

# Auckland Monthly Housing Update

September 2020



Research and  
Evaluation Unit

**RIMU**



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Prepared by the Land Use and Infrastructure Research and Evaluation Team  
Research and Evaluation Unit

September 2020

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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

- 1,569 dwellings were consented in July 2020.
- In the year ending July 2020, 14,891 dwellings were consented in the region.
- 35 per cent of new dwellings consented in July 2020 were houses, 18 per cent were apartments and 47 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 84 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in July 2020.
- 1,499 dwellings consented in July 2020 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 27 per cent of dwellings consented were inside the 1,500m walking catchments of the rapid transport network in July 2020.
- 1,884<sup>1</sup> dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in July 2020.
- In the year ending July 2020, 15,119<sup>2</sup> dwellings had a CCC issued.
- 704 new residential parcels under 5,000m<sup>2</sup> were created in August 2020.
- In the past 12 months, 8,252 new residential parcels under 5,000m<sup>2</sup> were created – an average of 688 each month.
- In August 2020, 688 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in June 2020 were 497.
- 487 public housing applications have been housed in the June quarter 2020.

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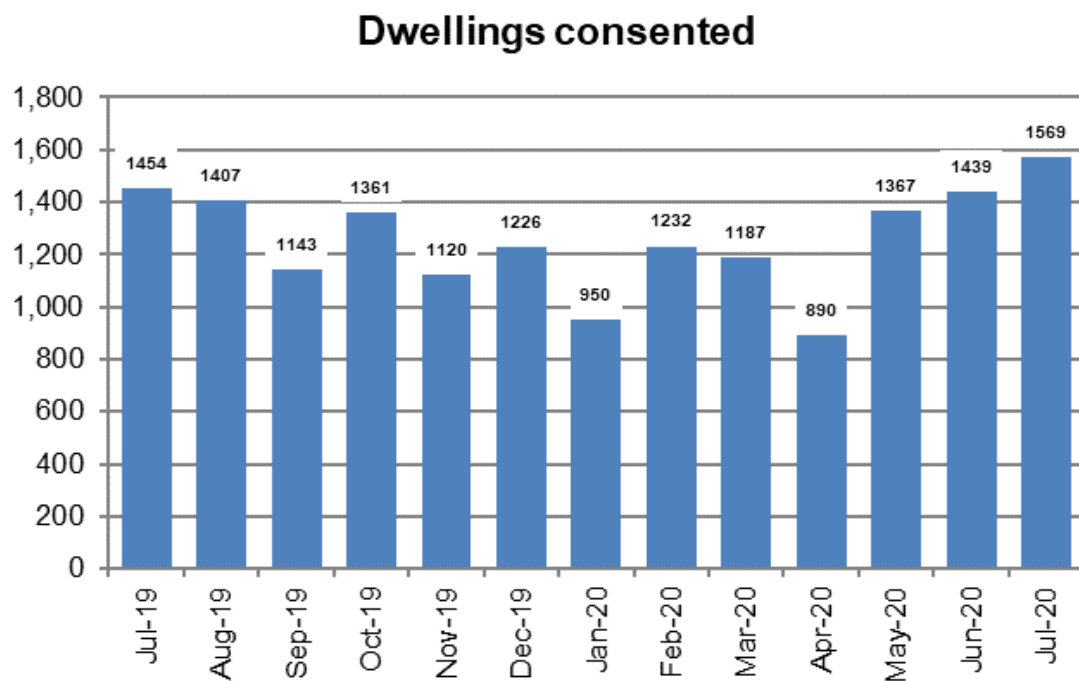
<sup>1</sup> CCC reporting error identified and corrected to reflect system records.

<sup>2</sup> CCC reporting error identified and corrected to reflect system records.

### 3. Dwellings consented

In July 2020, 1,569 dwelling consents were issued, which saw 14,891 consents issued for the past 12 months.

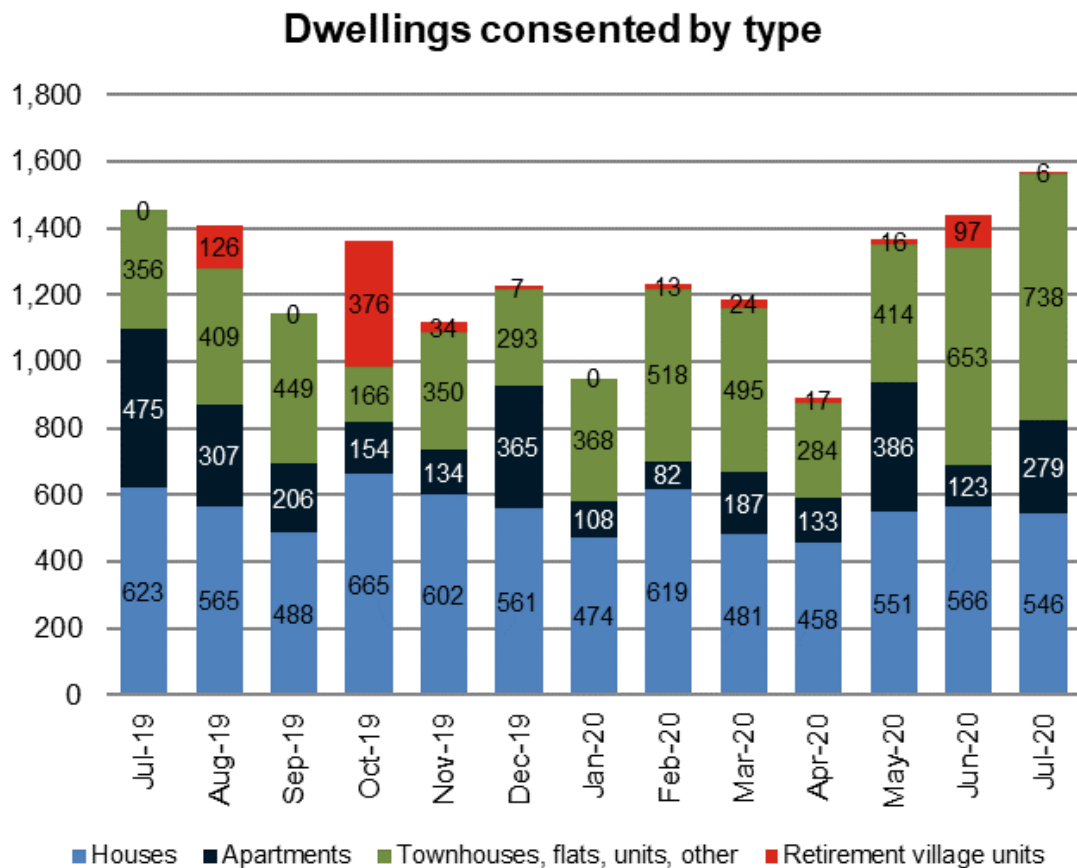
Jul 19	Apr 20	May 20	Jun 20	Jul 20
1,454	890	1,367	1,439	1,569



Data source: Statistics New Zealand

## 4. Dwellings consented by type

Of all the dwellings consented in July 2020, 546 were houses, 279 were apartments, and 744 were townhouses, flats, units, retirement village units or other types of attached dwellings.



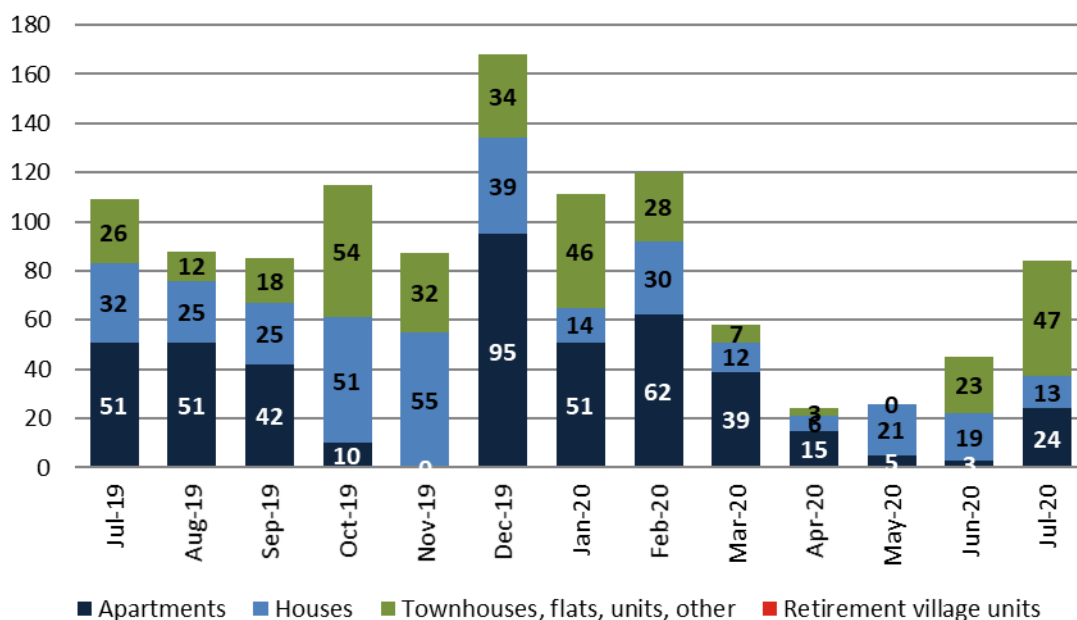
Data source: Statistics New Zealand

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

In July 2020, 84 dwellings (two per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 24 apartment units, 13 houses and 47 townhouses, flats, and other attached dwelling types.

	Jul 19	Apr 20	May 20	Jun 20	Jul 20
<b>Number of KO/TRC dwellings consented</b>	109	24	26	45	84
<b>Percentage of total dwellings consented</b>	7%	3%	2%	3%	5%

### Dwellings consented by type

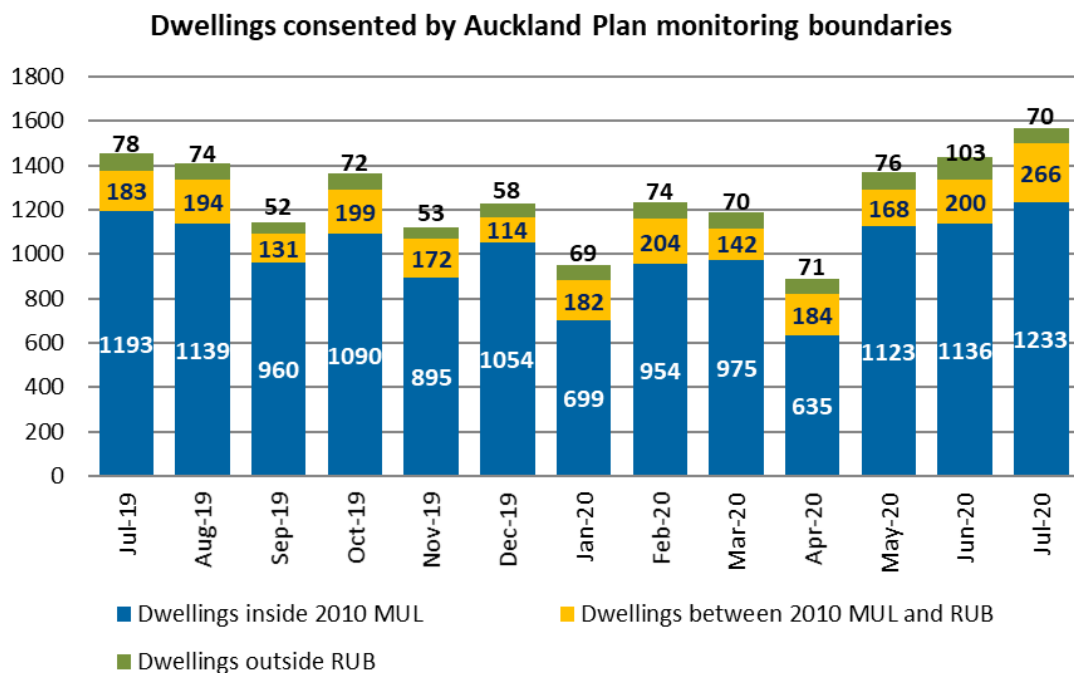


Data sources: Statistics New Zealand and Auckland Council

## 6. Dwellings consented by Auckland Plan monitoring boundaries

In July 2020, 1,233 dwellings consented were inside 2010 MUL and a total of 1,499 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Jul 19	Mar 20	Apr 20	May 20	Jul 20
<b>Inside 2010 MUL</b>	1,193	635	1,123	1,136	1,233
<b>Between 2010 MUL and RUB</b>	183	184	168	200	266
<b>Outside RUB</b>	78	71	76	103	70



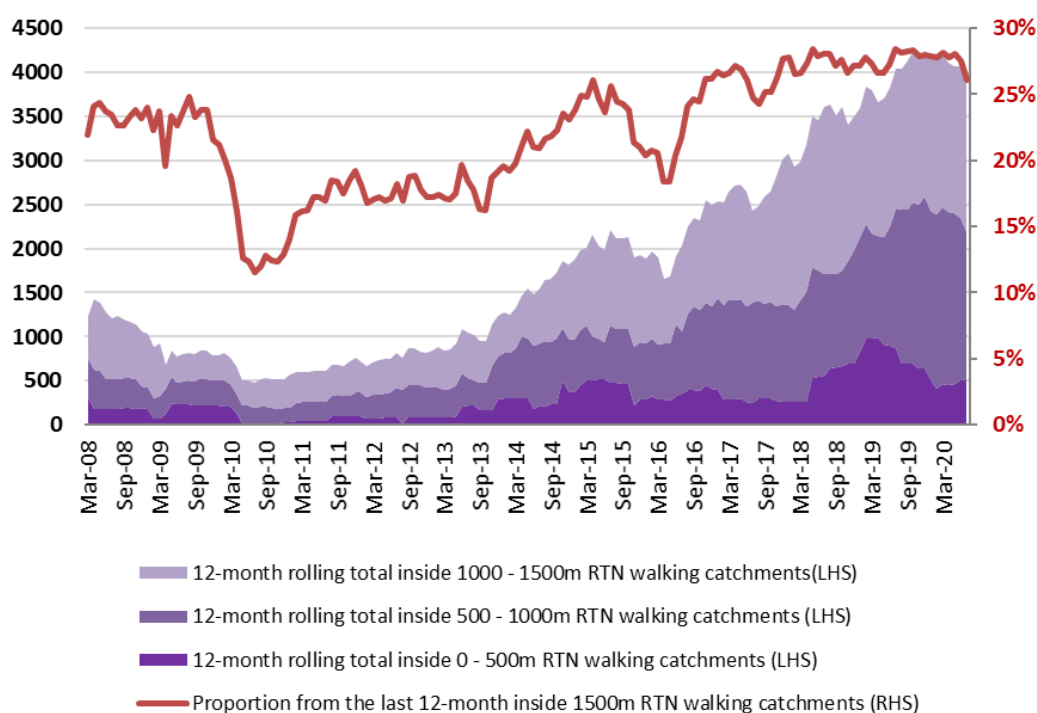
Data source: [Statistics New Zealand](#)

## 7. Dwellings consented along the rapid transport network

In July 2020, 428 dwellings (27 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 3,883 dwellings were consented inside the 1500m RTN walking catchments.

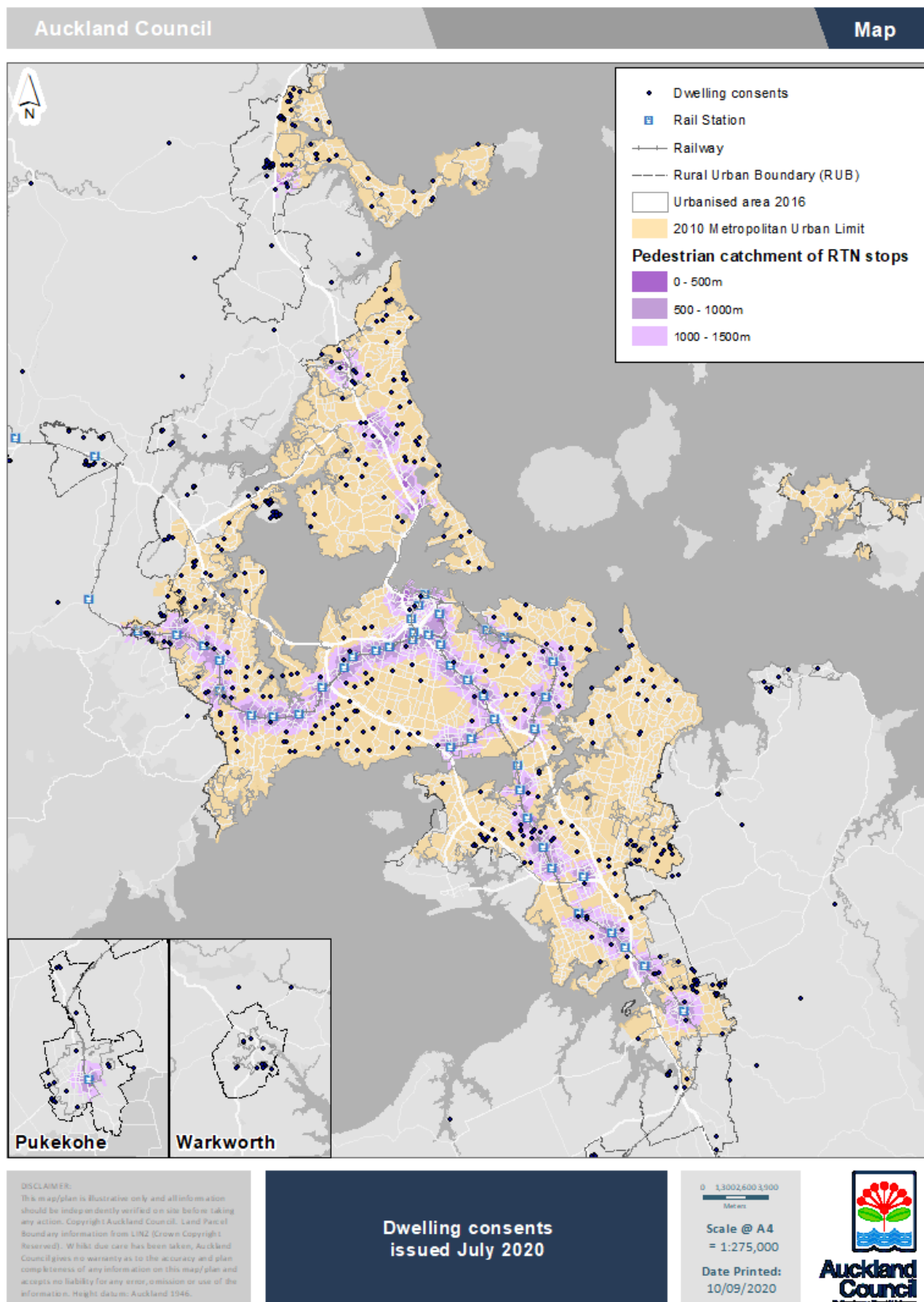
	Jul 19	Apr 20	May 20	Jun 20	Jul 20
<b>Dwellings consented inside the 1500m RTN walking catchments</b>	618	127	440	306	428
<b>Percentage of total dwellings consented</b>	43%	14%	32%	21%	27%
<b>12-month rolling total inside RTN walking catchments</b>	4,047	4,105	4,067	4,073	3,883
<b>Proportion from the last 12-month inside RTN walking catchments</b>	28%	28%	28%	28%	26%

**Dwellings consented inside 1500m RTN walking catchments**



Data sources: Statistics New Zealand and Auckland Council

## Spatial distribution of dwelling consents

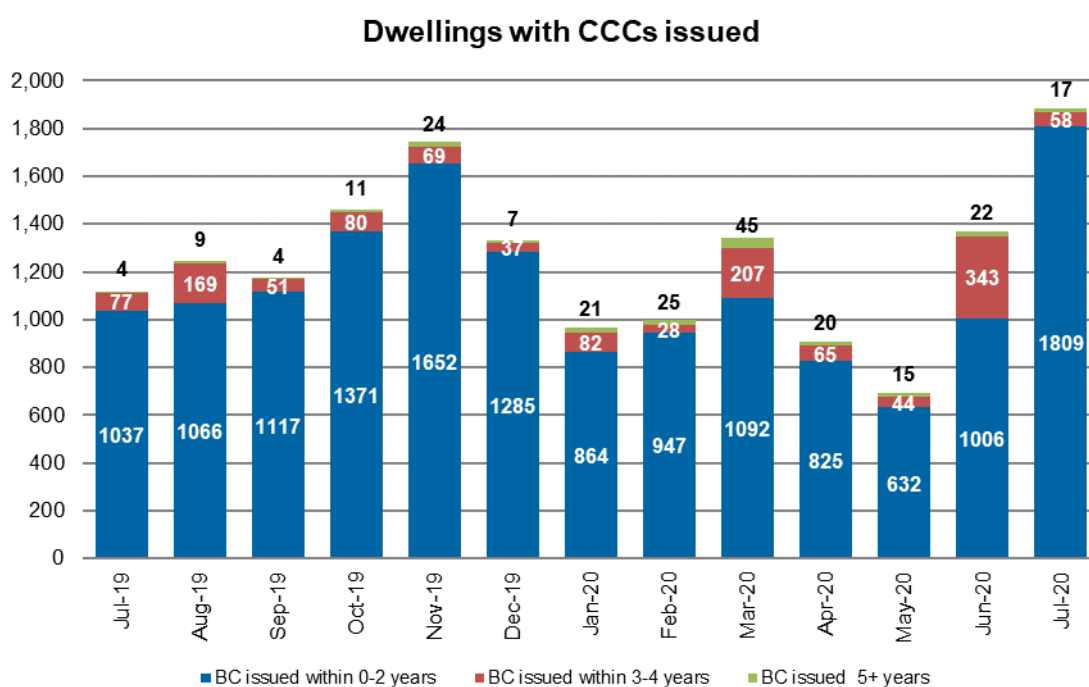


Data sources: Statistics New Zealand and Auckland Council

## 8. Dwellings with CCCs issued (completions)

1884 dwelling units had received CCCs in July 2020. 96 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jul 19	Apr 20	May 20	Jun 20	Jul 20 <sup>3</sup>
0-2 years	1,037	825	632	1,006	1,809
3-4 years	77	65	44	343	58
4+ years	4	20	15	22	17



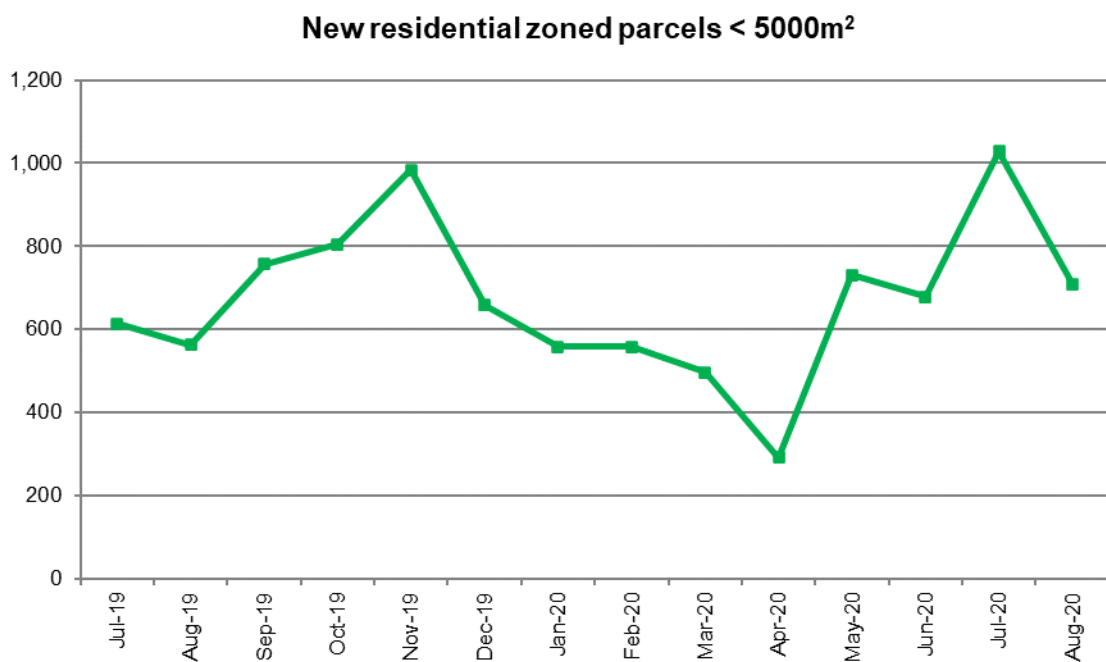
Data source: Auckland Council

<sup>3</sup> CCC reporting error identified and corrected to reflect system records.

## 9. Residential parcels created

In August 2020, the total number of residential parcels under 5000m<sup>2</sup> created was 704.

Parcel size category	Aug 19	May 20	Jun 20	Jul 20	Aug 20
Less than 1000 m <sup>2</sup>	515	700	640	996	677
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	36	16	25	23	20
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	7	6	7	6	5
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	4	6	4	1	1
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	2	2	2	2	1
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>757</b>	<b>730</b>	<b>678</b>	<b>1,028</b>	<b>704</b>

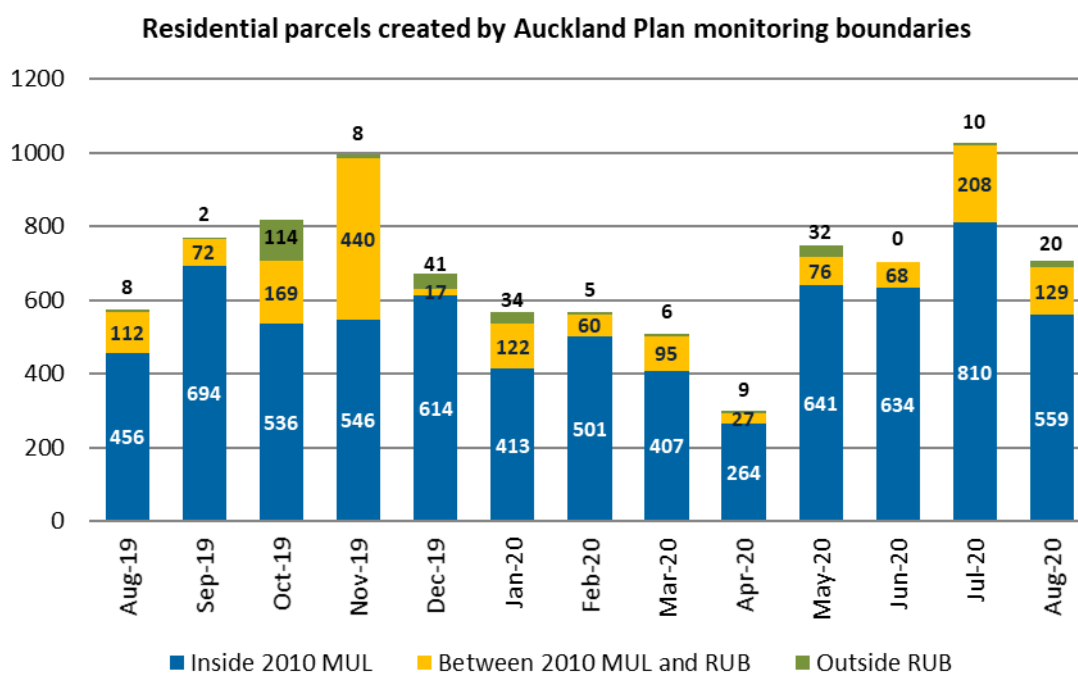


Data source: RIMU and Land information New Zealand

## 10. Residential parcels by Auckland Plan monitoring boundaries

559 of new residential parcels of all sizes created in August 2020 were inside 2010 MUL and a total of 688 new residential parcels were inside the RUB.

	Aug 19	May 20	Jun 20	Jul 20	Aug 20
<b>Inside 2010 MUL</b>	456	641	634	810	559
<b>Between 2010 MUL and RUB</b>	112	76	68	208	129
<b>Outside RUB</b>	8	32	0	10	20

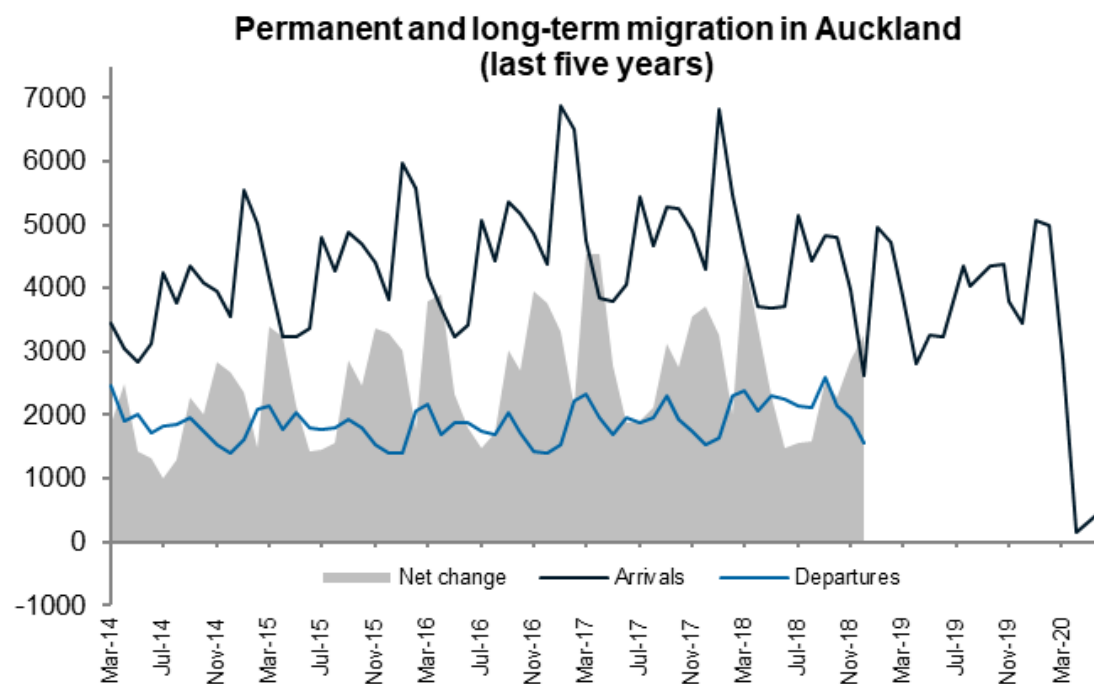


Data source: RIMU and Land Information New Zealand

## 11. Permanent and long-term migration

Long-term arrival number in June 2020 was 497. 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.

Month	Jun 19	Mar 20	Apr 20	May 20	Jun 20
<b>Arrivals</b>	3,226	2,889	156	307	497
<b>Departures</b>	N/A	N/A	N/A	N/A	N/A
<b>Net Change</b>	N/A	N/A	N/A	N/A	N/A

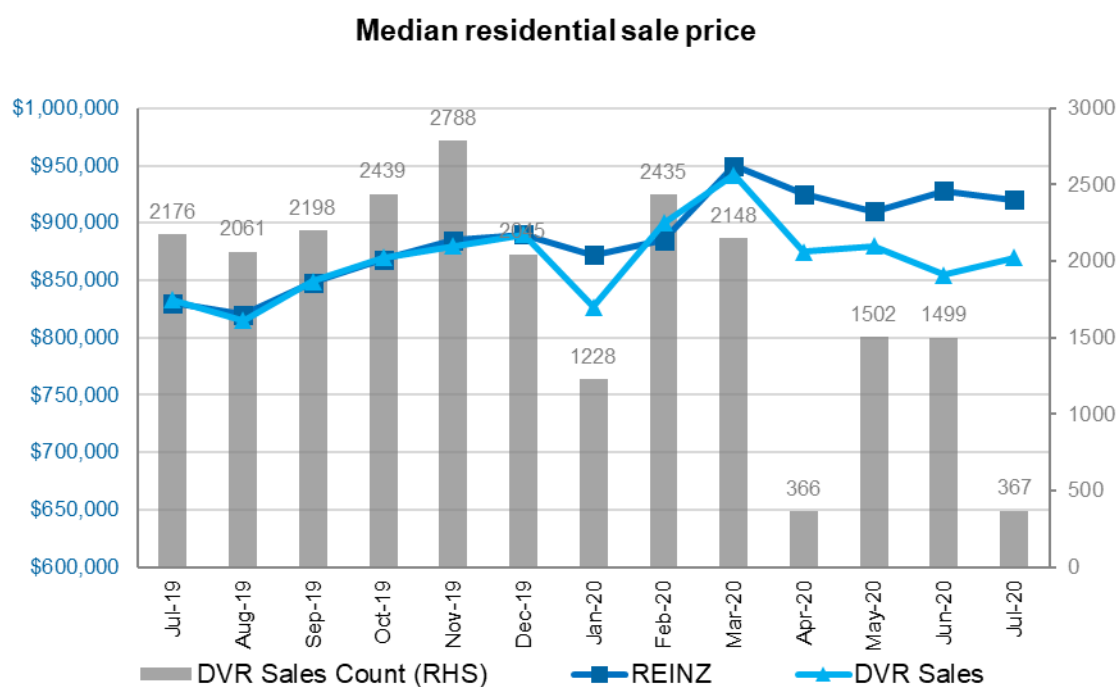


Data source: [Statistics New Zealand](#)

## 12. Median residential sales price

The median residential sales price from REINZ in July 2020 was \$920,000. The District Valuation Roll (DVR) median sales price in July 2020 was \$870,000.

Data source	Jul 19	Apr 20	May 20	Jun 20	Jul 20
REINZ	\$830,000	\$925,000	\$910,000	\$928,000	\$920,000
DVR sales <sup>4</sup>	\$832,750	\$875,000	\$880,000	\$855,000	\$870,000
Count of DVR sales	2,176	366	1,502	1,499	367



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

<sup>4</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

### 13. Public housing in Auckland<sup>5</sup>

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 2020, 803 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2019	September quarter 2019	December quarter 2019	March quarter 2020	June quarter 2020
<b>Public housing stock</b>	31,452	32,326	32,872	33,007	33,300
<b>Public housing register - housing register (top row) and transfer register (bottom row)</b>	4,846	5,257	5,455	6,086	6,617
	1,170	1,313	1,413	1,518	1,531
<b>Public housing register – applications housed</b>	719	1,027	1,023	803	487

Data source: Ministry of Housing and Urban Development

<sup>5</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/>

## **14. 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>)

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