



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

October 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	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.

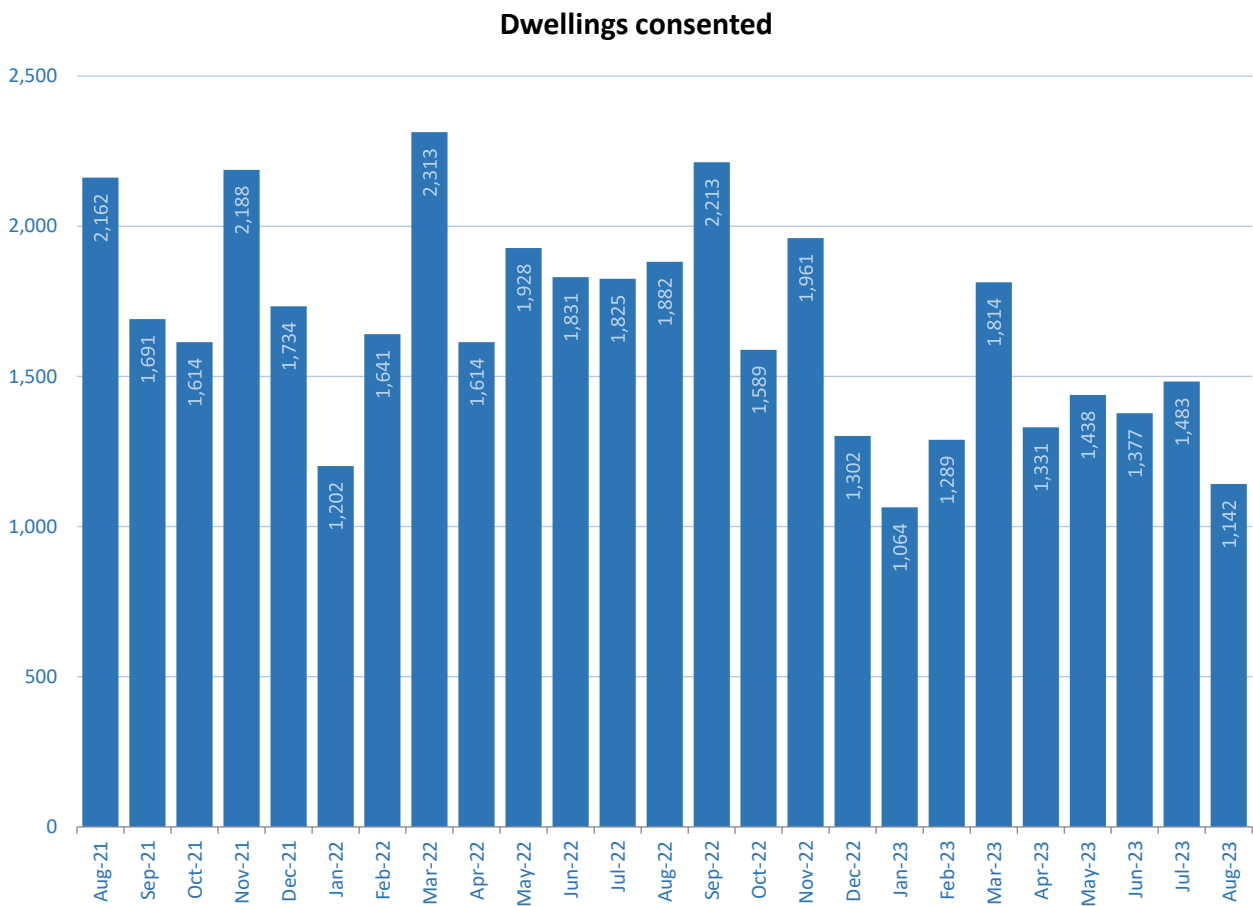
2 Highlights

- 1142 dwellings were consented in August 2023.
- In the year ending August 2023, 18,003 dwellings were consented in the region.
- 30 per cent of new dwellings consented in August 2023 were houses, 6 per cent were apartments and 65 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 85 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in August 2023.
- 1095 dwellings consented in August 2023 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 21 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in August 2023.
- 144 dwellings were within hazard zones in August 2023, accounting for 13 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented within a hazard zone.
- 1497 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in August 2023.
- In the year ending August 2023, 15,876 dwellings had a CCC issued.
- 1647 new residential parcels under 5000m² were created in August 2023.
- In the past 12 months, 14,793 new residential parcels under 5000m² were created – an average of 1233 each month.
- In August 2023, 1642 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in July 2023 were 7262.
- 555 public housing applications have been housed in the March quarter 2023.

3 Dwellings Consented

In August 2023, 1142 dwelling consents were issued, which saw 18,003 consents issued for the past 12 months.

Aug 22	May 23	Jun 23	Jul 23	Aug 23
1882	1438	1377	1483	1142

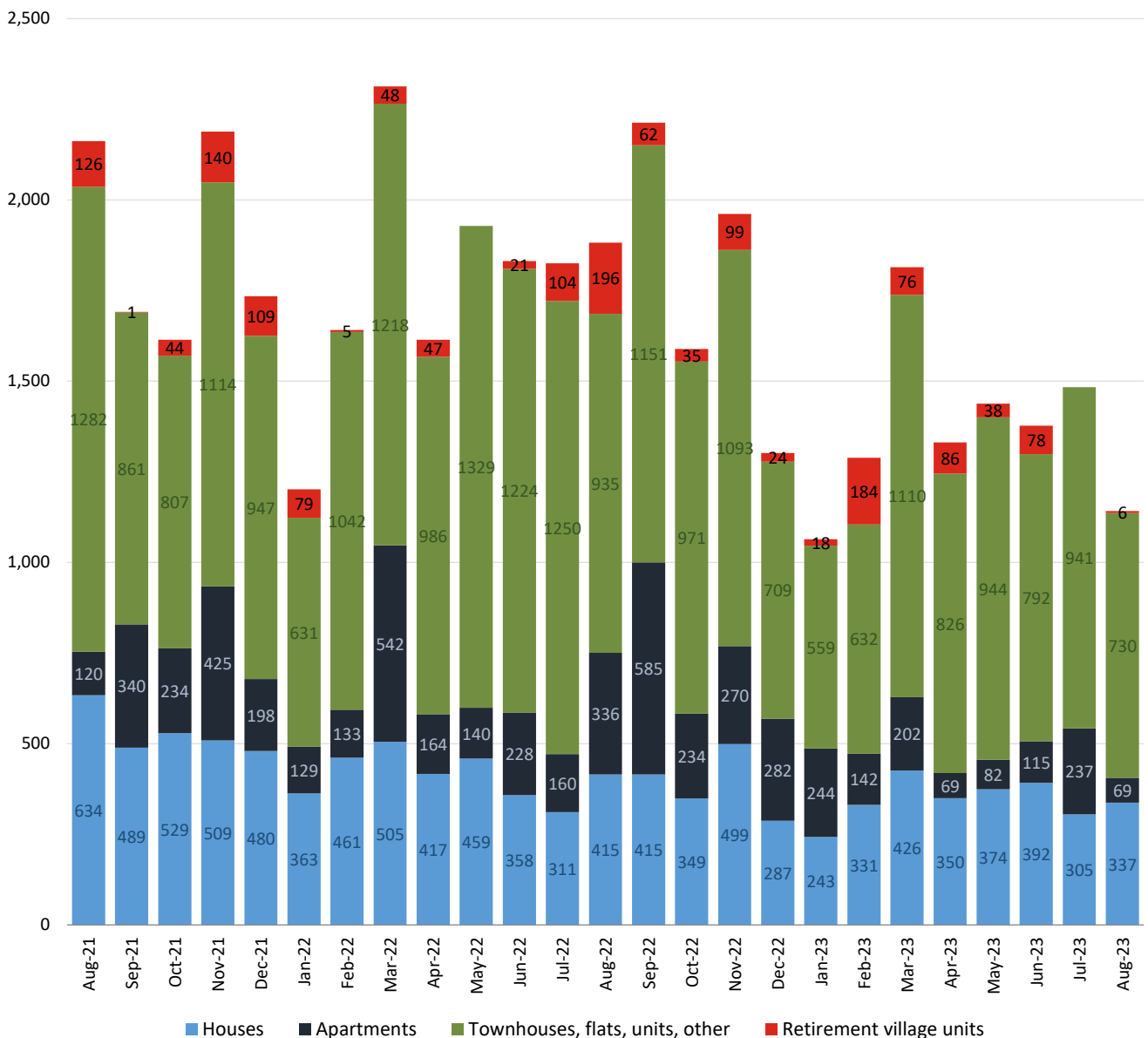


Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in August 2023, 337 were houses, 69 were apartments, and 736 were townhouses, flats, units, retirement village units or other types of attached dwellings.

Dwellings consented by type



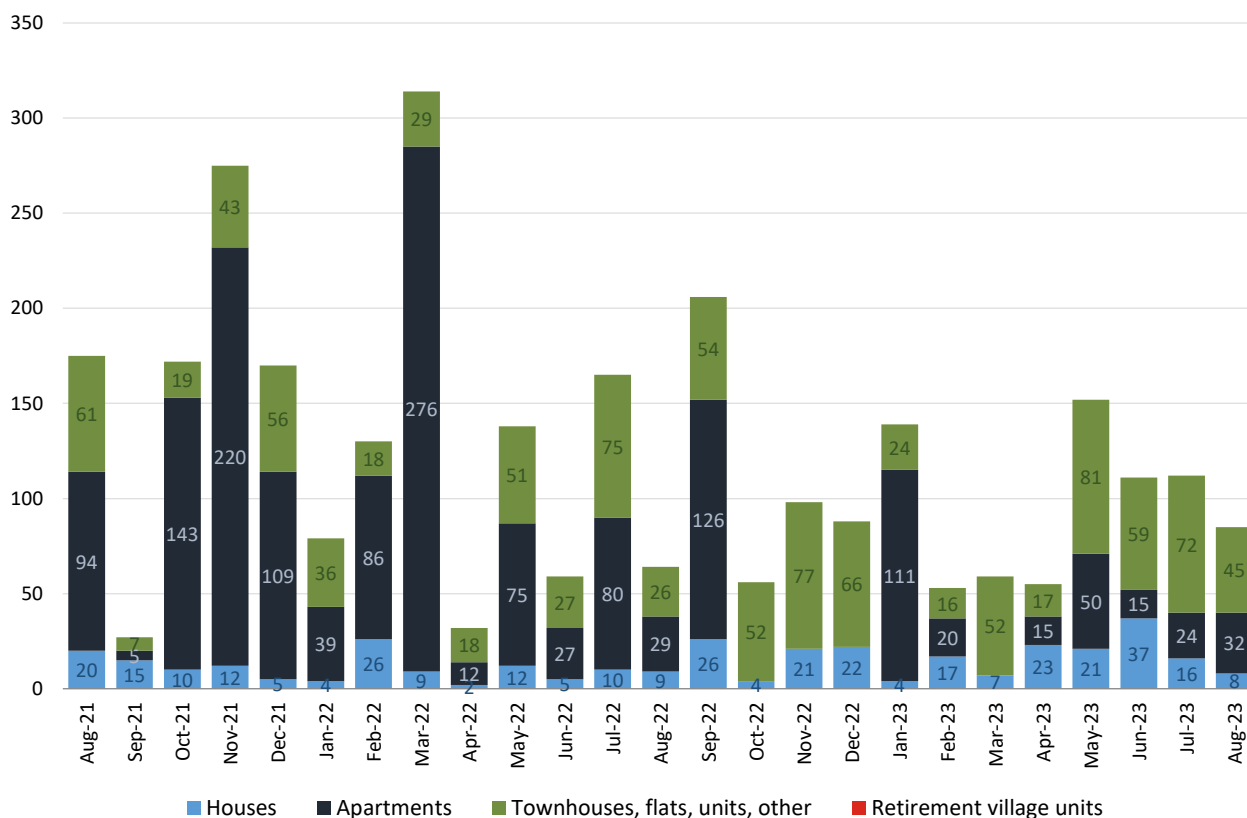
Data source: Statistics New Zealand

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

In August 2023, 85 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 32 apartment units, 8 houses and 45 townhouses, flats, and other attached dwelling types.

	Aug 22	May 23	Jun 23	Jul 23	Aug 23
Number of KO/TRC dwellings consented	64	152	111	112	85
Percentage of total dwellings consented	3%	11%	8%	8%	7%

Dwellings consented by type (KO/TRL land)



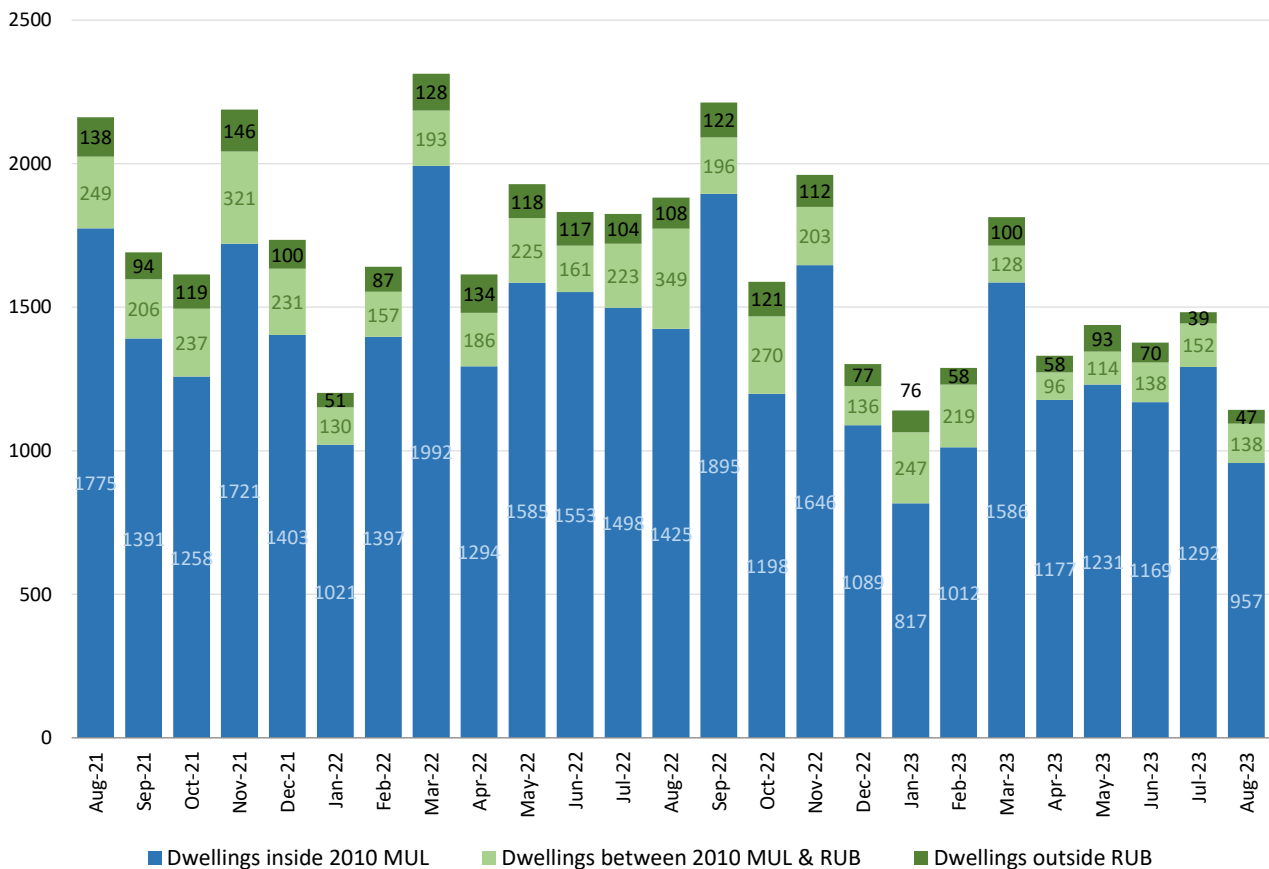
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In August 2023, 957 dwellings consented were inside 2010 MUL and a total of 1095 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Aug 22	May 23	Jun 23	Jul 23	Aug 23
Inside 2010 MUL	1425	1231	1165	1292	957
Between 2010 MUL and RUB	349	114	138	152	138
Outside RUB	108	93	70	39	47

Dwellings consented by Auckland Plan monitoring boundaries

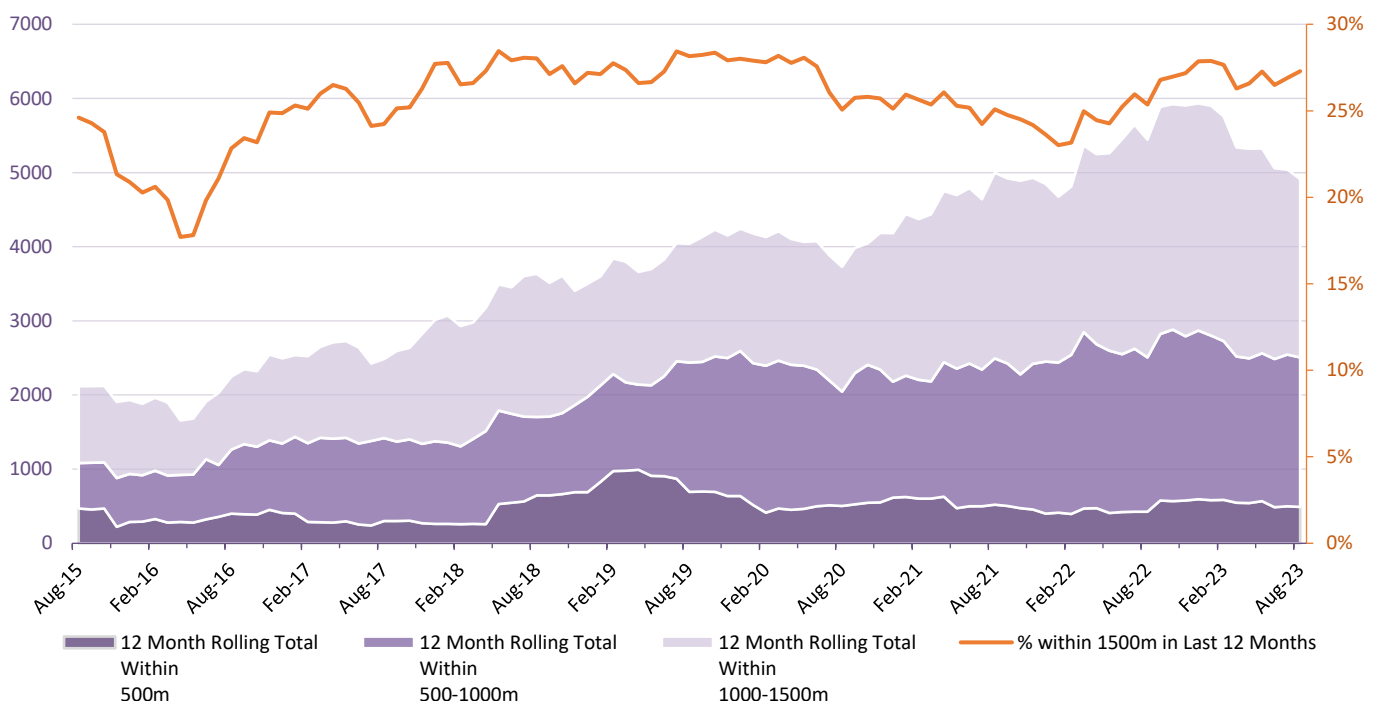


7 Dwellings consented along the rapid transit network

In August 2023, 239 dwellings (21% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4912 dwellings were consented inside the 1500m RTN walking catchments.

	Aug 22	May 23	Jun 23	Jul 23	Aug 23
Dwellings consented inside the 1500m RTN walking catchments	369	400	324	453	239
Percentage of total dwellings consented	20%	28%	24%	31%	21%
12-month rolling total inside RTN walking catchments	5442	5327	5057	5042	4912
Proportion from the last 12-month inside RTN walking catchments	25%	27%	26%	27%	27%

Dwellings consented inside RTN walking catchments

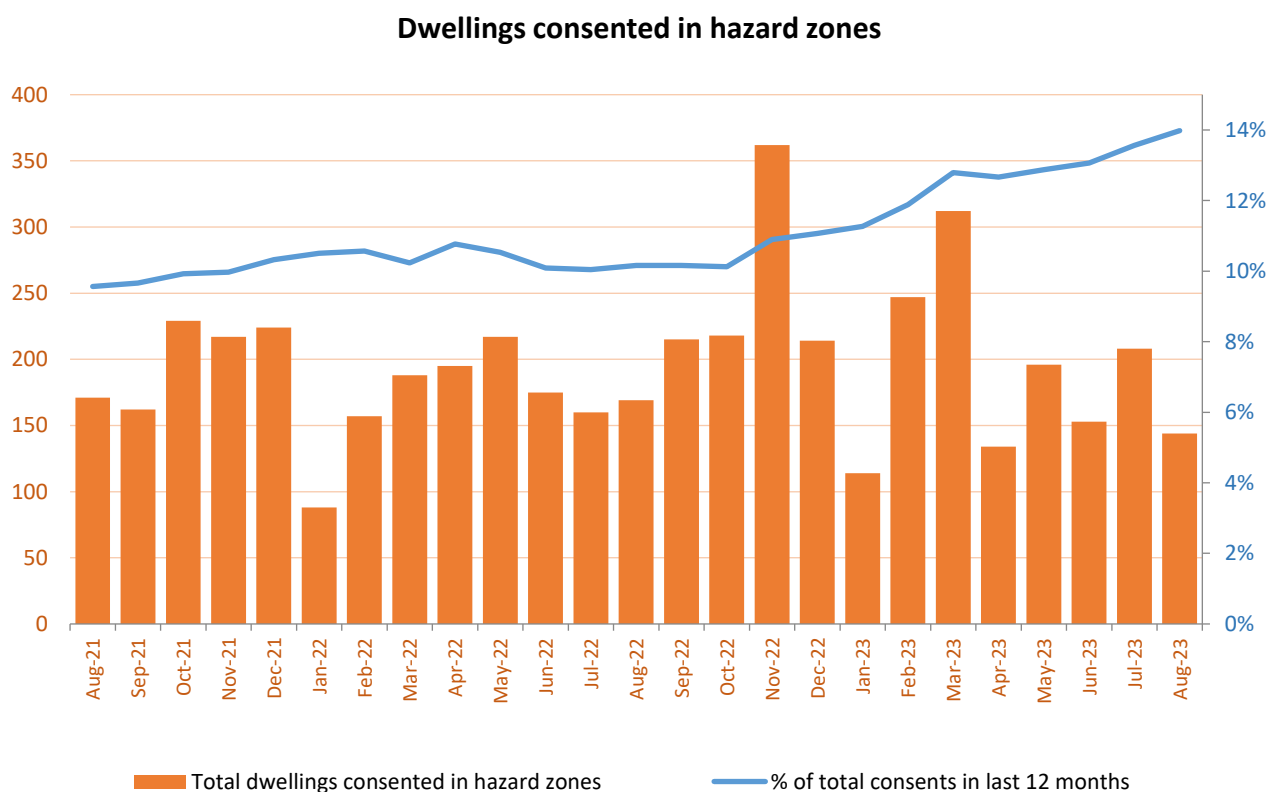


Data sources: Statistics New Zealand and Auckland Council

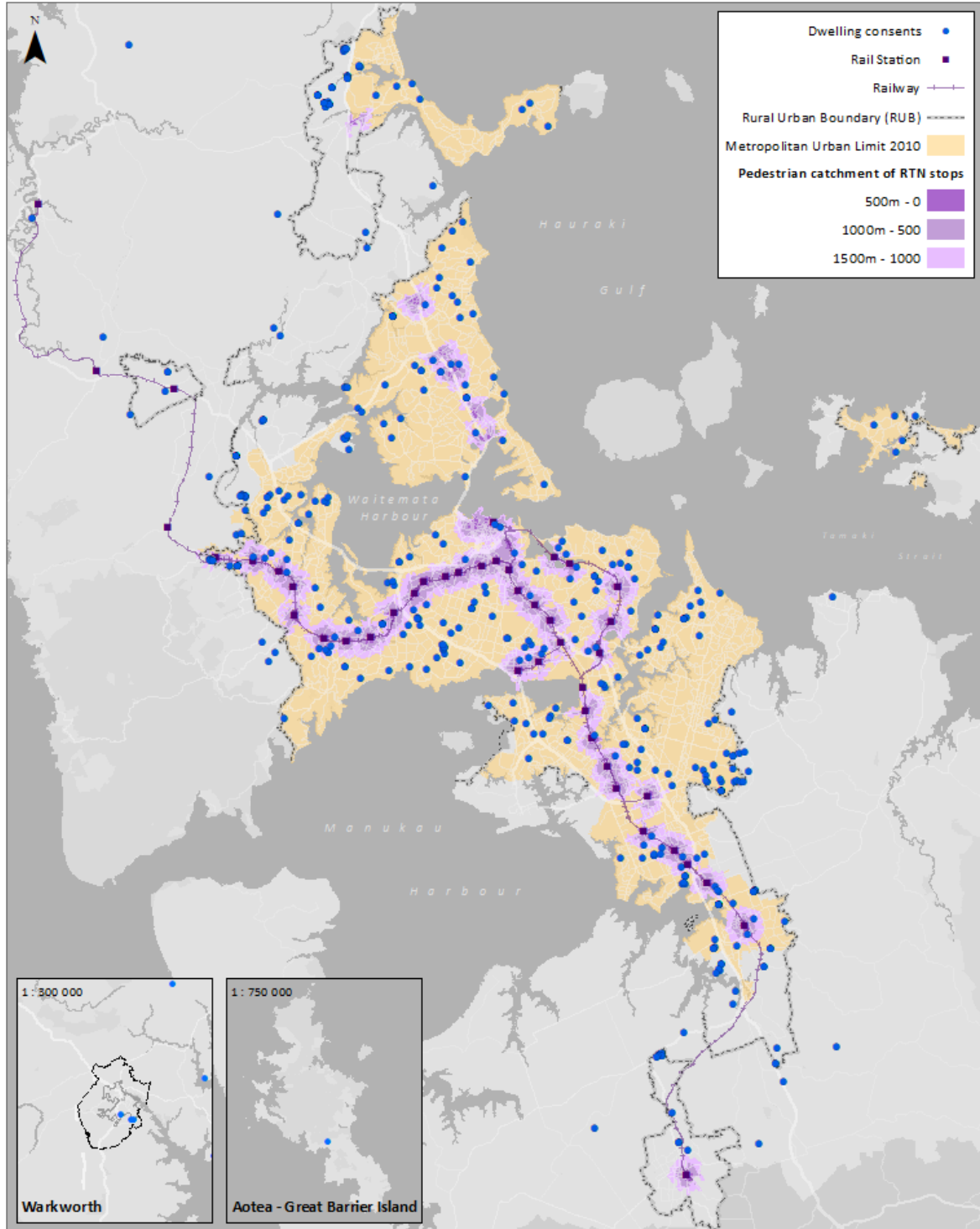
8 Dwellings consented within hazard zones

In August 2023, 144 dwellings (13% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2517 dwellings (14% 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.

	Aug 22	May 23	Jun 23	Jul 23	Aug 23
Dwellings consented within hazard zones	169	196	153	208	144
Percentage of total dwellings consented	9%	14%	11%	14%	13%
12-month rolling total inside hazard zones	2181	2516	2494	2542	2517
Proportion from the last 12-months within hazard zones	10%	13%	13%	14%	14%



9 Spatial distribution of dwelling consents



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**Dwelling Consents Issued
August 2023**

0 2 4 6
Kilometres
Scale @ A4
= 1:300,000
Date Printed:
10/10/2023

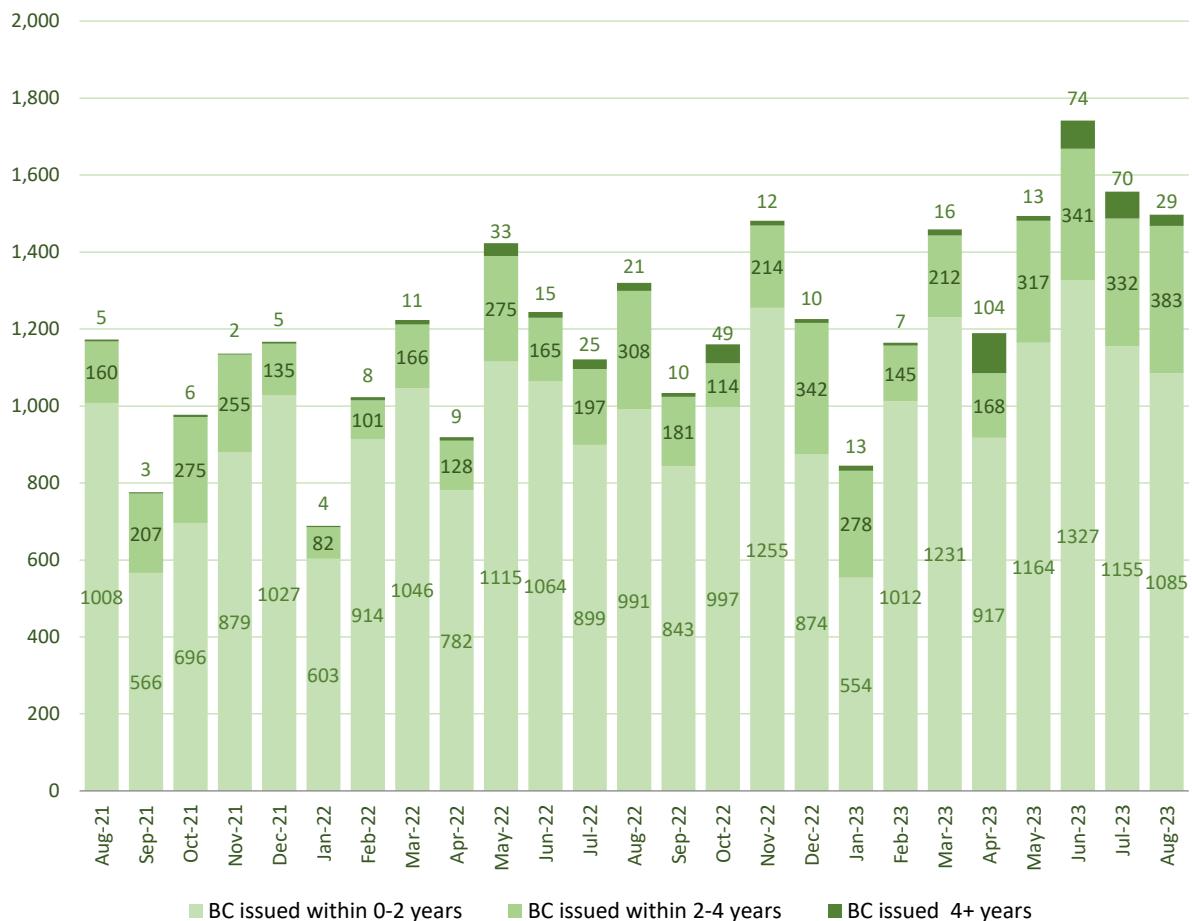


10 Dwellings with CCCs issued (completions)

1085 dwelling units had received CCCs in August 2023. 72 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Aug 22	May 23	June 23	Jul 23	Aug 23
0-2 years	991	1164	1327	1155	1085
2-4 years	308	317	341	332	383
4+ years	21	13	74	70	29

Dwellings with CCCs issued



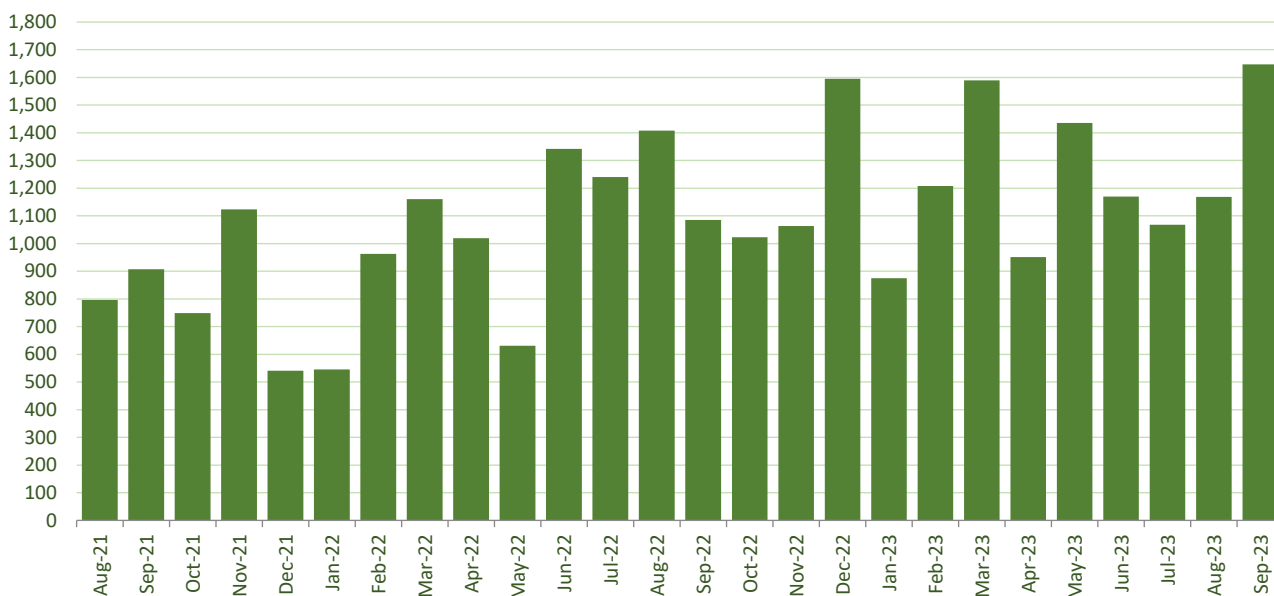
Data source: Auckland Council

11 Residential parcels created

In September 2023, the total number of residential parcels under 5000m² created was 1647.

Parcel size category	Sep 22	Jun 23	Jul 23	Aug 23	Sep 23
Less than 1000 m ²	987	1113	1046	1153	1614
1000 m ² to 1999 m ²	11	34	12	12	19
2000 m ² to 2999 m ²	19	12	1	1	8
3000 m ² to 3999 m ²	5	5	6	1	4
4000 m ² to 4999 m ²	1	6	3	2	2
Total number of residential parcels < 5000m ²	1023	1170	1068	1169	1647

New residential zoned parcels (< 5000m²)



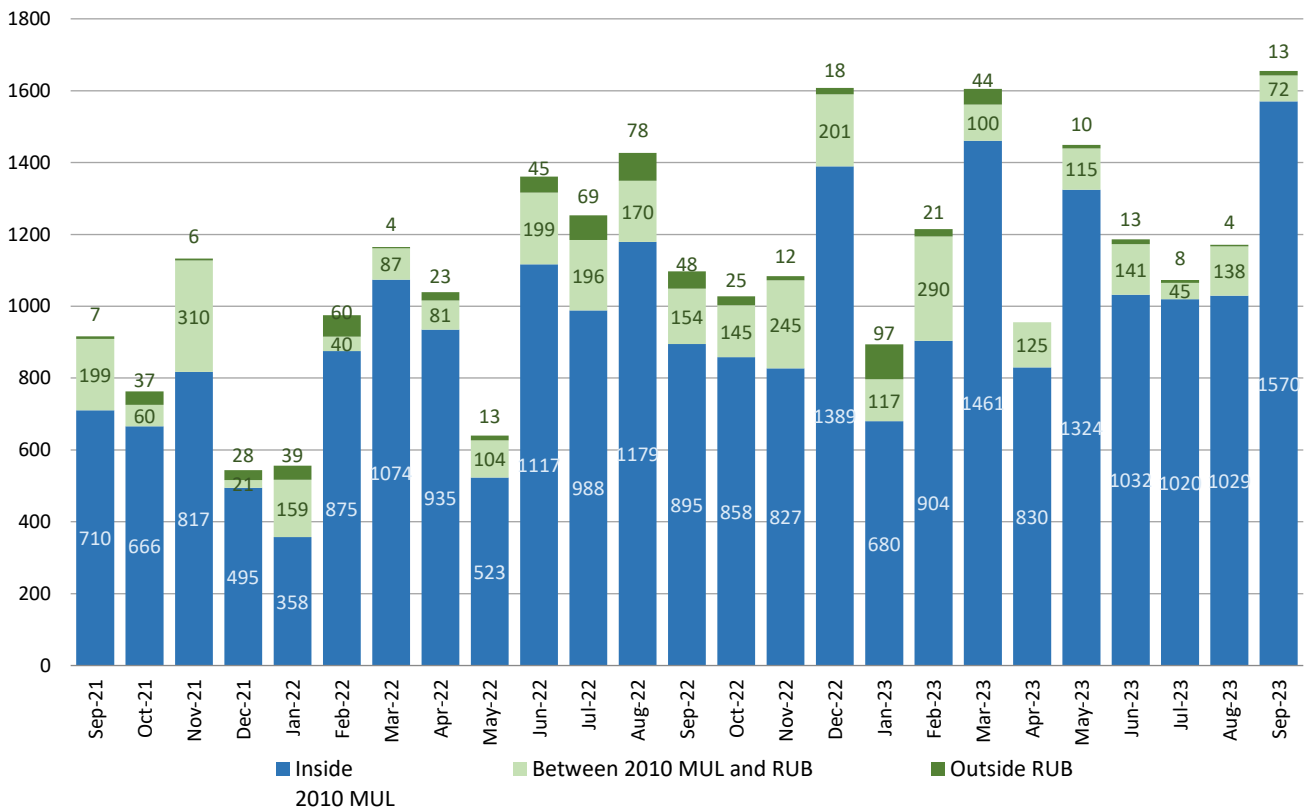
Data source: RIMU and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1570 of new residential parcels of all sizes created in September 2023 were inside the 2010 MUL and a total of 1642 new residential parcels were inside the RUB.

	Sep 22	Jun 23	Jul 23	Aug 23	Sep 23
Inside 2010 MUL	1179	1032	1020	1029	1570
Between 2010 MUL and RUB	170	141	45	138	72
Outside RUB	78	13	8	4	13

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 July 2023 was 7262. 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.

	Jul 22	Apr 23	May 23	Jun 23	Jul 23
Arrivals	4102	7095	7531	7630	7262
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)



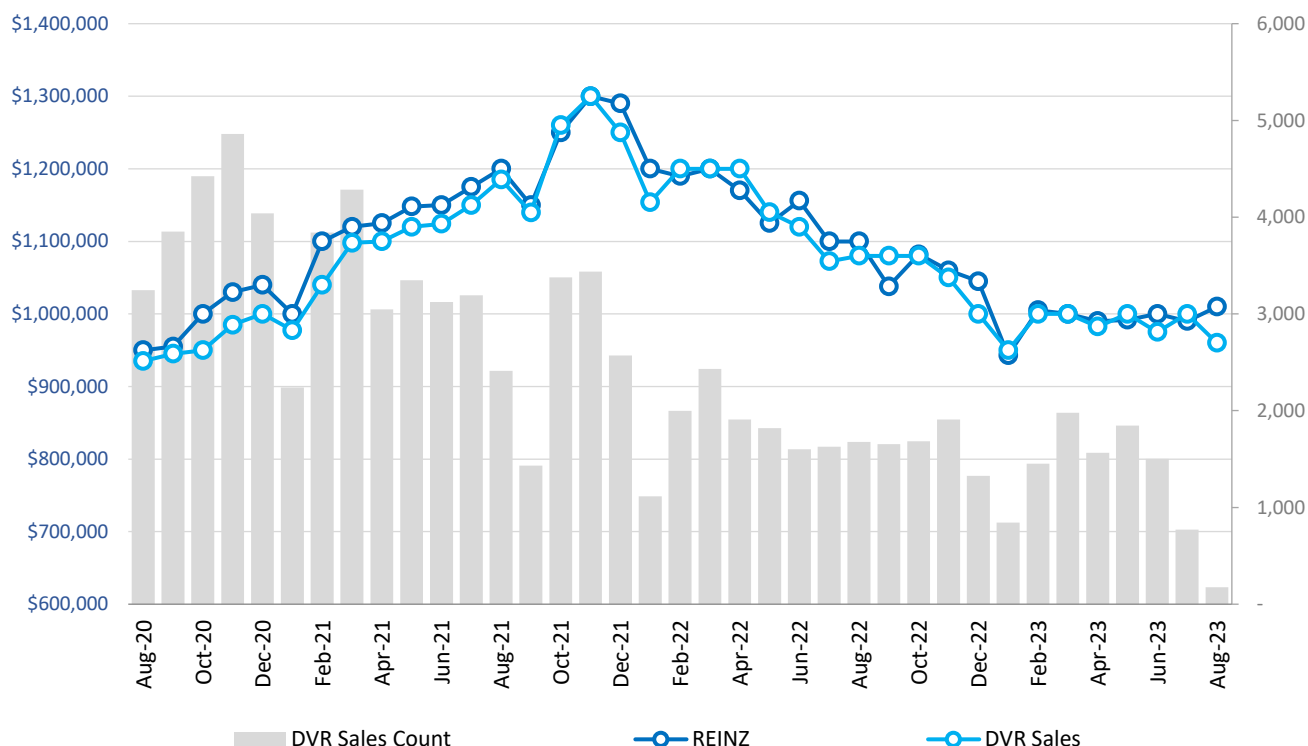
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in August 2023 was \$1,010,000. The District Valuation Roll (DVR) median sales price was \$960,000 based on 175 currently reported sales.

Data source	Aug 22	May 23	Jun 23	Jul 23	Aug 23
REINZ	\$1,156,000	\$991,888	1,000,000	\$990,000	\$1,010,000
DVR sales ¹	\$1,120,000	\$1,000,000	\$975,000	\$1,000,000	\$960,000
Count of DVR sales	1585	1845	1503	769	175

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>)

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