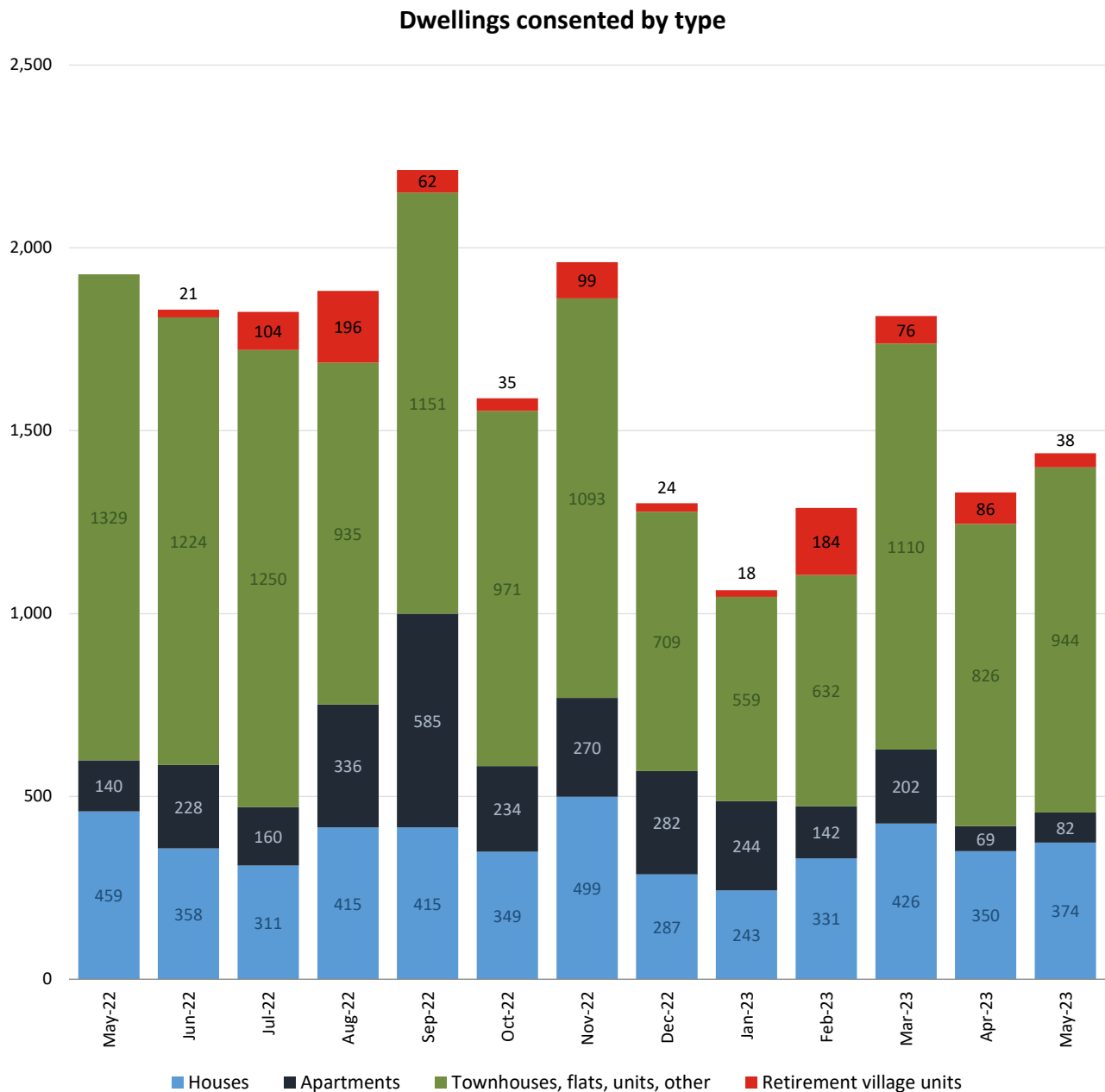
May 22	Feb 23	Mar 23	Apr 23	May 23
1928	1289	1814	1331	1438



Data source: Statistics New Zealand

## 4 Dwellings consented by type

Of all the dwellings consented in May 2023, 374 were houses, 82 were apartments, and 982 were townhouses, flats, units, retirement village units or other types of attached dwellings.



Data source: Statistics New Zealand

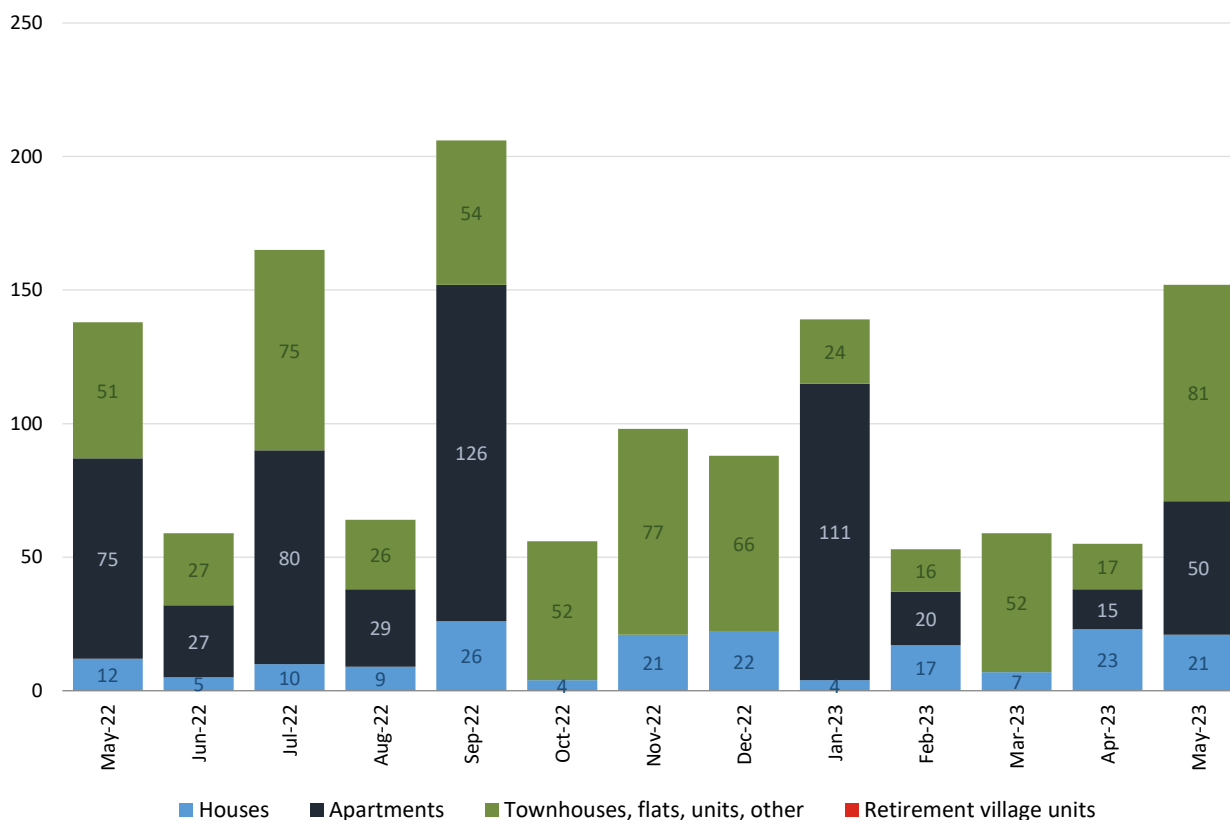


## 5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In May 2023, 152 dwellings (11 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 50 apartment units, 21 houses and 81 townhouses, flats, and other attached dwelling types.

	May 22	Feb 23	Mar 23	Apr 23	May 23
Number of KO/TRC dwellings consented	138	53	59	55	152
Percentage of total dwellings consented	7%	4%	3%	4%	11%

Dwellings consented by type (KO/TRL land)

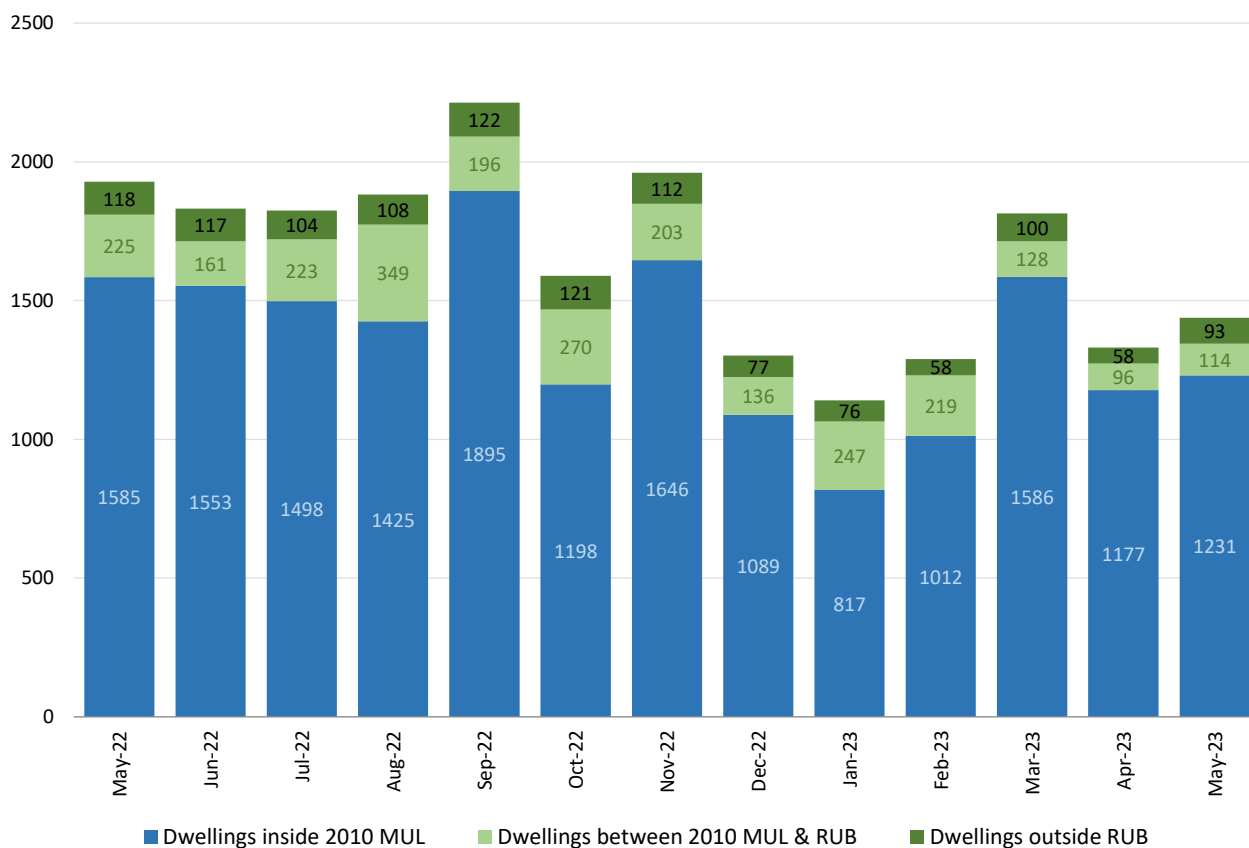


# 6 Dwellings consented by Auckland Plan monitoring boundaries

In May 2023, 1231 dwellings consented were inside 2010 MUL and a total of 1345 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	May 22	Feb 23	Mar 23	Apr 23	May 23
Inside 2010 MUL	1585	1012	1586	1177	1231
Between 2010 MUL and RUB	225	219	128	96	114
Outside RUB	118	58	100	58	93

Dwellings consented by Auckland Plan monitoring boundaries



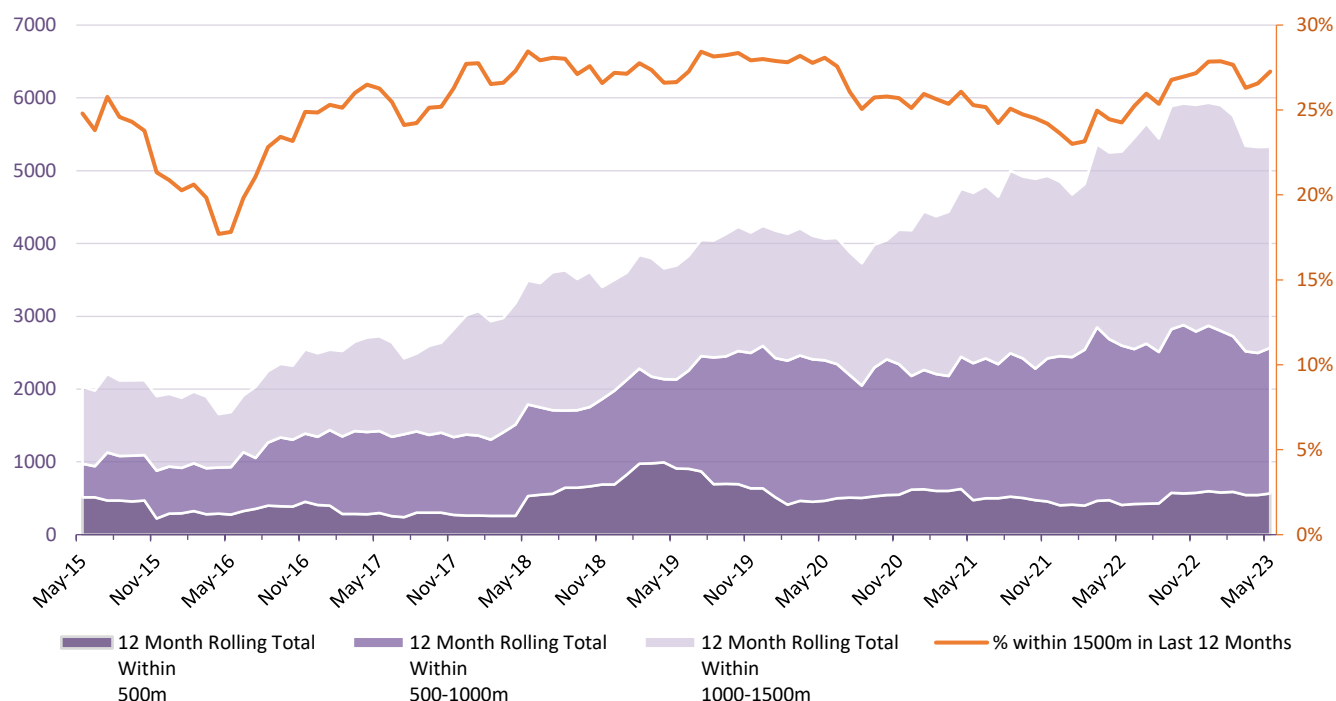
Data source: Statistics New Zealand

# 7 Dwellings consented along the rapid transit network

In May 2023, 400 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, 5327 dwellings were consented inside the 1500m RTN walking catchments.

	May 22	Feb 23	Mar 23	Apr 23	May 23
Dwellings consented inside the 1500m RTN walking catchments	396	211	500	311	400
Percentage of total dwellings consented	21%	16%	28%	23%	28%
12-month rolling total inside RTN walking catchments	5262	5756	5341	5323	5327
Proportion from the last 12-month inside RTN walking catchments	24%	28%	26%	27%	27%

Dwellings consented inside RTN walking catchments



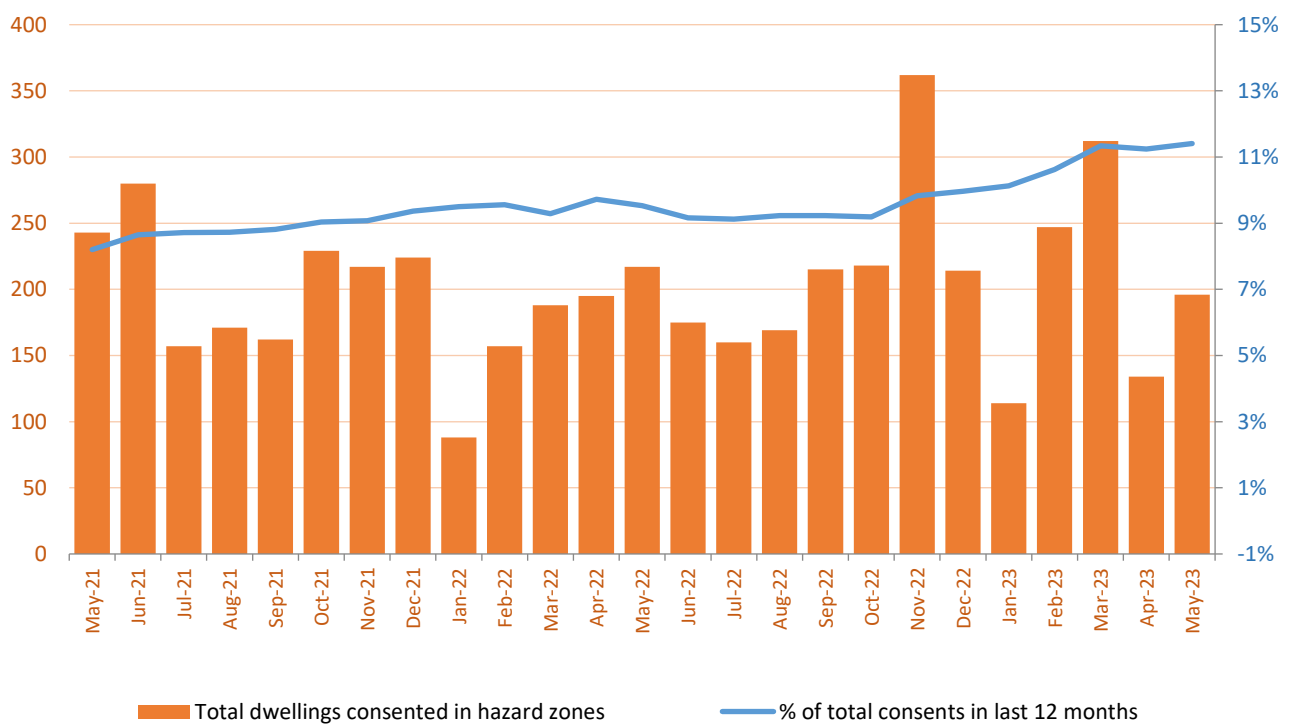
Data sources: Statistics New Zealand and Auckland Council

## 8 Dwellings consented within hazard zones

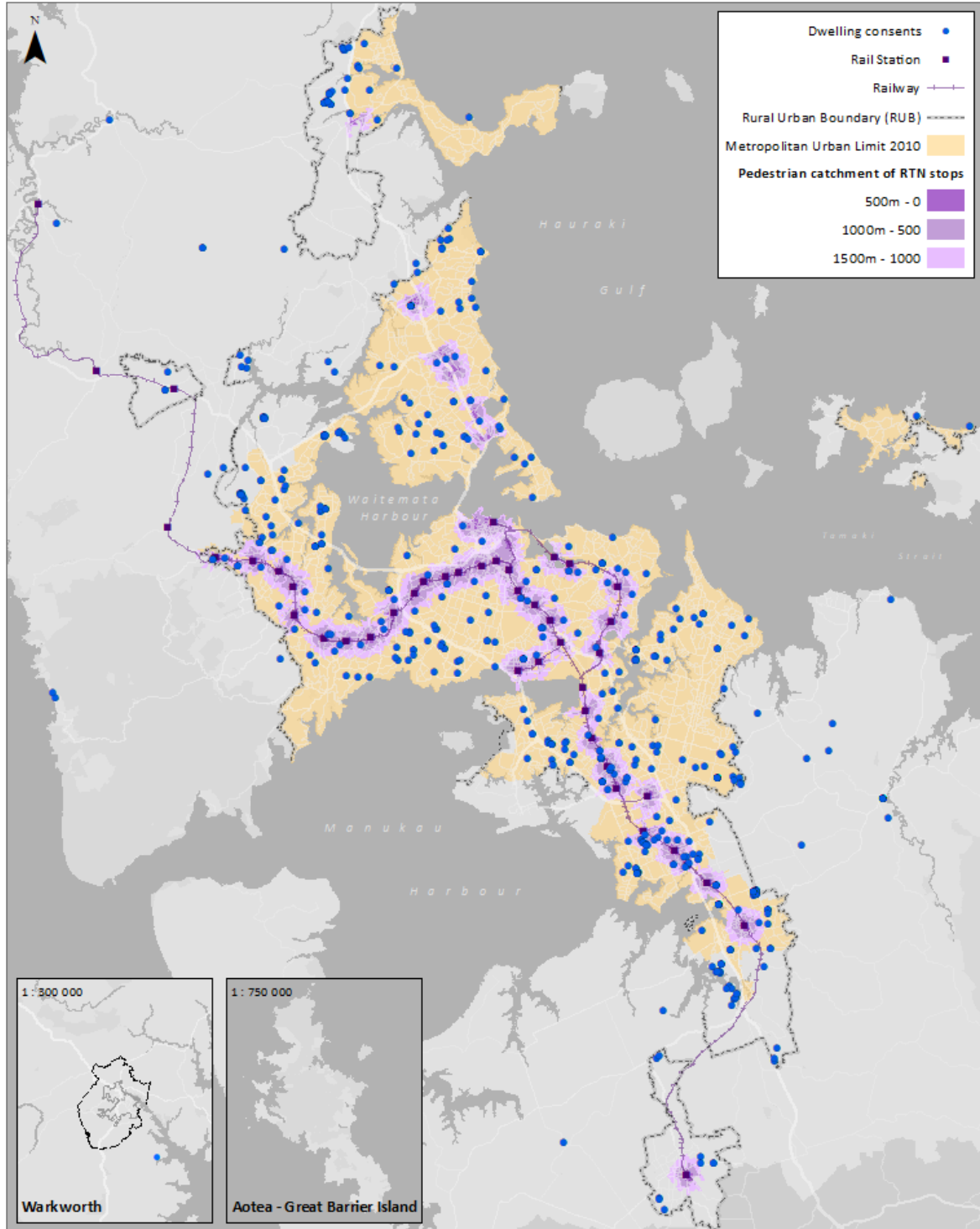
In April 2023, 312 dwellings (10% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2537 dwellings (11% of total dwellings) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	May 22	Feb 23	Mar 23	Apr 23	May 23
Dwellings consented within hazard zones	217	247	312	134	196
Percentage of total dwellings consented	11%	19%	17%	10%	14%
12-month rolling total inside hazard zones	2285	2474	2598	2537	2516
Proportion from the last 12-month within hazard zones	10%	11%	11%	11%	11%

Dwellings consented in hazard zones



# 9 Spatial distribution of dwelling consents



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**Dwelling Consents Issued  
 May 2023**

0 2 4 6  
 Kilometres  
 Scale @ A4  
 = 1:300,000  
 Date Printed:  
 5/07/2023

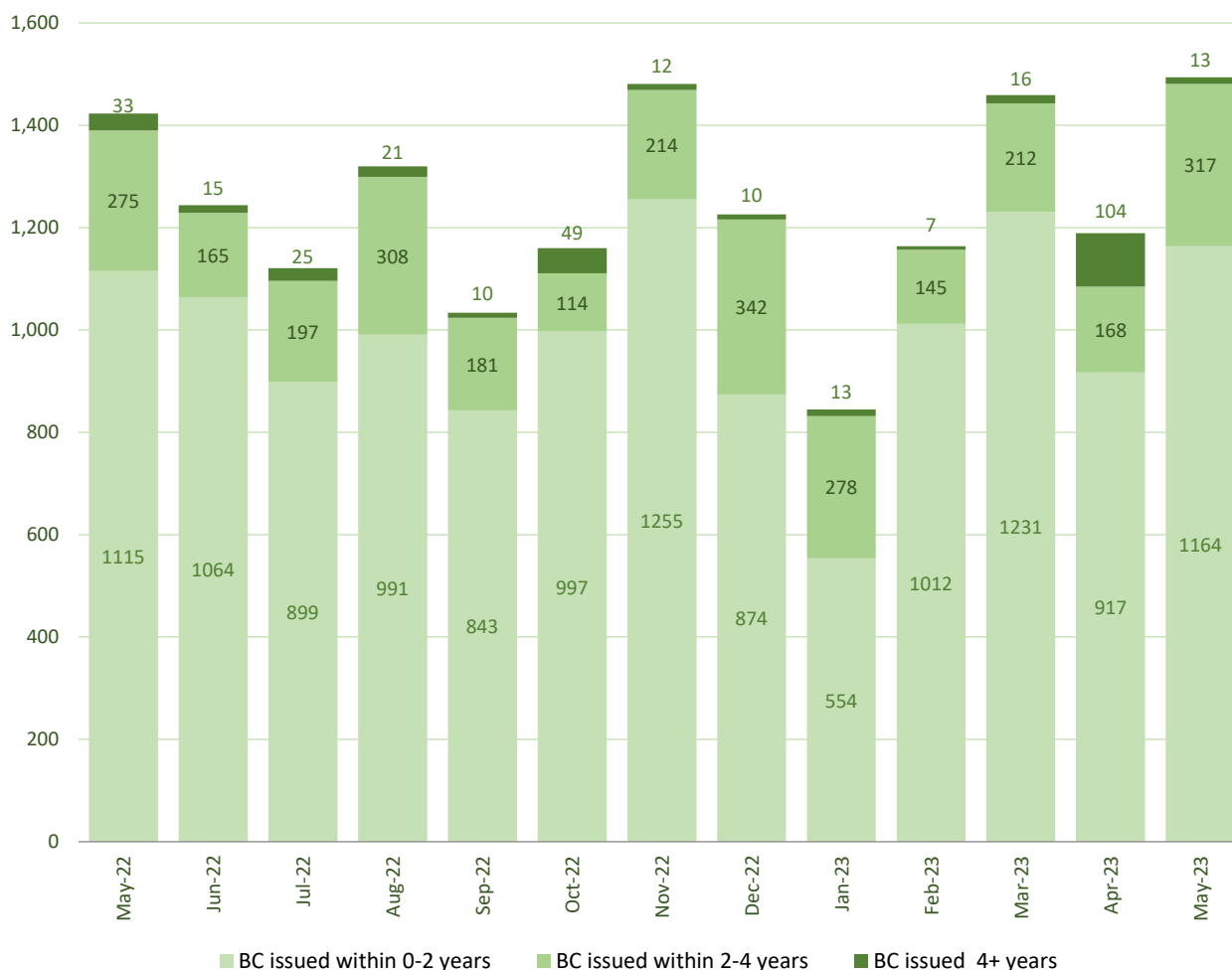


# 10 Dwellings with CCCs issued (completions)

1499 dwelling units had received CCCs in May 2023. 78 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 22	Feb 23	Mar 23	Apr 23	May 23
0-2 years	1115	1012	1231	917	1164
2-4 years	275	145	212	168	317
4+ years	33	7	16	104	13

Dwellings with CCCs issued

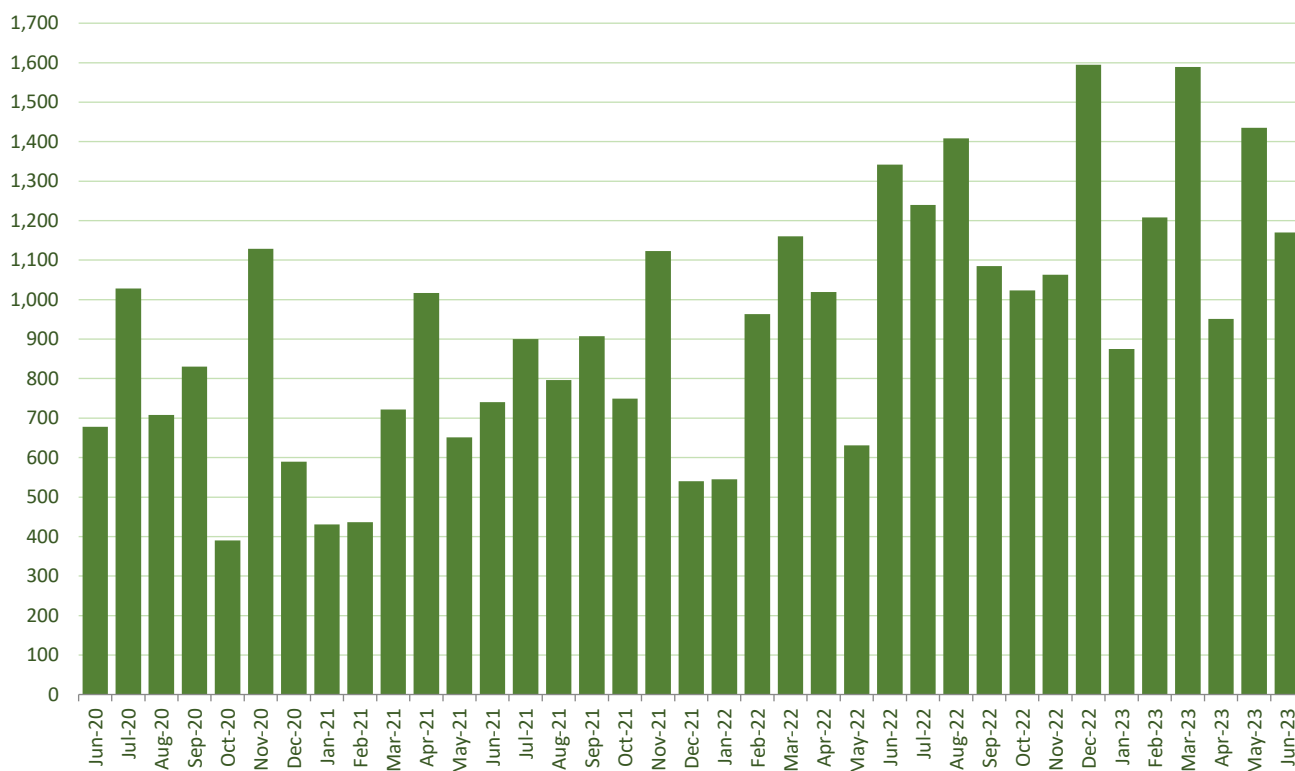


# 11 Residential parcels created

In June 2023, the total number of residential parcels under 5000m<sup>2</sup> created was 1170.

Parcel size category	Jun 22	Mar 23	Apr 23	May 23	Jun 23
Less than 1000 m <sup>2</sup>	1301	1563	933	1411	1113
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	30	20	9	15	34
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	4	3	5	6	12
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	4	1	1	1	5
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	3	2	3	2	6
Total number of residential parcels < 5000m <sup>2</sup>	1342	1589	951	1435	1170

**New residential zoned parcels (< 5000m<sup>2</sup>)**



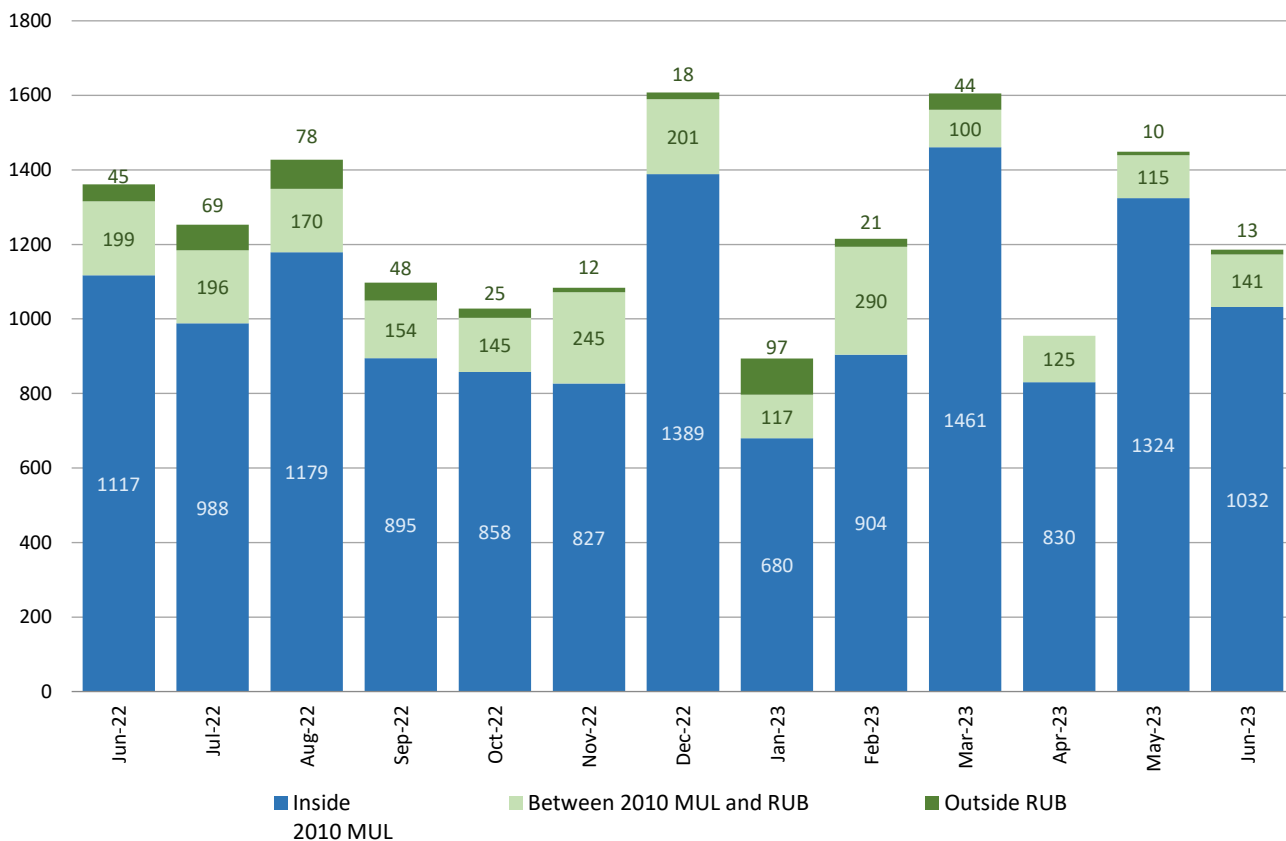


## 12 Residential parcels by Auckland Plan monitoring boundaries

1032 of new residential parcels of all sizes created in June 2023 were inside the 2010 MUL and a total of 1173 new residential parcels were inside the RUB.

	June 22	Mar 23	Apr 23	May 23	June 23
Inside 2010 MUL	1117	1461	830	1324	1032
Between 2010 MUL and RUB	199	100	125	115	141
Outside RUB	45	44	0	10	13

Residential parcels created by Auckland Plan monitoring boundaries

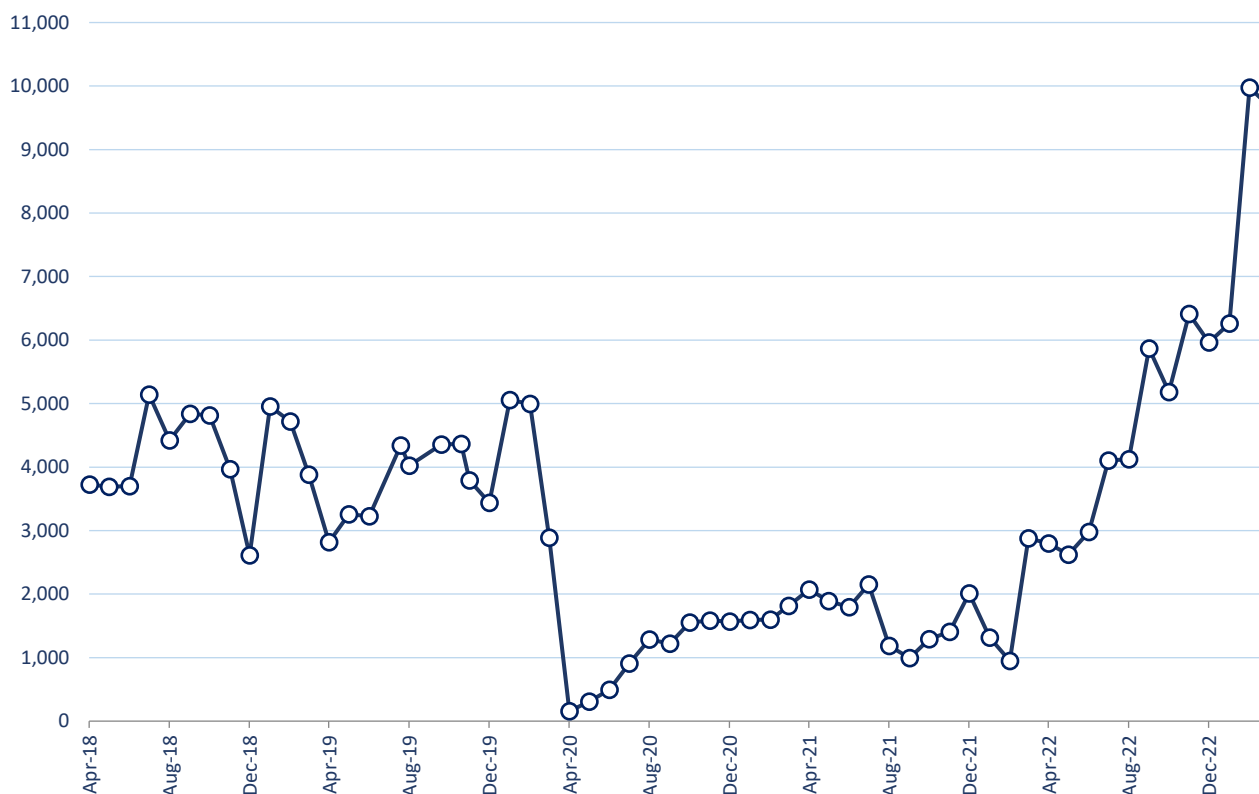


# 13 Permanent and long-term migration

Long-term arrival number in April 2023 was 7095. 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 22	Jan 23	Feb 23	Mar 23	Apr 23
Arrivals	2799	6263	9975	9698	7095
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)*



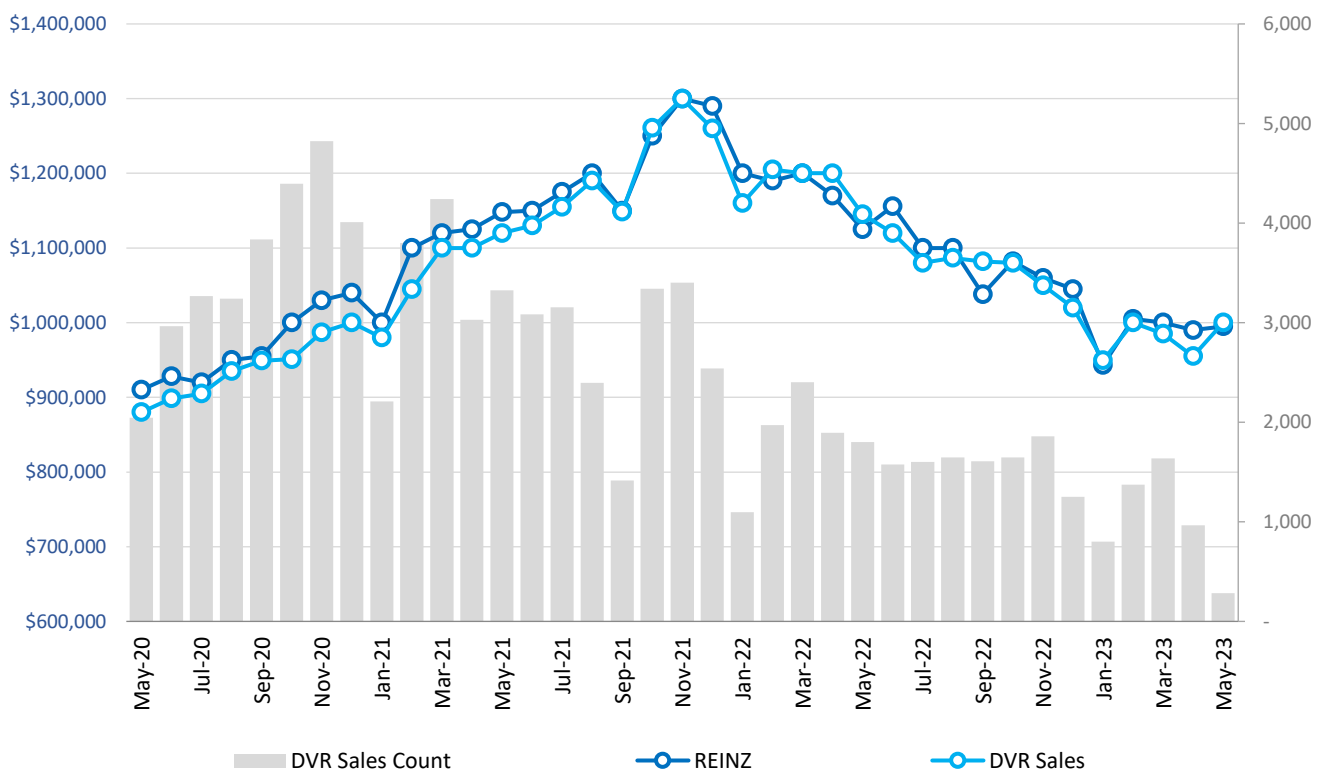
Data source: Statistics New Zealand

# 14 Median residential sale price

The median residential sales price from REINZ in May 2023 was \$995,000. The District Valuation Roll (DVR) median sales price was \$1,000,000 based on 282 currently reported sales.

Data source	May 22	Feb 23	Mar 23	Apr 23	May 23
REINZ	\$1,125,000	\$1,005,000	\$1,000,000	\$990,000	\$995,000
DVR sales <sup>1</sup>	\$1,145,000	\$1,000,000	\$985,000	\$955,000	\$1,000,000
Count of DVR sales	1802	1374	1636	965	282

**Median residential sale price**  
*(Last 3 years)*



Data source: Real Estate Institute of New Zealand and Auckland Council

<sup>1</sup> 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

<sup>1</sup> 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>)

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