

# Auckland Monthly Housing Update

January 2021



Research and  
Evaluation Unit

**RIMU**

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Prepared by the Spatial Analysis and Modelling Team  
Research and Evaluation Unit

January 2021

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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

- 1740 dwellings were consented in November 2020.
- In the year ending November 2020, 16,290 dwellings were consented in the region.
- 32 per cent of new dwellings consented in November 2020 were houses, 18 per cent were apartments and 50 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 79 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in November 2020.
- 1643 dwellings consented in November 2020 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 26 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transport network in November 2020.
- 1581<sup>1</sup> dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in November 2020.
- In the year ending November 2020, 12,054<sup>2</sup> dwellings had a CCC issued.
- 590 new residential parcels under 5000m<sup>2</sup> were created in December 2020.
- In the past 12 months, 7987 new residential parcels under 5000m<sup>2</sup> were created – an average of 666 each month.
- In December 2020, 490 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in October 2020 were 142.
- 806 public housing applications have been housed in the September quarter 2020.

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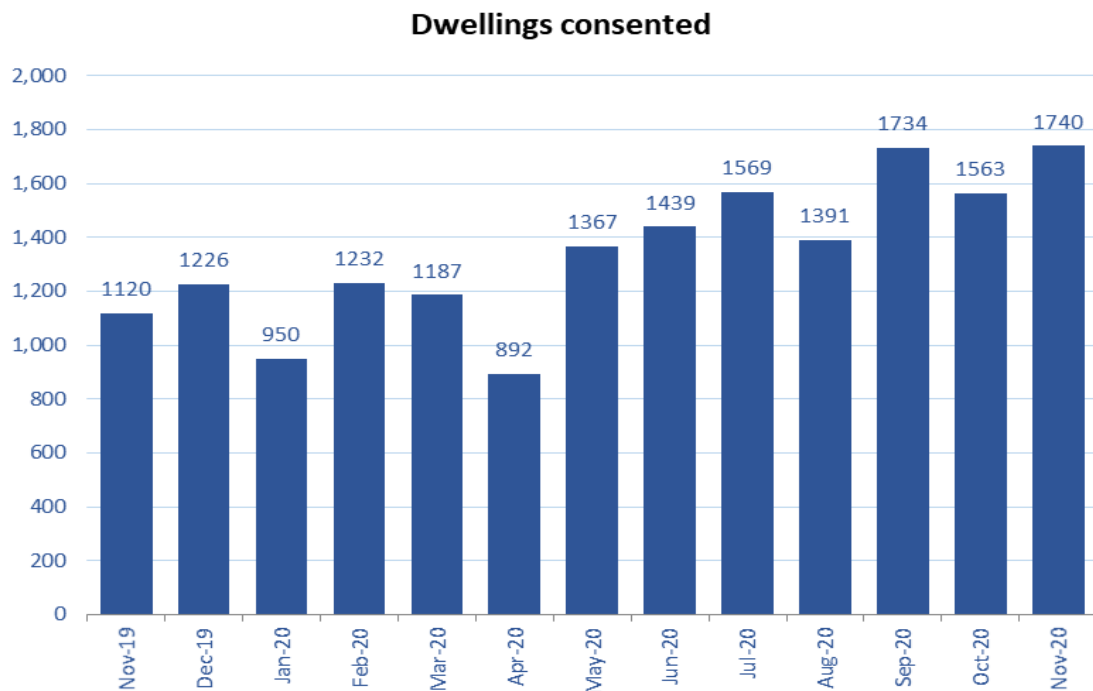
<sup>1</sup> A reporting error has been identified that led to an over-statement of *certified dwelling* figures in previous publications. The error has been corrected

<sup>2</sup> A reporting error has been identified that led to an over-statement of *certified dwelling* figures in previous publications. The error has been corrected

### 3. Dwellings consented

In November 2020, 1740 dwelling consents were issued, which saw 16,290 consents issued for the past 12 months.

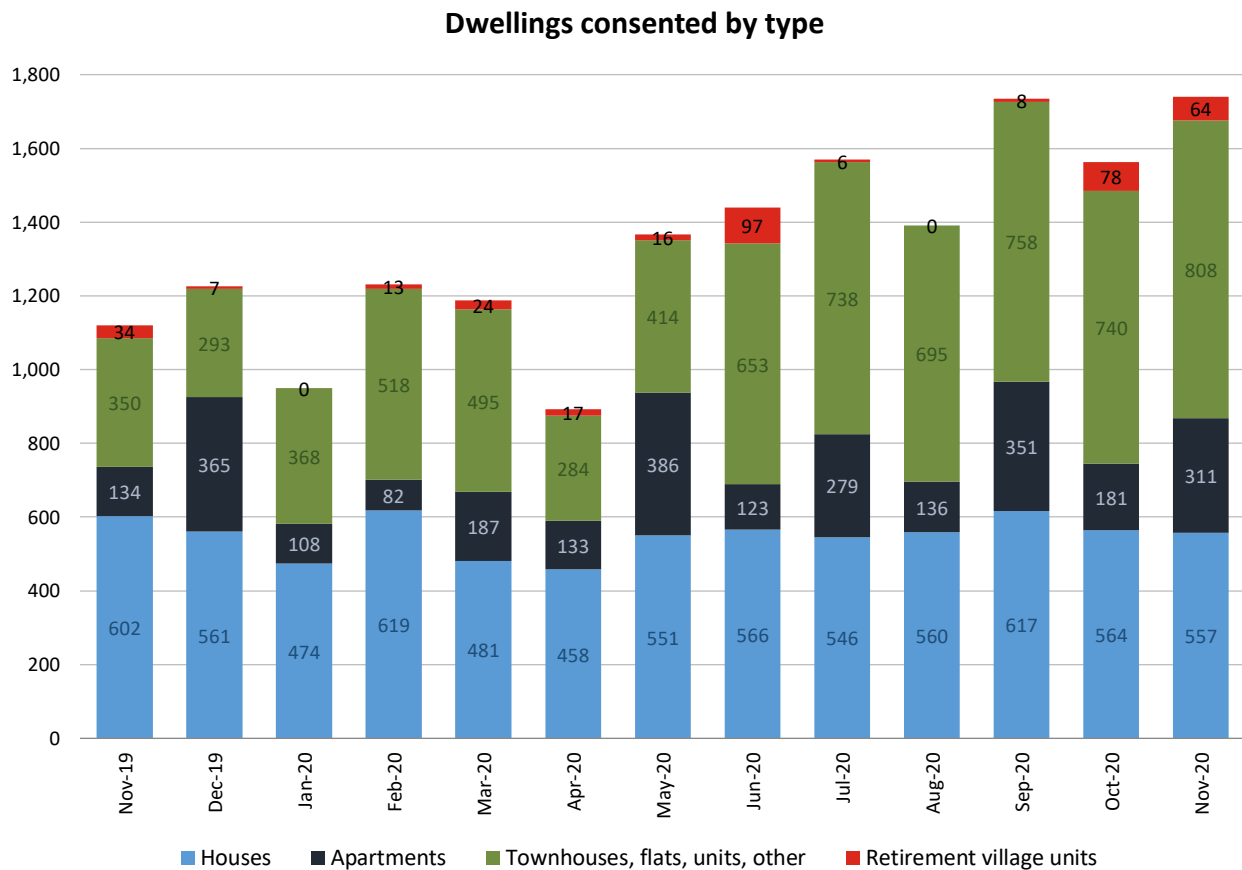
Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
1120	1391	1734	1563	1740



Data source: Statistics New Zealand

## 4. Dwellings consented by type

Of all the dwellings consented in November 2020, 557 were houses, 311 were apartments, and 872 were townhouses, flats, units, retirement village units or other types of attached dwellings.



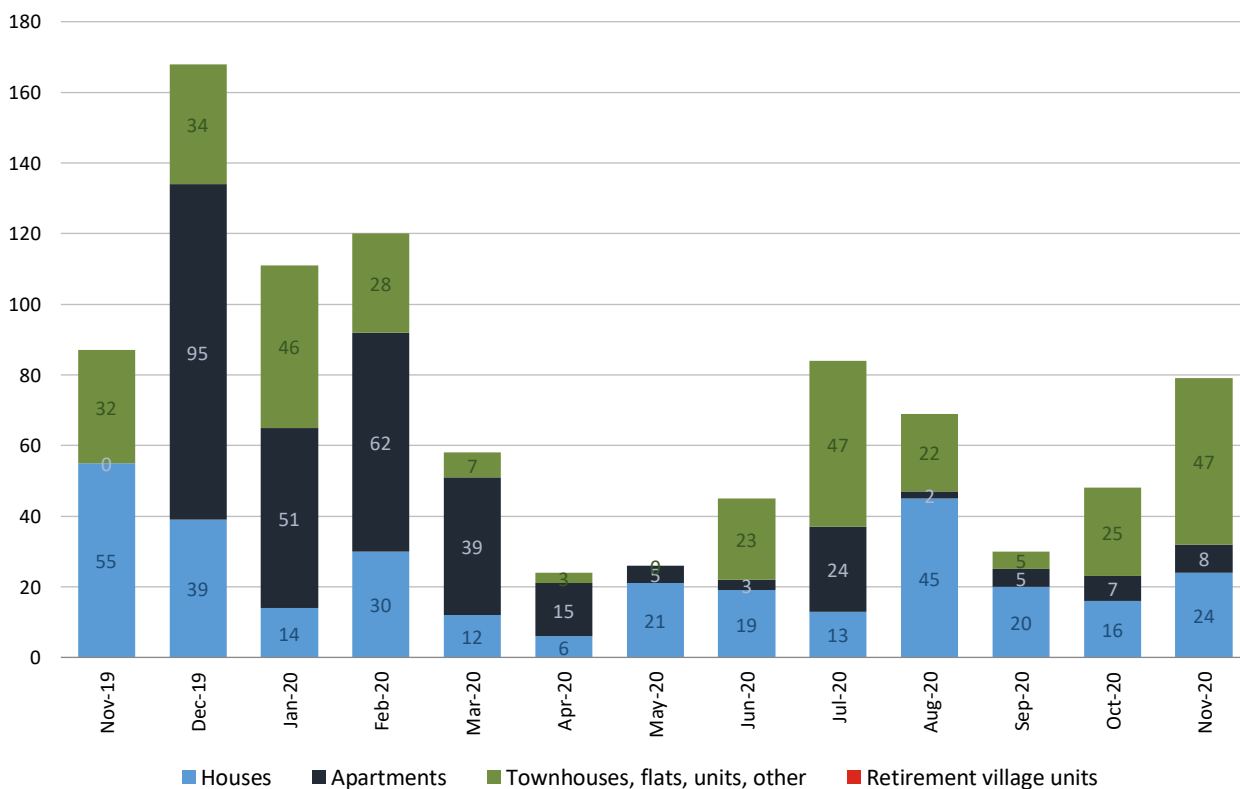
Data source: Statistics New Zealand

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

In November 2020, 79 dwellings (five per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 8 apartment units, 24 houses and 47 townhouses, flats, and other attached dwelling types.

	Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
<b>Number of KO/TRC dwellings consented</b>	87	69	30	48	79
<b>Percentage of total dwellings consented</b>	8%	5%	2%	3%	5%

**Dwellings consented by type (KO/TRL land)**



Data sources: Statistics New Zealand and Auckland Council

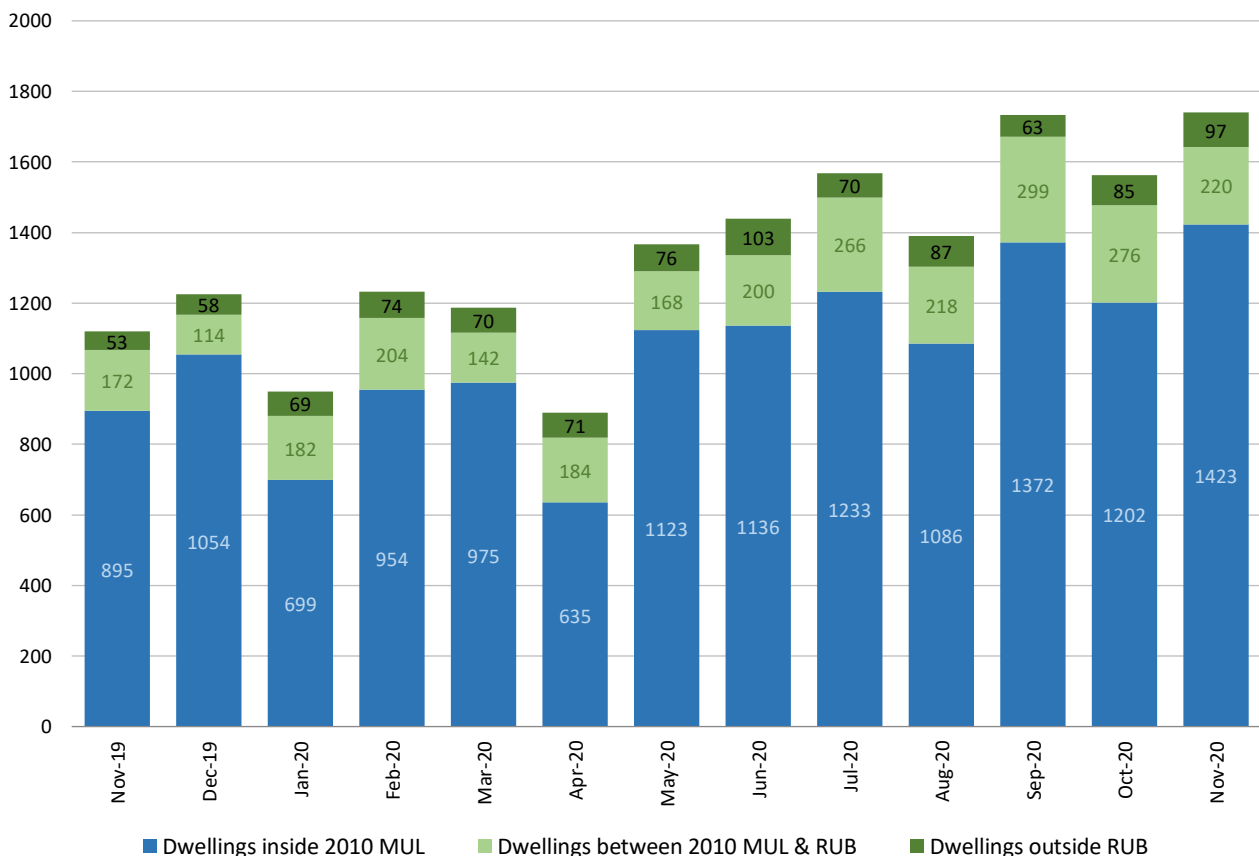


## 6. Dwellings consented by Auckland Plan monitoring boundaries

In November 2020, 1423 dwellings consented were inside 2010 MUL and a total of 1643 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
<b>Inside 2010 MUL</b>	895	1086	1372	1202	1423
<b>Between 2010 MUL and RUB</b>	172	218	299	276	220
<b>Outside RUB</b>	53	87	63	85	97

**Dwellings consented by Auckland Plan monitoring boundaries**



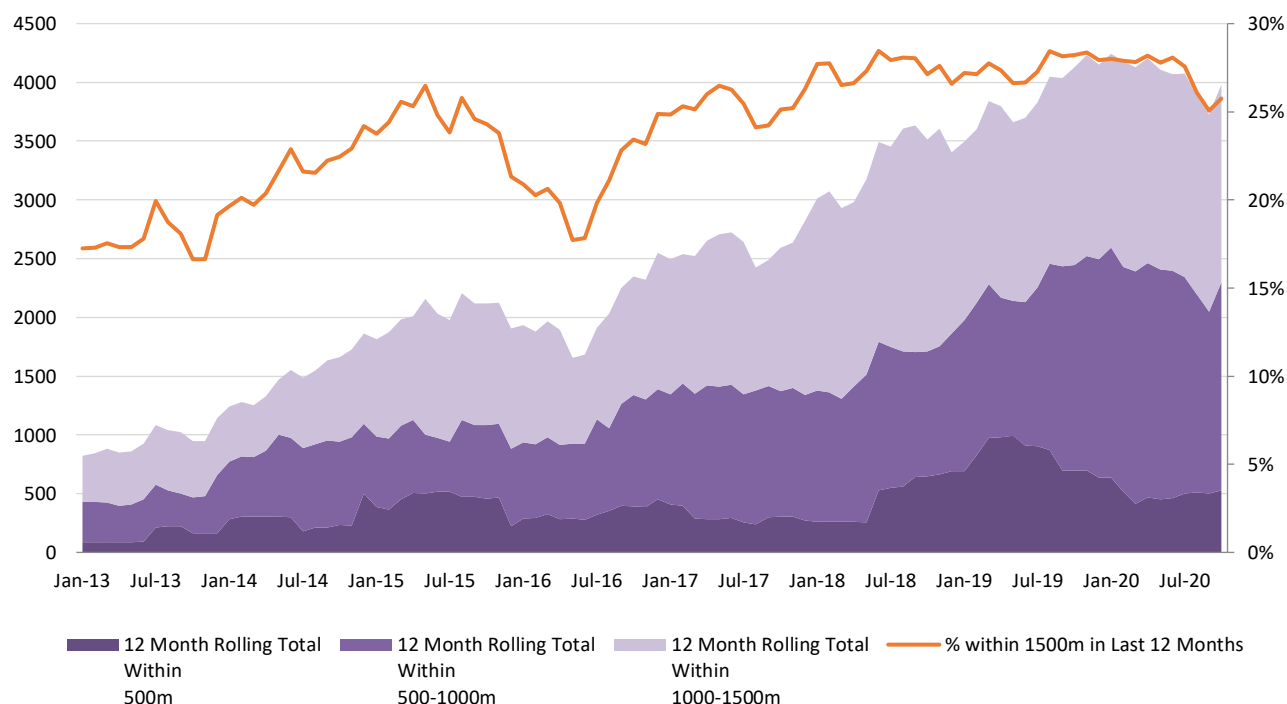
Data source: Statistics New Zealand

## 7. Dwellings consented along the rapid transport network

In November 2020, 444 dwellings (26 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 4188 dwellings were consented inside the 1500m RTN walking catchments.

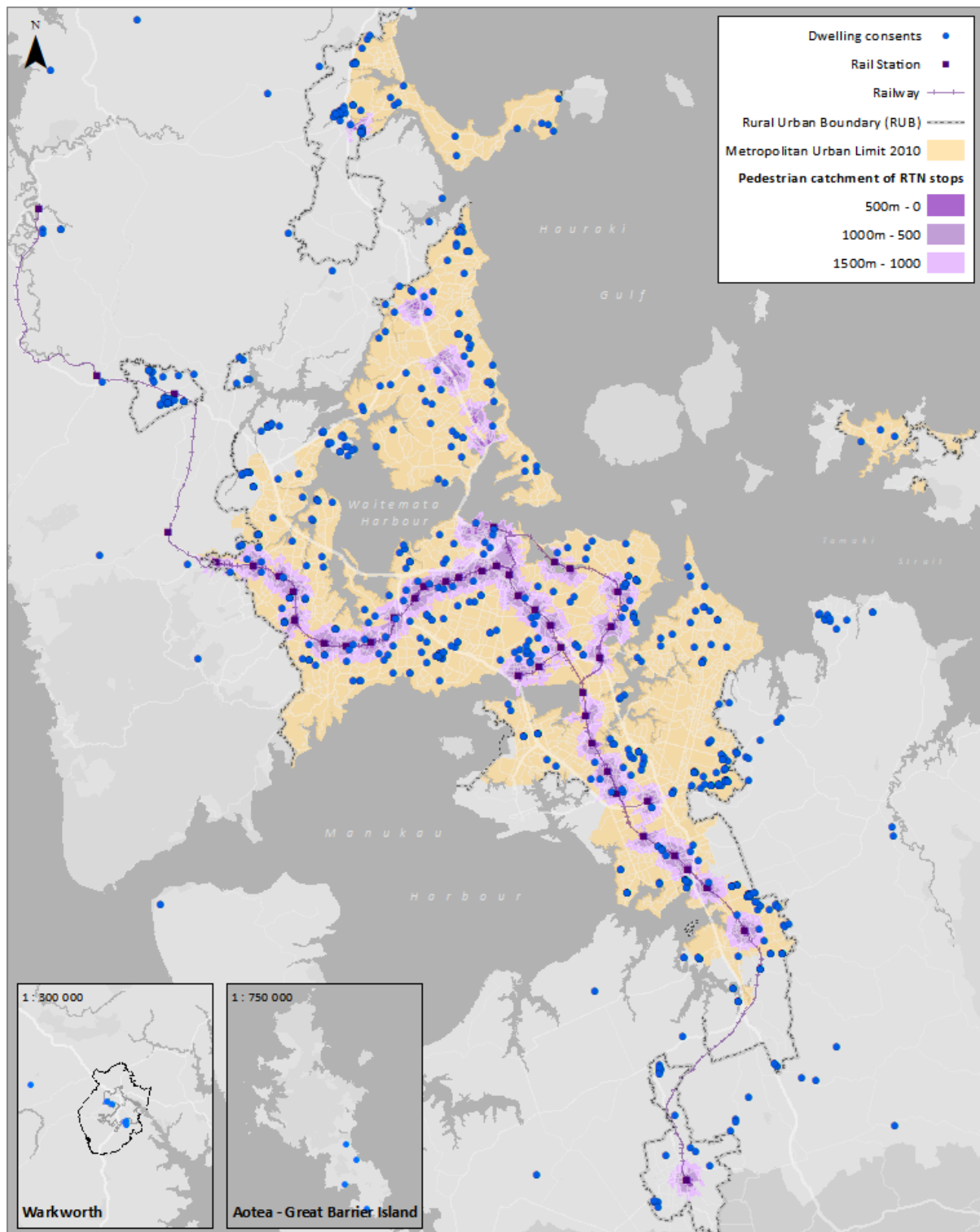
	Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
<b>Dwellings consented inside the 1500m RTN walking catchments</b>	299	213	539	402	444
<b>Percentage of total dwellings consented</b>	27%	15%	32%	26%	26%
<b>12-month rolling total inside RTN walking catchments</b>	4151	3728	3982	4043	4188
<b>Proportion from the last 12-month inside RTN walking catchments</b>	28%	25%	26%	26%	26%

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



Data sources: Statistics New Zealand and Auckland Council

## 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. Height datum: Auckland 1946.

Dwelling consents Issued  
November 2020

0 2 4 6  
Kilometres  
Scale @ A4  
= 1:300,000  
Date Printed:  
25/01/2021

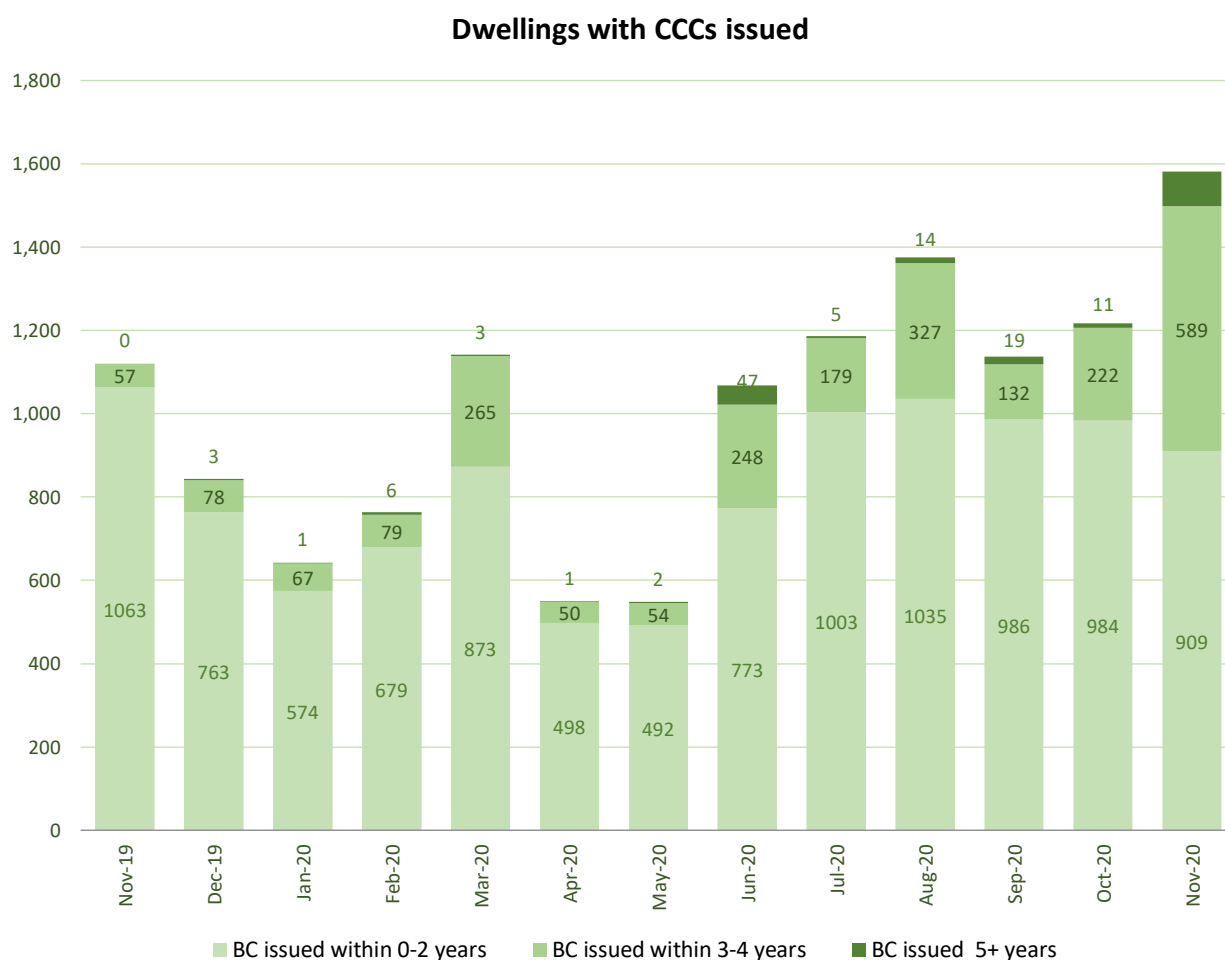


Document Path: U:\OP\ASR\Research Investigations and Monitoring\Land Use Research\Projects\Monthly Housing Update\1\_Data\SCs\_RTN\_mapping.mxd

## 8. Dwellings with CCCs issued (completions)

1581 dwelling units had received CCCs in November 2020. 57 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.<sup>3</sup>

CCCs issued	Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
<b>0-2 years</b>	1063	1035	986	984	909
<b>3-4 years</b>	57	327	132	222	589
<b>4+ years</b>	0	14	19	11	83



Data source: Auckland Council

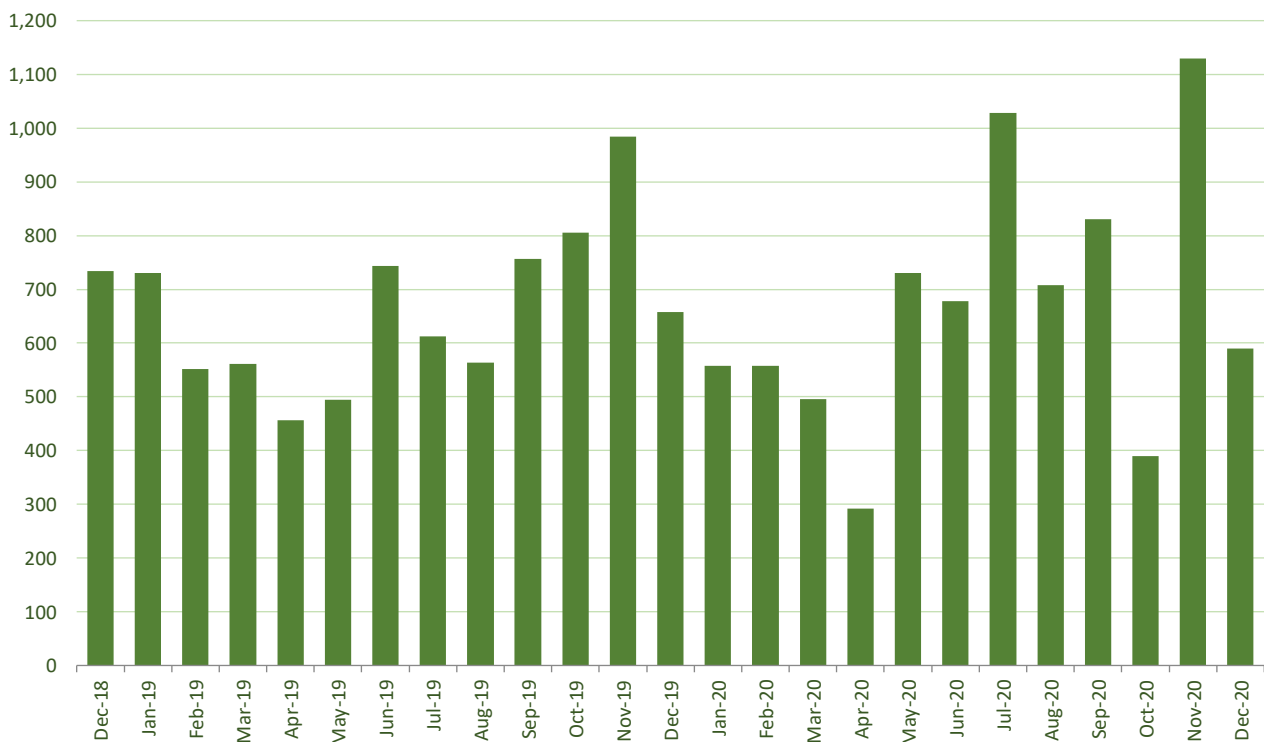
<sup>3</sup> A reporting error has been identified that led to an over-statement of *certified dwelling* figures in previous publications. The error has been corrected

## 9. Residential parcels created

In December 2020, the total number of residential parcels under 5000m<sup>2</sup> created was 590.

Parcel size category	Dec 19	Sep 20	Oct 20	Nov 20	Dec 20
Less than 1000 m <sup>2</sup>	601	810	373	1088	538
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	19	9	14	26	31
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	28	8	3	6	16
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	6	1	0	6	5
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	4	2	0	3	0
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>658</b>	<b>830</b>	<b>390</b>	<b>1129</b>	<b>590</b>

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



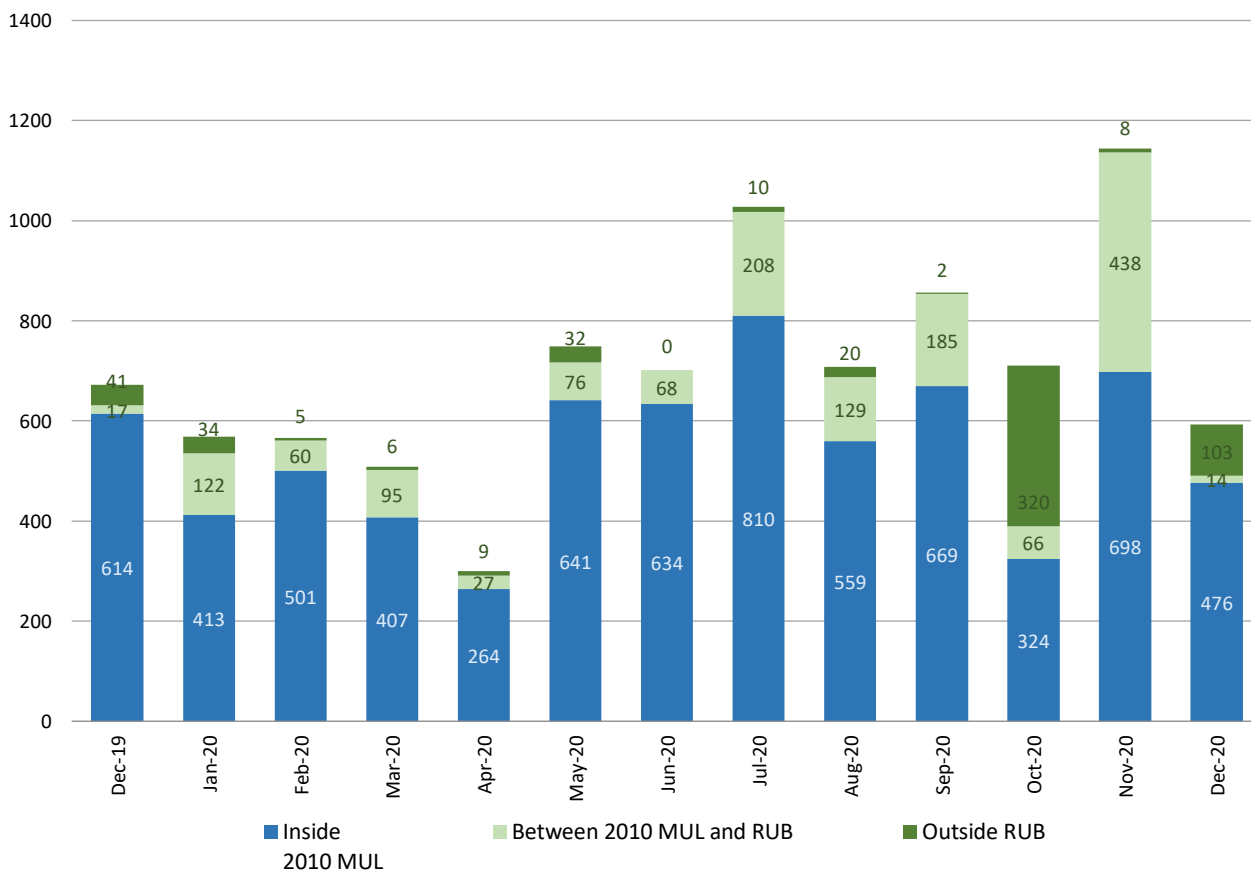
Data source: RIMU and Land information New Zealand

## 10. Residential parcels by Auckland Plan monitoring boundaries

476 of new residential parcels of all sizes created in December 2020 were inside 2010 MUL and a total of 490 new residential parcels were inside the RUB.

	Dec 19	Sep 20	Oct 20	Nov 20	Dec 20
<b>Inside 2010 MUL</b>	631	669	324	698	476
<b>Between 2010 MUL and RUB</b>	17	185	66	438	14
<b>Outside RUB</b>	41	2	2	8	103

**Residential parcels created by Auckland Plan monitoring boundaries**



Data source: RIMU and Land Information New Zealand

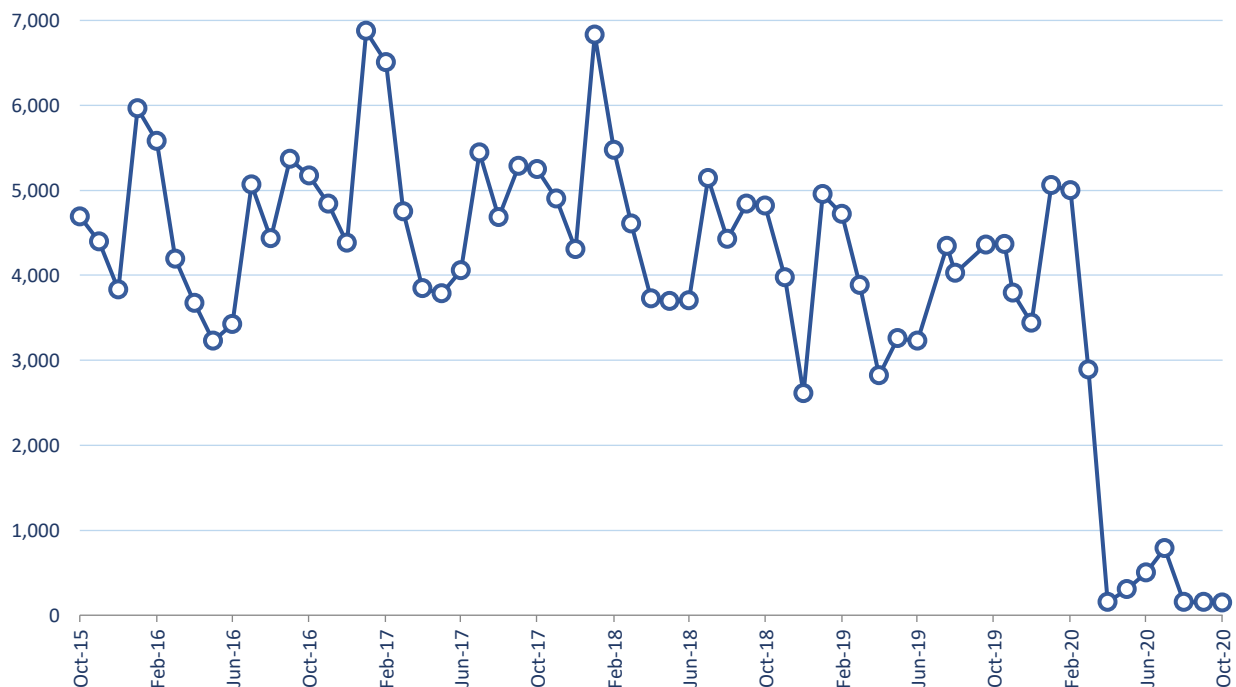


## 11. Permanent and long-term migration

Long-term arrival number in October 2020 was 142. 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	Oct 19	Jul 20	Aug 20	Sep 20	Oct 20
<b>Arrivals</b>	4366	789	153	156	142
<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

**Permanent and long-term arrivals in Auckland**  
(last five years)



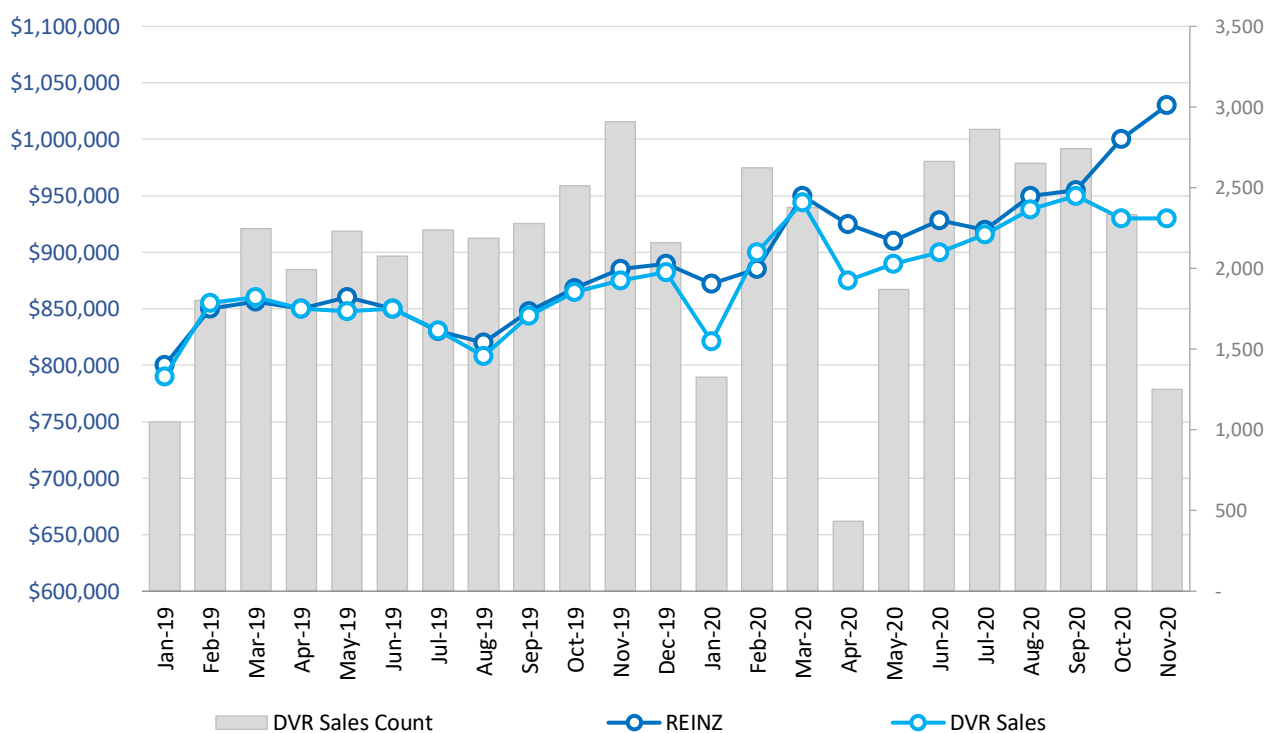
Data source: [Statistics New Zealand](#)

## 12. Median residential sales price

The median residential sales price from REINZ in November 2020 was \$1,030,000. The District Valuation Roll (DVR) median sales price in November 2020 was \$930,000.

Data source	Nov 19	Aug 20	Sep 20	Oct 20	Nov 20
<b>REINZ</b>	\$885,000	\$950,000	\$955,000	\$1,000,000	\$1,030,000
<b>DVR sales<sup>4</sup></b>	\$875,000	\$938,000	\$950,000	\$930,000	\$930,000
<b>Count of DVR sales</b>	2907	2651	2742	2334	1250

Median residential sale price



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 September quarter 2020, 806 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2019	December quarter 2019	March quarter 2020	June quarter 2020	September quarter 2020
<b>Public housing stock</b>	32,326	32,872	33,007	33,300	33,724
<b>Public housing register - housing register (top row) and transfer register (bottom row)</b>	5257	5455	6086	6617	7823
	1313	1413	1518	1531	1864
<b>Public housing register – applications housed</b>	1027	1023	803	487	806

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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