



Dwellings and Households in Tāmaki Makaurau / Auckland: Results from the 2023 Census

David Bade

March 2025



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This report is part of a suite of reports covering various topics, based on the 2023 Census data. These are available on the Knowledge Auckland website:

<https://knowledgeauckland.org.nz/publications/2023-census-results-for-auckland-summary-reports>

Census data can be accessed from the Stats NZ Aotearoa Data

Explorer: <https://www.stats.govt.nz/2023-census/>.

For further information contact: census@aucklandcouncil.govt.nz

Executive Summary

This report presents an overview of dwellings and households in Tāmaki Makaurau/Auckland, based on data from the 2023 Census. It outlines changes over time since the 2018 Census, and, where possible, the 2013 Census. Local board area comparisons are provided, where noteworthy.

The 2023 Census counted 611,895 total dwellings in Auckland, an increase of 64,836 (11.9%) since 2018. This includes 544,083 occupied dwellings, 54,015 unoccupied dwellings (empty or residents away) and 13,979 dwellings under construction. A dwelling may be private (e.g. home residence) or non-private (e.g. hotels and hospitals).

Key findings for Auckland are summarised below:

- 544,083 occupied (private and non-private) dwellings were recorded in 2023, an increase of 70,635 (+14.9%) since 2013. The average annual growth rate between 2018 and 2023 was 1.8 per cent, higher than between 2013 and 2018 (1.1%).
- Although the Auckland isthmus and well-established outer suburbs have the greatest concentration of dwellings, there is a clear pattern of growth in the number of dwellings on the periphery of the urban area.
- Most occupied private dwellings were separate dwellings (71.7%). However, there has been a growing proportion of joined dwellings since 2018 (e.g. apartments, units, townhouses), increasing from 19.2 per cent to 27.9 per cent.
- Over a third (36.8%) of occupied private dwellings were reported to have three bedrooms¹, down from 41.0 per cent in 2013. The proportion of dwellings in all other number of bedroom categories has increased in the last two intercensal periods.
- Over half (59.5%) of households in private occupied dwellings owned the dwelling they lived in (with or without a mortgage) or held it in a family trust. This proportion is similar to 2018 (59.4%) but lower than in 2013 (64.5%).
- The proportion of households that owned a private occupied dwelling through a family trust decreased from 15.4 per cent in 2013 to 11.5 per cent in 2023.
- The average length of time occupants of a household had lived in a dwelling they owned (with or without a mortgage) (10 years) or in a public trust (11 years 2 months) was more than double than that for occupants in a dwelling which was not owned (4 years and 7 months). The same difference is seen between 2013, 2018 and 2023.
- Individuals are generally living in dwellings longer, regardless of their ownership, increasing from an average of 7 years 6 months in 2013 to an average of 7 years 11 months in 2023.

¹ The number of bedrooms is reported by the person filling out the dwelling form. A bedroom is defined in the census as a room that is used, or intended to be used, for sleeping in. This includes sleep outs. Caravans next to private dwellings are included if they are used as a bedroom by members of the same household that occupies the dwelling.

- The median weekly rent paid by households in private dwellings was \$540 in 2023, up from \$350 in 2013 and \$450 in 2018.²
- Almost half (47.3%) of households in Auckland were one or two person households (similar to 2013 [48.0%] and 2018 [46.5%]). The largest proportion were two people (28.9%). South Auckland³ local board areas tended to have larger households than northern, central city and island local board areas.
- Using the Canadian National Occupancy Standard, the 2023 Census recorded 45,792 (8.8%) crowded households (i.e. one or two or more bedrooms needed), an increase of 3684 since 2018. The three local board areas with the highest proportion of crowded households were all in south Auckland.
- The proportion of dwellings which are reported to be damp (20.1%) or have mould (over A4 size) (17.4%) has decreased since 2018, but are still highest in the south Auckland local board areas.
- A total of 25,146 households reported not using any form of heating in their dwelling. This equates to 5.0 per cent of all dwellings, and has declined from 8.8 per cent of all dwellings in 2018. The most common form of heating a dwelling was by way of a heat pump (66.3%).

The results of this report are useful for the Auckland Council in planning for future growth and for working with communities to improve quality of life.

² If converted to March 2023 dollars to account for inflation, these are \$445 (2013), \$542 (2018) and \$540 (2023).

³ When the term 'south Auckland' is used in this report, it refers to the local board areas of Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Papakura and Manurewa. This is the area covered by The Southern Initiative which champions, stimulates and enables equitable social and economic development across south Auckland. See: <https://www.tsi.nz/>.

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1 Introduction

This report provides a summary of dwellings and households in Auckland based on data from the 2023 New Zealand Census of Population and Dwellings. The 2023 Census provides a snapshot of New Zealand on census day (7 March 2023).⁴ Each member of a household fills out an individual form and one dwelling form is filled out for the whole household. Data from alternative sources, such as birth, death and taxation records, is also used by Stats NZ to help produce the highest quality data possible.⁵

This report presents an overview of key findings, and outlines changes over time since the 2018 Census, and, where possible, the 2013 Census. Local board area comparisons are provided, where noteworthy. The report is descriptive and does not analyse the drivers behind trends and figures.

The report is organised into 10 sections:

- dwelling numbers
- types of occupied dwellings
- number of bedrooms
- home ownership
- renting
- household size
- crowding
- heating
- dampness and mould.

Overview of dwelling data

The 2023 Census counted 611,895 dwellings in Auckland, an increase of 64,836 (11.9%) since 2018. For the first time since 1996, Auckland's dwellings growth outpaced population growth.⁶ 'Dwellings' includes occupied dwellings, unoccupied dwellings (empty or residents away) and dwellings under construction. A dwelling may be private (e.g. home residence) or non-private (e.g. hotels and hospitals).

Figure 1 illustrates the breakdown of the total dwellings in Auckland as at the 2023 Census. These categories are determined from a combination of responses to the census, evidence gathered during field operations, and administrative data sources.⁷

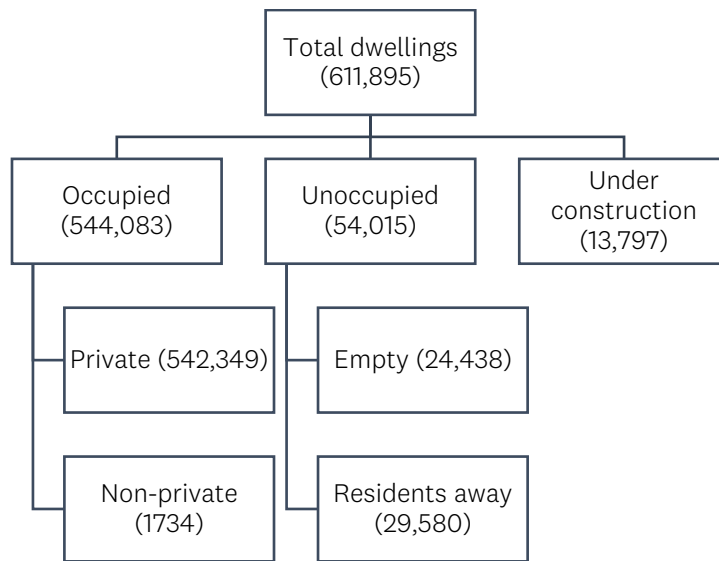
⁴ The 2023 Census went live on 13 February 2023, which enabled people to complete census forms before census day. The remainder of respondents were able to complete forms until 30 June 2023 (<https://www.stats.govt.nz/reports/field-collection-strategies-and-operations-for-the-2023-census/>).

⁵ Stats NZ (2024) Using a combined census model for the 2023 Census, accessed from: <https://www.stats.govt.nz/topics/using-a-combined-census-model-for-the-2023-census/>.

⁶ Chief Economist Unit [2024], 2023 Census confirms Auckland gains more new homes, accessed from: <https://www.aucklandcouncil.govt.nz/about-auckland-council/Documents/2023-census-confirms-auckland-gains-more-new-homes.pdf>.

⁷ Stats NZ (2023) Dwelling occupancy status – 2023 Census: Information by concept, accessed from: <https://datainfolplus.stats.govt.nz/item/nz.govt.stats/6d02fa3d-4816-4de0-bbe3-d7d2ea6b6297/22>.

Figure 1: Total number of dwellings in Auckland as at the 2023 Census



In the census, a dwelling is defined as a structure, part of a structure, or group of structures, that is used or intended to be used as a place for human habitation. Dwellings are considered occupied if they are occupied at midnight on the night of census data collection, or occupied at any time during the 12 hours following midnight on the night of the data collection unless the occupant(s) completed a questionnaire at another dwelling during this period.

Conversely, unoccupied dwellings are defined as unoccupied if they were not occupied at midnight and during the 12 hours following midnight on census night. Unoccupied dwellings may be classified as empty (no occupants) or residents away (temporarily away).

2 Occupied and unoccupied dwellings

The majority of dwellings counted in the 2023 Census in Auckland were occupied dwellings (91.0%, or 544,083). Occupied and unoccupied dwellings together accounted for almost all total dwellings in Auckland (97.7%, or 598,098). The remaining 2.3 per cent (13,797) were dwellings under construction.

Of all occupied dwellings, the majority were private (99.7%, or 542,349 dwellings). There were 1728 occupied non-private dwellings.

The focus on this section is on occupied private dwellings, unless otherwise stated.⁸

2.1 Growth in numbers of occupied private dwellings

A total of 544,083 occupied dwellings were recorded in Auckland at the 2023 Census. This represented an increase of 70,635 (+14.9%) since 2013, and an increase of 43,818 (+8.8%) since 2018 (Table 1). The average annual growth rate between 2018 and 2023 was 1.7 per cent, higher than between 2013 and 2018 (1.1%).

Table 1: Change in occupied dwellings in Auckland (2013-2023)

	2013	2018	2023
Number of occupied dwellings	473,451	500,265	544,083
Percentage change since previous census (%)	7.7	5.7	8.8
Average annual growth rate since previous census (%)	1.1	1.1	1.7

2.2 Distribution of dwellings has followed historical settlement patterns

As shown in Figure 2, dwelling numbers have followed historical settlement patterns on the isthmus and outer suburbs such as Papatoetoe and Papakura, to the south, and Henderson, to the west. Twenty-nine per cent of dwellings are located on the isthmus. Figure 2 shows the total dwellings per Statistical Area 3 (SA3) – a geographical area introduced by Stats NZ in 2023, which is roughly the equivalent of suburb level.⁹

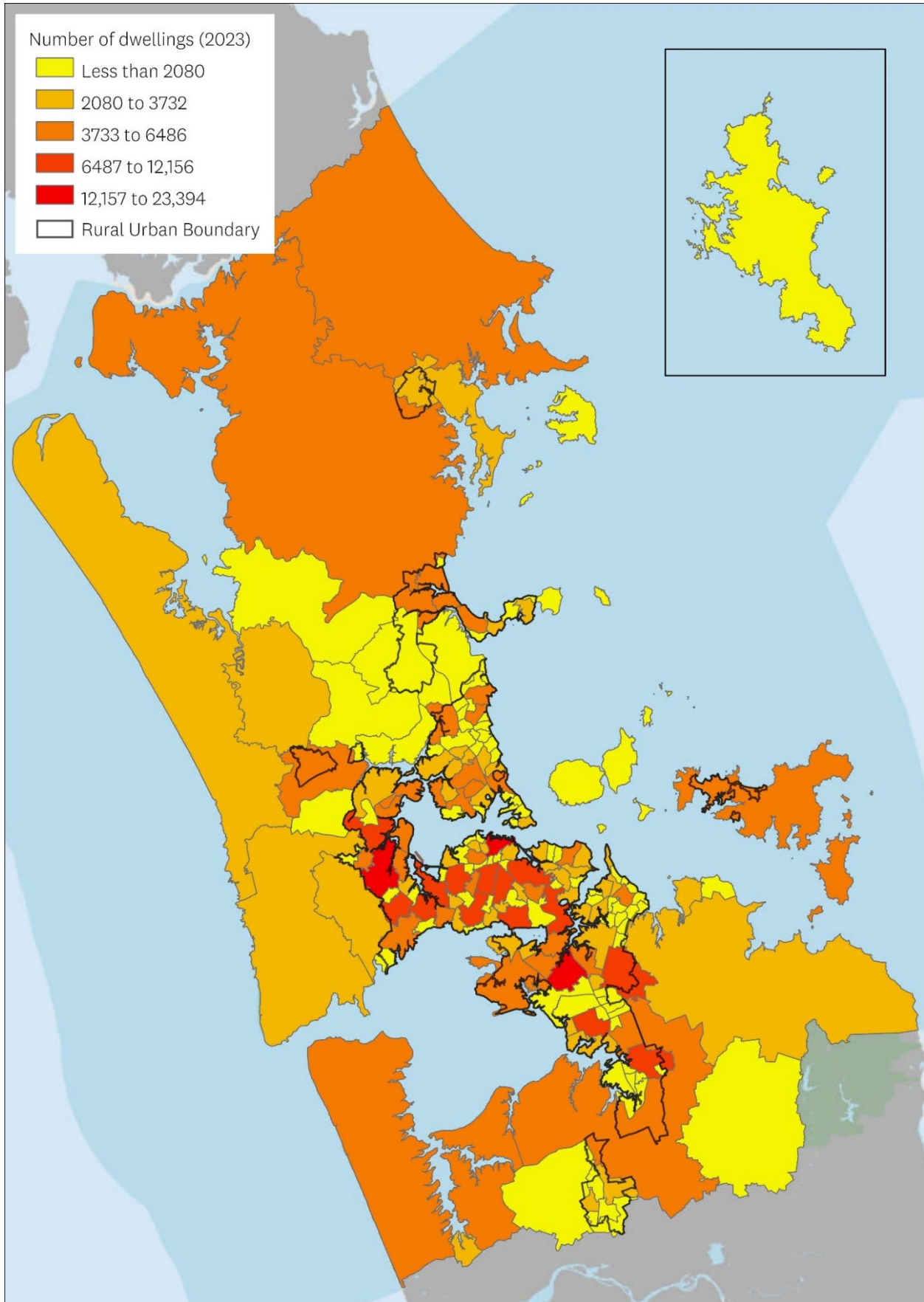
⁸ The Auckland Council's Chief Economist Unit produced an Insights Paper which focussed on *all* dwellings:

Chief Economist Unit [2024], 2023 Census confirms Auckland gains more new homes, accessed from:

<https://www.aucklandcouncil.govt.nz/about-auckland-council/Documents/2023-census-confirms-auckland-gains-more-new-homes.pdf>.

⁹ It is important to note that the population size of each SA3 area is not identical and that more sparsely populated SA3s can be larger in size than some SA3s that are more densely populated.

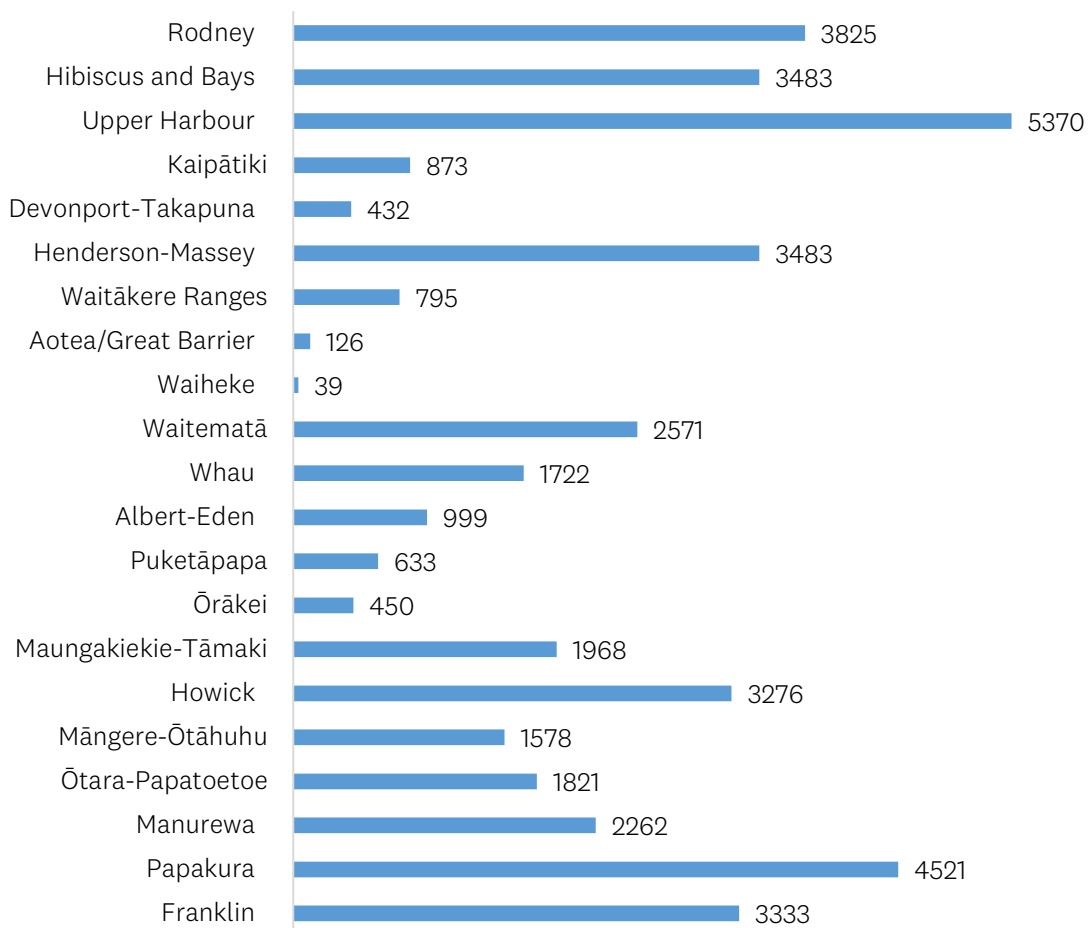
Figure 2: Number of dwellings in Auckland by SA3 (2023)



2.3 Relatively high growth of occupied private dwellings on the urban periphery

All 21 local board areas had an increase in the number of occupied private dwellings between 2018 and 2023 (Figure 3).

Figure 3: Change in number of occupied private dwellings by local board area, ordered north to south (2018-2023)



The five local board areas with the greatest percentage increases of occupied private dwellings were all located on the periphery of Auckland’s urban area¹⁰:

- Upper Harbour (+27.1%, increase of 5370)
- Papakura (+26.4%, increase of 4521)
- Aotea/Great Barrier (+22.8%, increase of 126)
- Rodney (+16.7%, increase of 3825)
- Franklin (+13.1%, increase of 3333).

¹⁰ Analysis undertaken by Auckland Council’s Chief Economist Unit that focussed on all dwellings (including unoccupied dwellings - which incorporates new homes that were for sale) found that the pattern of growth was more broad, and included not only local board areas on the urban periphery, but also in the isthmus. (Chief Economist Unit [2024], 2023 Census confirms Auckland gains more new homes, accessed from: <https://www.aucklandcouncil.govt.nz/about-auckland-council/Documents/2023-census-confirms-auckland-gains-more-new-homes.pdf>).

This distribution on the periphery is more apparent when results are shown at the SA3 level.

Figure 4 shows a map of the change in number of occupied private dwellings by SA3 between 2018 and 2023. The map includes the Rural-Urban boundary (RUB)¹¹ as a marker of the periphery of urban Auckland. Apart from the city centre, there was particularly high growth between 2018 and 2023 in SA3s in the north (e.g. Silverdale), northwest (e.g. Hobsonville), west (e.g. Henderson), and south (e.g. Flat Bush, Papatoetoe, Manurewa and Papakura).

The five SA3s with the highest numerical growth in dwellings between 2018 and 2023 are listed in Table 2 below.

Table 2: The five SA3s with the highest numerical dwelling growth (2018-2023)

SA3 geographic area	2018	2023	Difference in dwellings (% change 2018-2023)	Difference in usual residents (% change 2018-2023)
Auckland City Centre (Waitematā Local Board area)	19,245	23,394	+4149 (+22%)	+198 (+1%)
Flat Bush (Ōtara-Papatoetoe Local Board area)	8793	12,156	+3363 (+38%)	+12,903 (+40%)
Hobsonville (Upper Harbour Local Board area)	2577	6153	+3576 (+139%)	+8979 (+178%)
Papakura (Papakura Local Board area)	7911	10,452	+2541 (+32%)	+7737 (+32%)
Papatoetoe (Ōtara-Papatoetoe Local Board area)	12,570	14,562	+1992 (+16%)	+2883 (+6%)

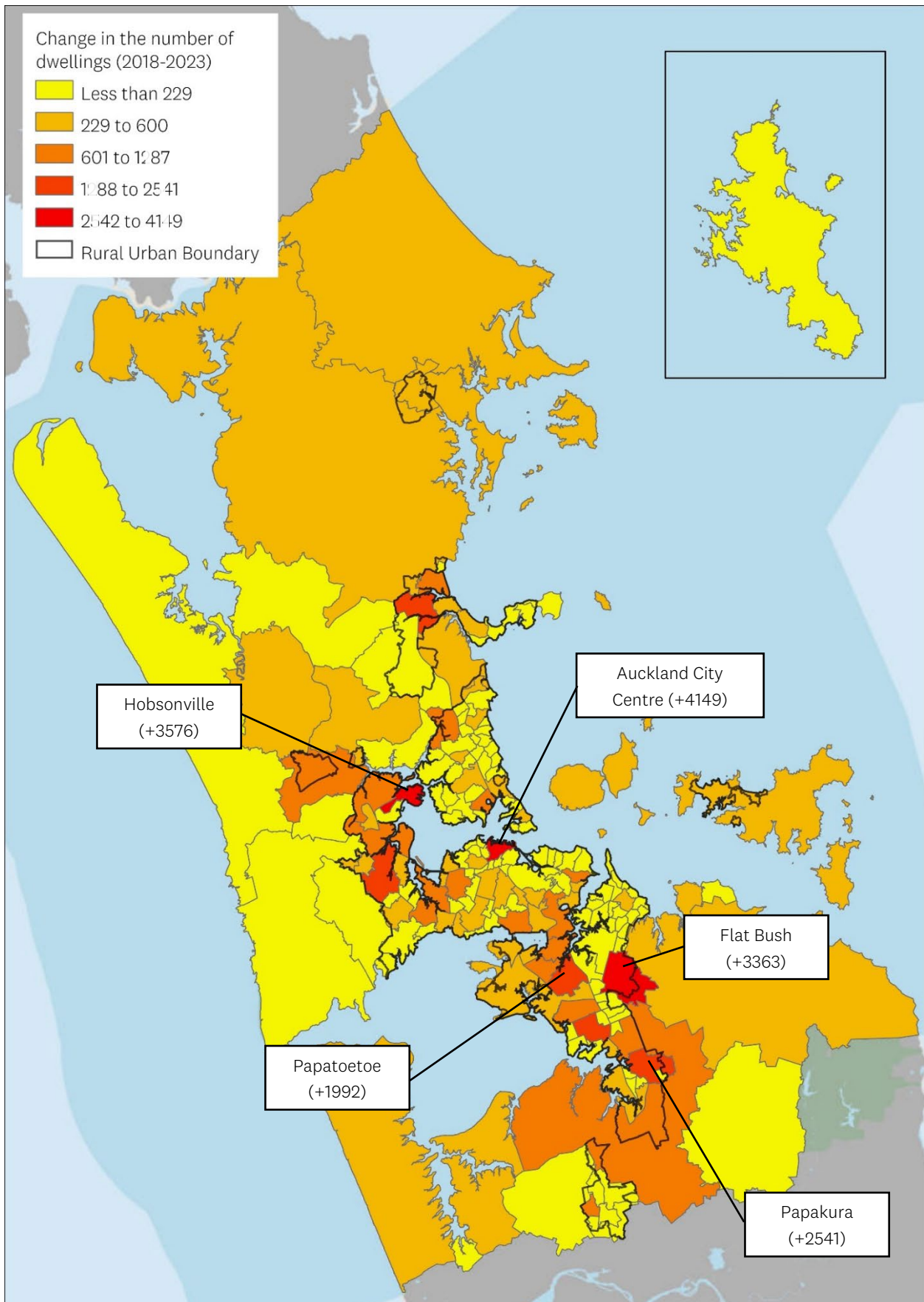
The five SA3s with the highest percentage change in total dwellings are shown in Table 3. The number of dwellings in all these areas (except Westgate) more than doubled in number between 2018 and 2023.

Table 3: The five SA3s with the highest percentage change in dwelling growth (2018-2023)

SA3 geographic area	2018	2023	Difference in the total number of dwellings (2018-2023)	Percentage change (2018-2023)
Hobsonville (Upper Harbour Local Board area)	2577	6153	+3576	+139%
Drury (Papakura Local Board area)	315	729	+414	+131%
Penrose (Maungakiekie-Tāmaki Local Board area)	336	702	+366	+109%
Long Bay (Hibiscus and Bays Local Board area)	567	1146	+579	+102%
Westgate (Henderson-Massey Local Board area)	663	1215	+552	+83%

¹¹ The RUB defines the extent of urban development to 2040 through the Auckland Unitary Plan.

Figure 4: Map showing the change in number of dwellings by SA3 between 2018 and 2023, with labels for the five areas with the highest growth in dwellings



2.4 Over 7000 more empty private dwellings than 2018

In 2023, there were 24,228 empty private dwellings recorded in Auckland. This was an increase of 7098 since 2018 (+41.4%).¹² These include homes that were being renovated or repaired, were derelict, had recently been completed and not sold, as well as baches and holiday homes. This count does not include 'residents away' (when residents are temporarily away on census night).¹³

The local board areas with the highest number of empty dwellings were:

- Rodney (2892 empty dwellings, +54.5%)
- Waitemata (2721 empty dwellings, +53.2%)
- Albert-Eden (1698 empty dwellings, +97.8%)
- Henderson-Massey (1548 empty dwellings, +70.9%)
- Hibiscus and Bays (1461 empty dwellings, +3.8%).

Overall, 4.1 per cent of all dwellings in Auckland were recorded as empty. This is an increase from 3.1 per cent in 2018. The local board areas with the highest proportion of dwellings that were empty (not including dwellings under construction) were:

- Aotea/Great Barrier (35.8%, 462 empty dwellings)
- Waiheke (12.5%, 804 empty dwellings)
- Rodney (8.9%, 2943 empty dwellings)
- Waitemata (6.1%, 2739 empty dwellings)
- Albert-Eden (4.6%, 1710 empty dwellings).

The local board areas with the lowest proportion of empty dwellings were:

- Kaipātiki (2.4%, 783 empty dwellings)
- Papakura (2.8%, 636 empty dwellings)
- Howick (2.8%, 1410 empty dwellings)
- Puketāpapa (2.8%, 549 empty dwellings)
- Whau (3.0%, 852 empty dwellings).

¹² At the time of the census (March 2023), there had been a large construction boom, followed by a slowing of the market due to high interest rates. The increase in empty dwellings may be a result of the stock of unsold homes increasing.

¹³ There were 29,580 residents away according to the 2023 Census – 29,430 from private dwellings and 150 from non-private dwellings.

3 Dwellings under construction

‘Dwellings under construction’ includes all private and non-private dwellings, such as hotels, residential care facilities, houses, flats, and groups or blocks of flats being built. They do not include dwellings which are being altered, repaired, or extended (these are coded as empty dwellings if they are not occupied).

This data is not collected through the census questionnaire. Rather, it is collected from administrative sources (such as building and resource consents) and field enumerators.¹⁴

3.1 Over 13,000 dwellings under construction

There were 13,764 dwellings under construction in Auckland on census day 2023, an increase of 6822 (+92.3%) since 2018. The five local board areas with the largest number under construction were:

- Maungakiekie-Tāmaki (1920)
- Waitematā (1674)
- Henderson-Massey (1068)
- Upper Harbour (1017)
- Howick (966).

In Auckland as a whole, 2.3 per cent of all dwellings recorded in 2023 were under construction, up from 1.3 per cent in 2018.

The local board areas with the highest proportion under construction of all dwellings were:

- Maungakiekie-Tāmaki (6.3%, 1920 dwellings under construction)
- Upper Harbour (3.6%, 1017 dwellings under construction)
- Waitematā (3.4%, 1545 dwellings under construction)
- Māngere-Ōtāhuhu (2.8%, 597 dwellings under construction)
- Henderson-Massey (2.5%, 1071 dwellings under construction).

The local board areas with the lowest proportion under construction of all dwellings were:

- Ōrākei (0.9%, 294 dwellings under construction)
- Waiheke (0.9%, 54 dwellings under construction)
- Waitākere Ranges (1.0%, 207 dwellings under construction)
- Aotea/Great Barrier (1.2%, 15 dwellings under construction)
- Puketāpapa (1.2%, 243 dwellings under construction).

¹⁴ More information about collection methods can be found here: <https://www.stats.govt.nz/methods/creating-the-census-dwelling-frame-for-the-2023-census/>.

4 Types of occupied private dwellings

The census asks respondents to report the type of dwelling their household lives in, for example a separate house, a joined dwelling (i.e. a townhouse, unit, or apartment) or another private dwelling (e.g. a caravan, boat or tent)¹⁵. The census does not collect data on the typology of unoccupied dwellings.

4.1 A growing proportion of joined dwellings in Auckland

Most occupied private dwellings in Auckland were separate dwellings (71.7%). However, as shown in Table 4 there has been a notable increase in the proportion of joined dwellings since 2018.

Table 4: Number and proportion of occupied private dwellings by dwelling type (2013-2023)

Occupied private dwellings	2013		2018		2023	
	Number	%	Number	%	Number	%
Separate dwellings	329,763	74.7	401,370	80.5	387,906	71.7
Two or more flats/units/townhouses/apartments/houses joined together	109,596	24.8	95,991	19.2	151,242	27.9
Other private dwellings	1983	0.4	1428	0.3	1986	0.4
Total	441,342	100.0	498,789	100.0	541,134	100.0

Figure 5 shows where the greatest percentage changes in joined dwellings have happened at SA3 level between 2018 and 2023. There have been substantial increases across the urban area of the Auckland region. The SA3s with the greatest percentage increases were:

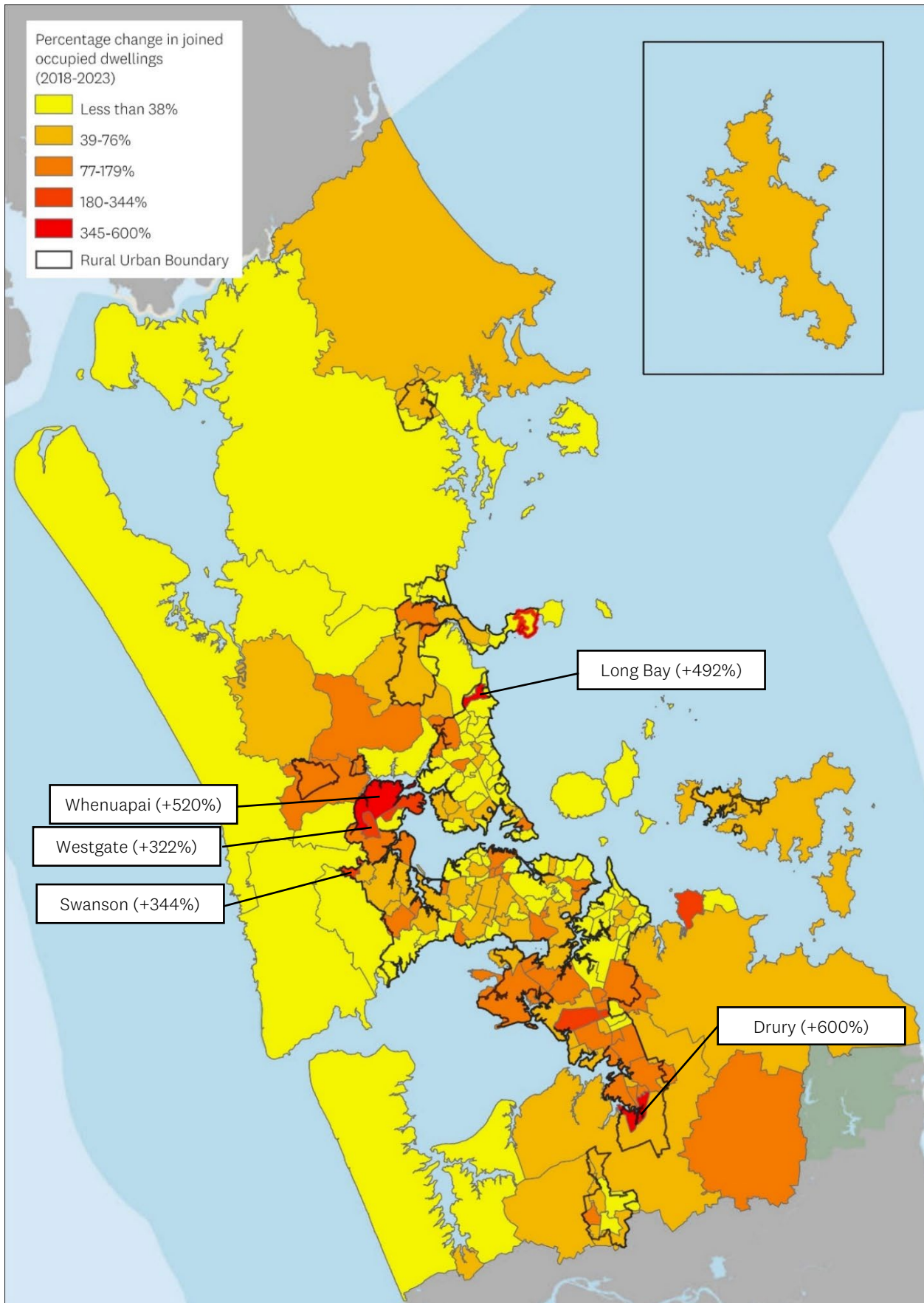
- Drury (+600% to 189 joined dwellings)
- Whenuapai (+520% to 465 joined dwellings)
- Long Bay (+492% to 231 joined dwellings)
- Swanson (+344% to 213 joined dwellings)
- Westgate (+322% to 342 joined dwellings).

The largest numerical changes between 2018 and 2023 were in:

- Auckland City Centre (+9768 to 17,187 joined dwellings)
- Papatoetoe (+1935 to 4344 joined dwellings)
- Hobsonville (+1818 to 2697 joined dwellings)
- Mount Wellington (+1242 to 3480 joined dwellings)
- Papakura (+1242 to 2112 joined dwellings).

¹⁵ Consists of mobile and improvised dwellings, roofless or rough sleepers and dwellings in a motor-camp.

Figure 5: Percentage change of the number of joined occupied dwellings between 2018 and 2023 (SA3 level), with labels for the five areas with the greatest percentage change

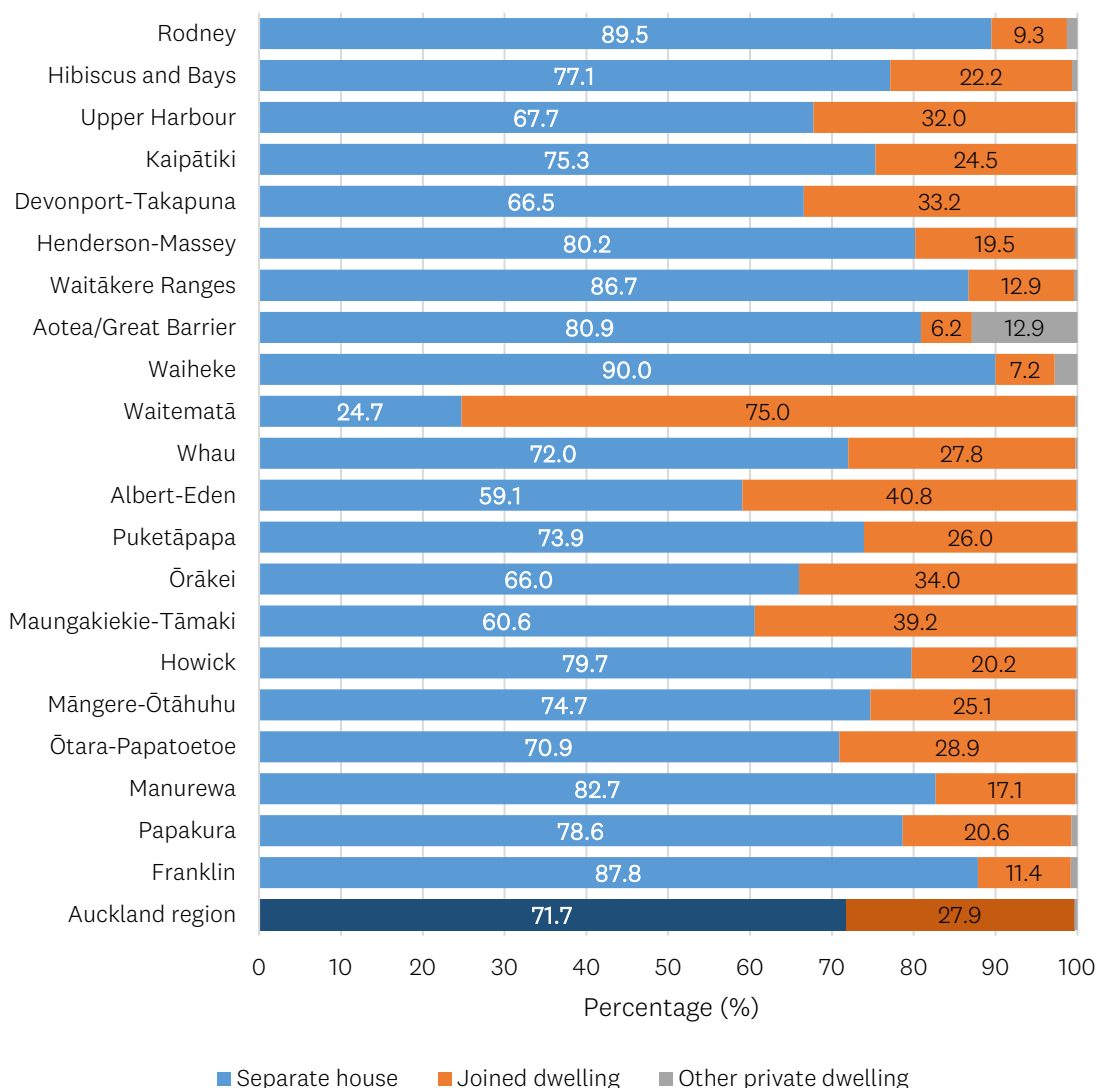


4.2 Separate houses are most common outside the isthmus

Figure 6 shows the proportion of separate houses and joined houses (private occupied dwellings) across the local board areas in 2023. Waiheke (90.0%), Rodney (89.5%), Franklin (87.8%) and the Waitākere Ranges (86.7%) local board areas all had the highest proportion of separate dwellings compared to other local boards.

The Waitemātā Local Board area had the greatest proportion of joined dwellings, at 75.0 per cent. The next highest proportion was Albert-Eden with 40.8 per cent, followed by Maungakiekie-Tāmaki with 39.2 per cent.

Figure 6: Dwelling typology of private occupied dwellings by local board area, ordered north to south (2023) (%)



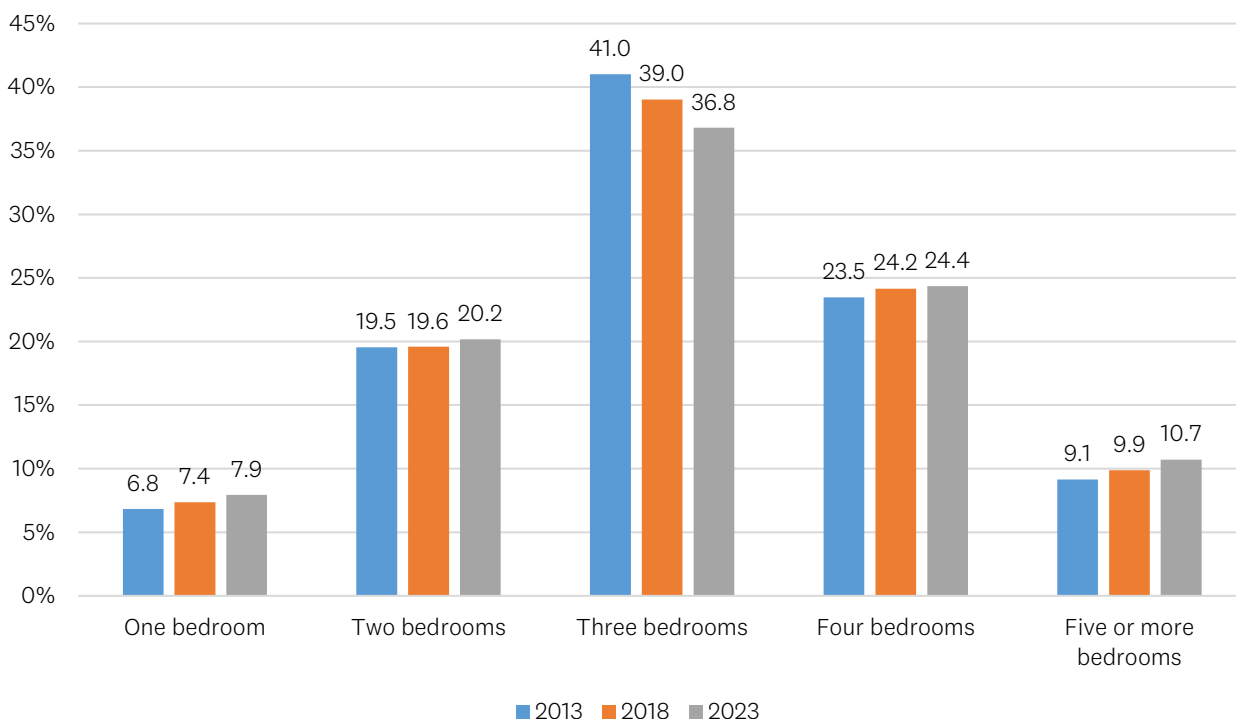
5 Number of bedrooms in private occupied dwellings

The number of bedrooms is reported by the person filling out the census dwelling form. A bedroom is defined in the census as a room that is used, or intended to be used, for sleeping in. This includes sleep outs. Caravans next to private dwellings are included if they are used as a bedroom by members of the same household that occupies the dwelling.

5.1 Proportion of homes with three bedrooms steadily declined

Although the largest group of occupied private dwellings continues to be those with three bedrooms, as Figure 7 shows, the proportion of dwellings with three bedrooms has declined from 41.0 per cent in 2013 to 36.8 per cent in 2023. This was the only bedroom size category to show a decrease in that time period.

Figure 7: Proportion of dwellings by number of bedrooms (2013-2023) (%)



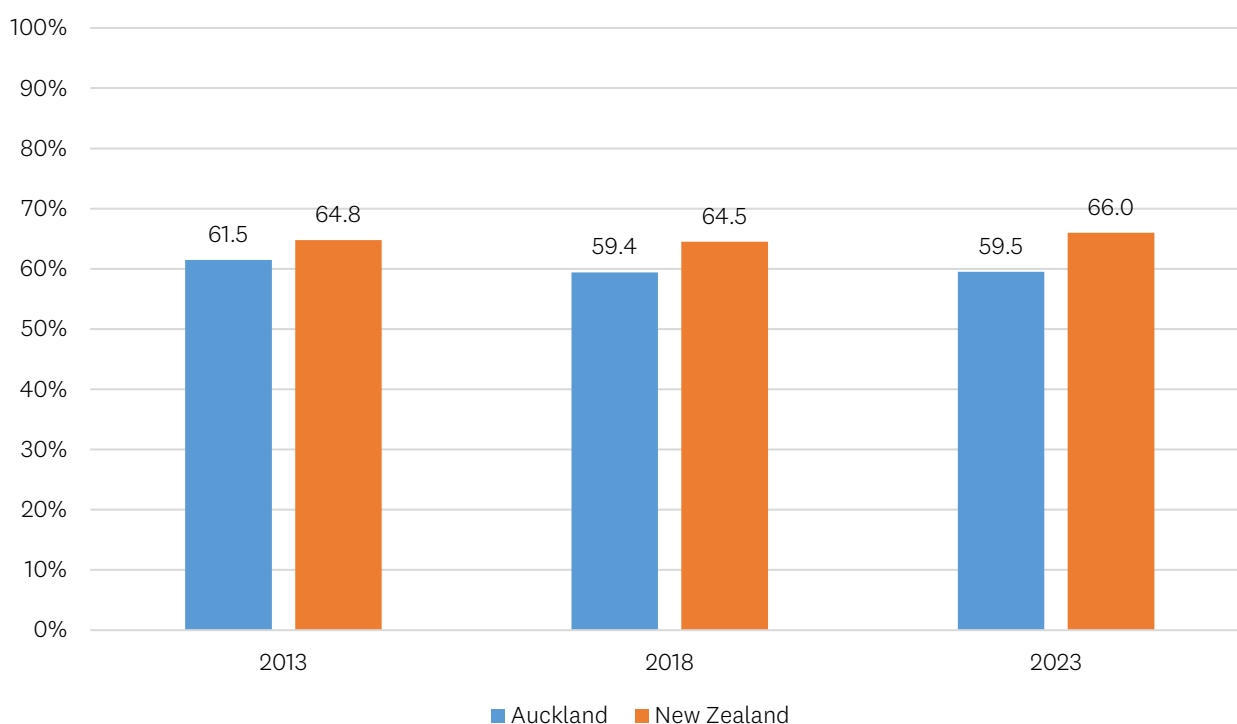
6 Home ownership

The census asks about home ownership in both the dwelling form and the individual form. In this section, both sets of data are discussed. Sections 6.1, 6.2 and 6.3 use the tenure of household data (from the dwelling form which asks if anyone in the household owns the home or if it is in a family trust) and sections 6.4, 6.5 and 6.6 use the individual home ownership data (from the individual form which asks if the individual [15 years and over] owns the home). Due to these differences in measurement, results are not directly comparable.

6.1 Proportion of home ownership overall remains stable

In 2023, 59.5 per cent of households in private occupied dwellings in Auckland owned the dwelling they lived in (with or without a mortgage) or held it in a family trust. This is similar to 2018 (59.4%) and lower than in 2013 (61.5%). As shown in Figure 8, Auckland home ownership rates continue to be lower than New Zealand as a whole. The graph also shows a stabilisation of the proportion of home ownership in Auckland since the decline between 2013 and 2018.

Figure 8: Proportion of households living in a dwelling owned or partly owned by usual resident(s) or held in a family trust, for Auckland and New Zealand (2013-2023) (%)



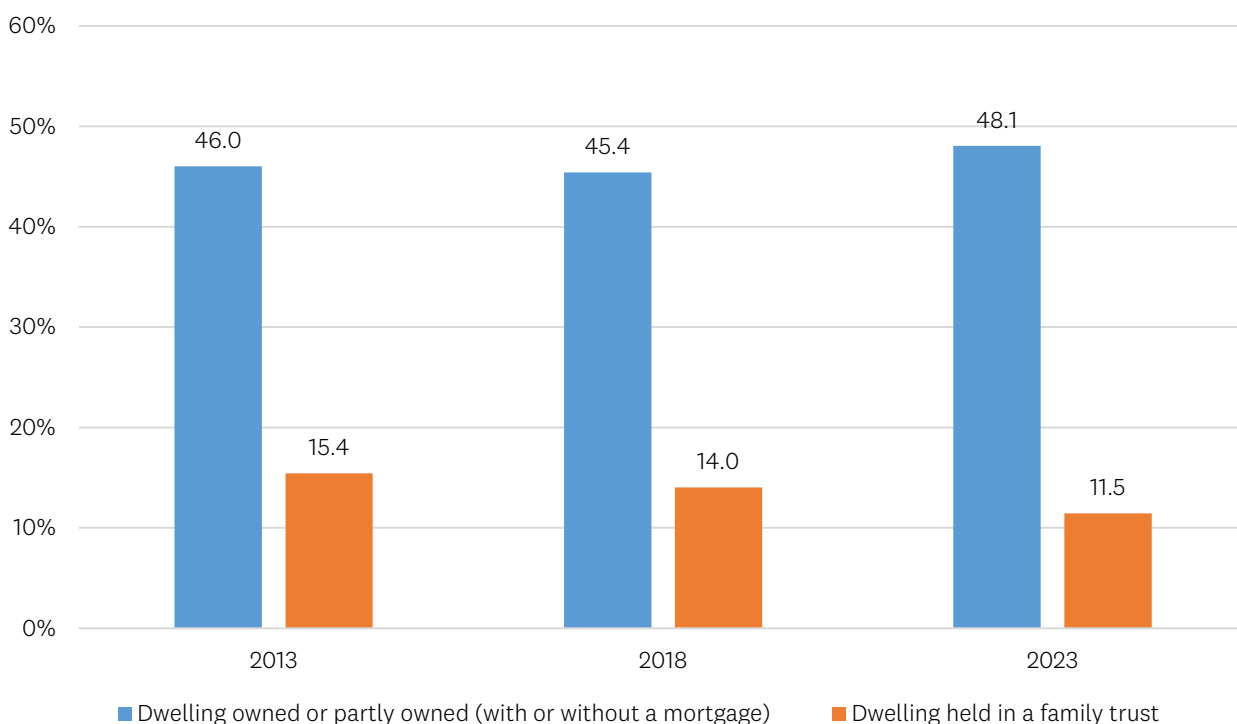
In absolute numbers (Table 5), the number of households living in a dwelling that was owned or partly owned (with or without a mortgage) increased since 2013 and 2018 while the number of households living in a dwelling held in a family trust decreased during the same time period.

Table 5: Number of Auckland households living in a dwelling owned or partly owned by usual resident(s) or held in a family trust (2013-2023)

	2013	2018	2023	2013-2023	2018-2023
Dwelling owned or partly owned	201,408	225,456	259,299	57,891	33,843
Dwelling held in a family trust	67,533	69,642	61,839	-5,694	-7,803
Dwelling not owned and not held in a family trust	168,705	201,330	218,220	49,515	16,890

Figure 9 shows that the proportion of households that were living in a dwelling owned or partly owned has increased since 2013, and particularly since 2018. The proportion of households that owned a private occupied dwelling through a family trust decreased steadily between 2013 and 2023, from 15.4 per cent in 2013 to 11.5 per cent in 2023.

Figure 9: Proportion of Auckland households living in a dwelling owned or partly owned by usual resident(s) or held in a family trust (2013-2023) (%)



6.2 Notable geographical differences in home ownership across the region

As shown in Figure 10, there is a significant variance in home ownership (owning or partly owning with a mortgage and through a family trust) across local board areas. Aotea/Great Barrier local board area had the highest proportion of home ownership with 78.1 per cent, while Waitemata local board area had the lowest proportion at 39.5 per cent. Lower rates of home ownership were generally in

south Auckland¹⁶, with relatively lower proportions in Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Maungakiekie-Tāmaki and Manurewa local board areas.

There were few changes in the proportion of home ownership between 2018 and 2023 among local board areas, the biggest changes being Aotea/Great Barrier (+3.1 percentage point difference) and Waiheke (+2.8 percentage point difference). Other changes were below two percentage points.

The biggest changes between 2013 and 2023 were Aotea/Great Barrier (+8.2 percentage point difference), Waiheke (+7.7 percentage point difference), Manurewa (-6.1% percentage point difference), Howick (-4.7 percentage point difference) and Ōtara-Papatoetoe (-4.5 percentage point difference).

Figure 10: Percentage of Auckland households living in a dwelling owned or partly owned by usual resident(s), or held in a family trust, by local board area, ordered highest to lowest (2013-2023)

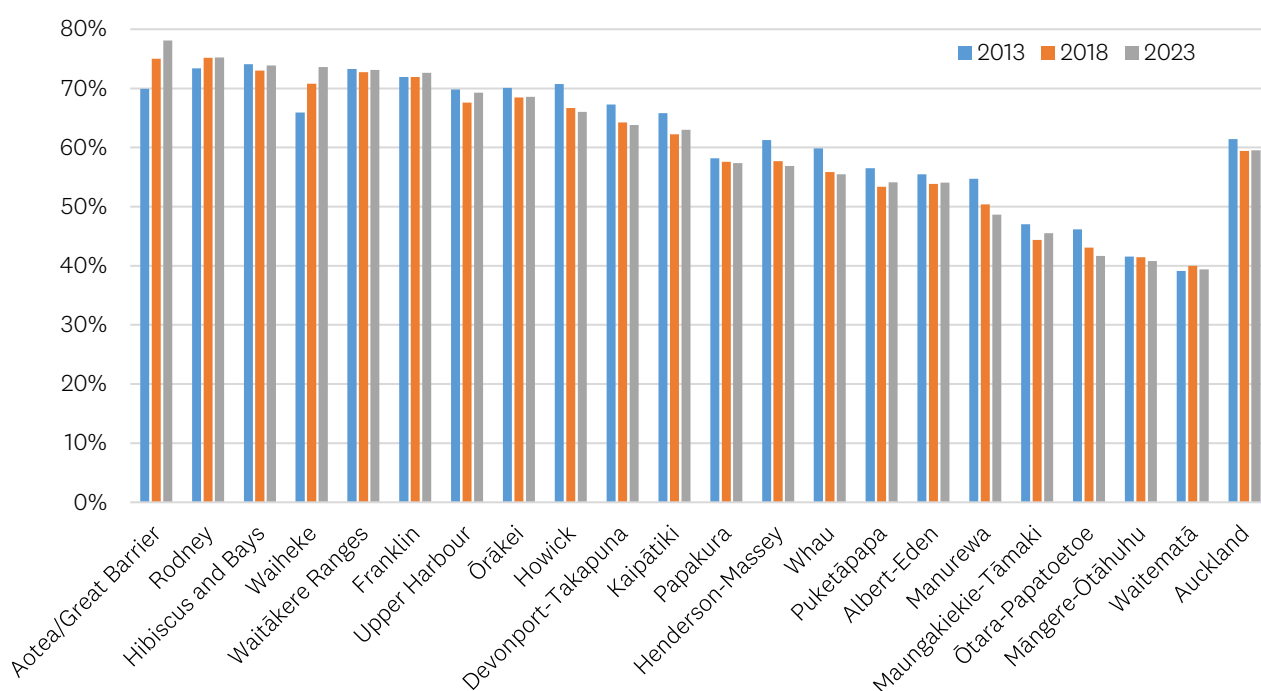
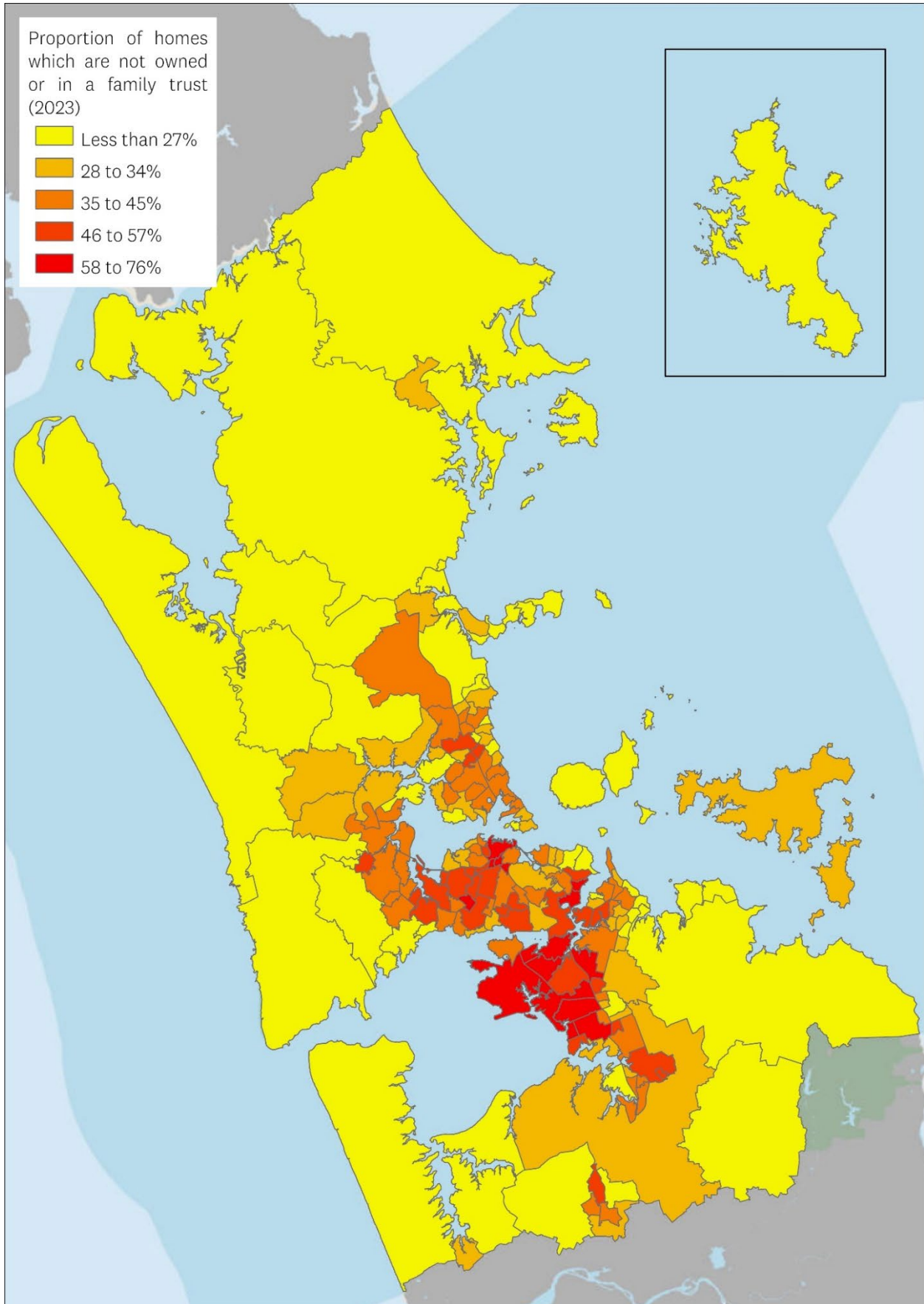


Figure 11 below shows the proportions of households in private occupied dwellings in each SA3 who did not own the dwelling they lived in (with or without a mortgage) or did not hold it in a family trust. The SA3s with the highest proportion of households who did not own their own home were Auckland City Centre (Waitematā Local Board area) (76%), Wesley (Puketāpapa Local Board area) (75%) and Point England (Maungakiekie-Tāmaki Local Board area) (75%).

A concentration of households who did not own the dwelling they lived in was in south Auckland (Figure 11), with some areas recording over half of all households in this category, such as Ōtara (72% not owning the dwelling), Ōtāhuhu (69%) and Clendon Park (65%).

¹⁶ When the term “south Auckland” is used, it refers to the local board areas of Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Papakura and Manurewa. This is the area covered by The Southern Initiative which champions, stimulates and enables equitable social and economic development across south Auckland. See: <https://www.tsi.nz/>.

Figure 11: Proportion of homes not owned or in a family trust, by SA3 (2023)



6.3 Changes in home ownership between 2018 and 2023

Some SA3s had large changes in the proportion of households who owned their home (with or without a mortgage) or held it in a family trust. Table 6 and Table 7 show the five SA3s with the greatest increases and decreases in the proportion of home ownership. There was a particularly large increase in home ownership in Penrose, from 47.5 per cent in 2018 to 72.4 per cent in 2023. However, this change reflects a relatively low number of households.

Table 6: The five SA3s which had the largest increases in the proportion of home ownership (2018-2023)

SA3	Dwelling owned or partly owned, or held in a family trust (%)		% point change	Total households in occupied private dwellings
	2018	2023	2018-2023	2023
Penrose (Maungakiekie-Tāmaki Local Board area)	47.5	72.4	24.9	453
Windsor Park (Upper Harbour Local Board area)	60.3	74.7	14.4	720
Wiri (Manurewa Local Board area)	22.5	35.5	13.1	1512
Glen Innes-Wai O Taiki Bay (Maungakiekie-Tāmaki Local Board area)	37.7	46.0	8.4	2709
Whenuapai (Upper Harbour Local Board area)	59.6	67.2	7.6	2085

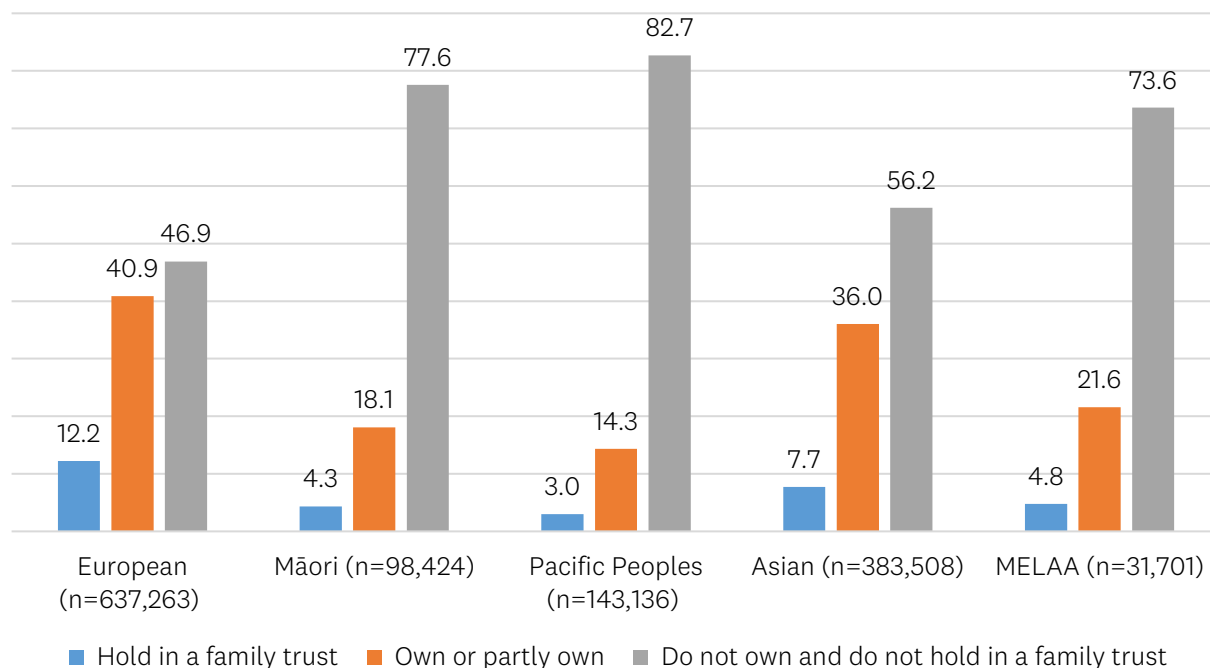
Table 7: The five SA3s which had the largest decrease in the proportion of home ownership (2018-2023)

SA3	Dwelling owned or partly owned, or held in a family trust (%)		% point change	Total households in occupied private dwellings
	2018	2023	2018-2023	2023
Goodwood Heights (Manurewa Local Board area)	67.7	61.1	-6.6	1188
Ōpaheke (Franklin Local Board area)	69.8	63.7	-6.1	1011
Pakuranga Heights (Howick Local Board area)	58.2	53.9	-4.3	2814
Rosehill (Papakura Local Board area)	60.1	56.0	-4.1	1149
Waterview (Albert-Eden Local Board area)	46.5	42.4	-4.0	1467

6.4 Relatively high rates of home ownership among European group

The census provides information on home ownership by ethnic group. This only includes individuals over 15 years of age. As shown in Figure 12, the broad European ethnic group had the highest proportion of individuals who owned their own home (with or without mortgage) (40.9%) or held it in a family trust (12.2%), compared with other ethnic groups. The highest rates of non-ownership were in the Māori and Pacific Peoples groups.

Figure 12: Home ownership by ethnicity, Auckland (2023) (%)



Note: People could choose more than one ethnicity and categories are not exclusive. Percentages will add to more than 100. MELAA refers to the broad Middle Eastern, Latin American and African category.

Table 8 shows the changes between 2013 and 2023 in the number of usual residents in Auckland aged 15 and over who owned (or partly owned) their home. It does not include ownership through a family trust. The largest numerical decline was among those in the broad European ethnic category, declining by 74,859, from 53.5 per cent to 40.9 per cent (-22.3 percentage change). The greatest numerical increase was from those of the broad Asian ethnic category, which increased by 55,082, from 35.3 per cent to 36.0 per cent (+62.3 percentage change).

Table 8: Number and proportion of individuals who own or partly own the home they live in by broad ethnic group in Auckland (2013, 2018, 2023)

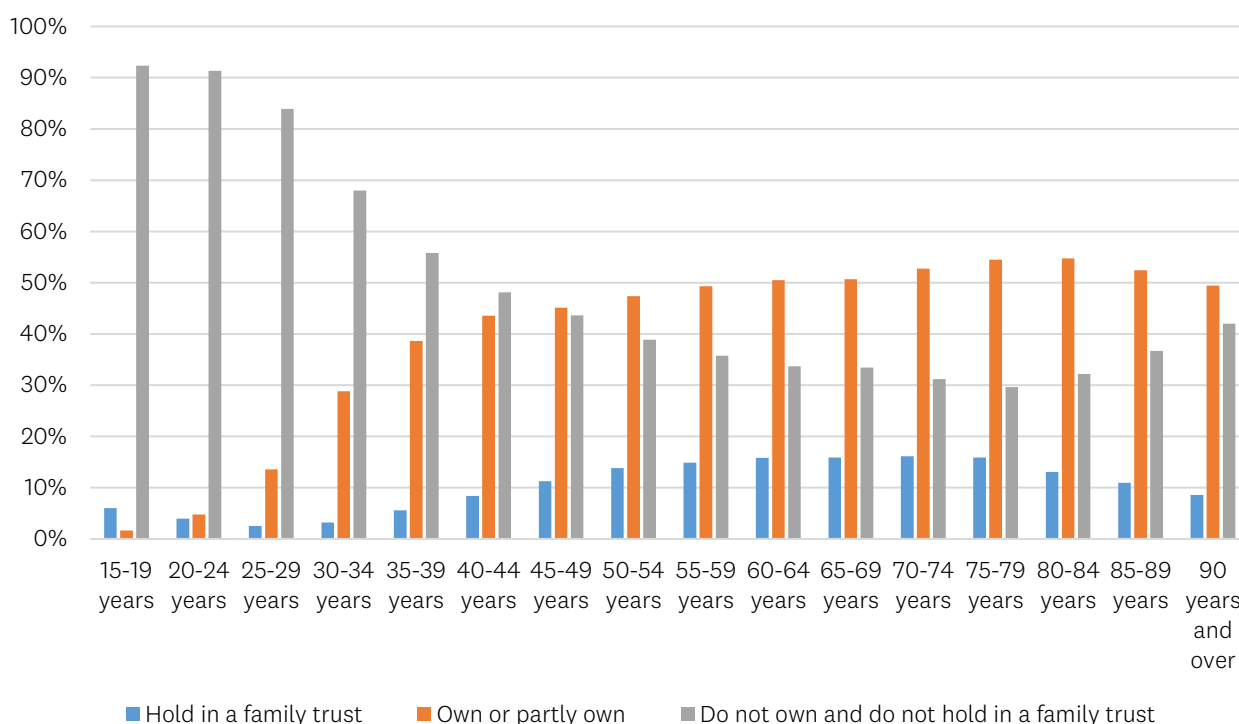
	2013		2018		2023	
	n	%	n	%	n	%
European	335,286	53.5	232,173	38.8	260,427	40.9
Māori	22,137	23.7	17,724	19.8	22,938	18.1
Pacific Peoples	21,552	17.4	17,778	15.5	24,777	14.3
Asian	85,158	35.3	95,643	32.6	138,240	36.0
MELAA	4086	22.2	4116	19.0	6846	21.6

6.5 Home ownership increases with age

Figure 13 shows that home ownership increases with age until around 80 years when it begins to decrease. This is likely to be because at this stage in life many are in residential care which they do not own. Home ownership was most common in the 75-79 age group (70 percent owning or partly owning or holding their house in a family trust).

Regarding holding a house in a family trust, the 15-19 year age group has double the proportion of the 20-24 and 25-29 age groups, before the rate rises again to follow the own or partly own pattern. This may be the result of children or grandchildren being included in family trusts.

Figure 13: Home ownership by age group, Auckland (2023)



The median age for individuals who owned or partly owned the dwelling they lived in (either with or without a mortgage) was 52.6 years, and the median age for holding in a family trust was 55.0 years. The median age for not owning the dwelling they lived in was considerably younger at 33.4 years.

6.6 Homeowners more likely to live in their home longer than others

In 2023, the majority of those who owned or partly owned the dwelling they lived in on census day had been living there longer than those who did not own their home. It is important to note that this data is as at the census day and that there may have been a change in ownership of the dwelling in the past.¹⁷

¹⁷ For example, if an individual rented their home for nine years and then bought it and lived in it three years before the census, the result would be 12 years at usual residence as an owner.

As shown below, the average length of time an individual who owned or partly owned the dwelling they lived in at 2023 Census was more than double the average length of time than that for occupants who did not own their home:

- The average time in a dwelling held in a family trust was 11 years and 2 months
- The average time in a dwelling which was owned (or partly owned) was 10 years
- The average time in a dwelling which was not owned was 4 years and 7 months.

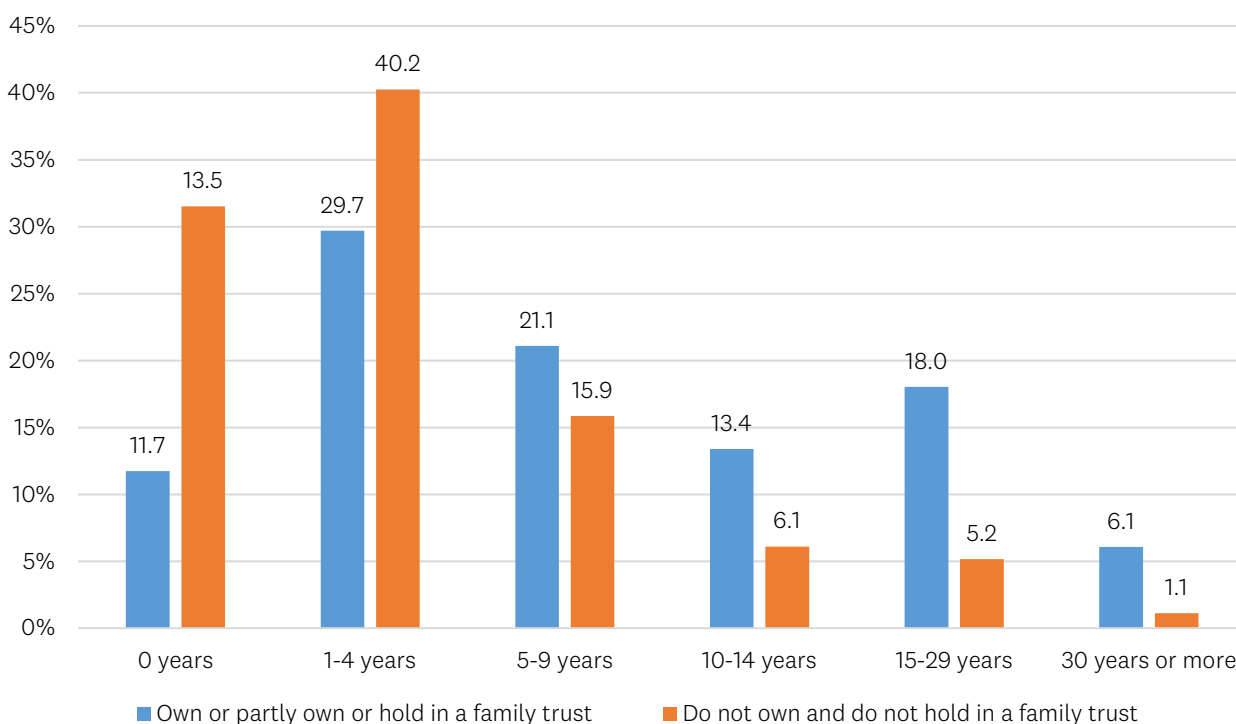
The same pattern is seen for owners and non-owners between 2013, 2018 and 2023 (Table 9). Individuals are also generally living in dwellings longer, regardless of their ownership.

Table 9: Average length of time in dwelling by ownership in Auckland (2013, 2018, 2023)

	2013	2018	2023
Dwelling owned or partly owned	9 years 8 months	9 years 11 months	10 years
Dwelling not owned and not held in a family trust	4 years 4 months	4 years 6 months	4 years 7 months
Dwelling held in a family trust	9 years 2 months	10 years 1 month	11 years 2 months
All dwellings	7 years 6 months	7 years 11 months	7 years 11 months

As shown in Figure 14, a much higher proportion of those who had lived in a home for over five years owned their home than did not. The majority of those who did not own their own home lived in their home for less than five years.

Figure 14: Proportion of individuals aged 15 and over who owned or did not own the dwelling they lived in, by length of time they had lived there (2023) (%)



7 Renting

Nearly all households in Auckland who did not own their home (with or without a mortgage or a family trust) were renting from a private or public landlord (207,531, or 95.1%). The remaining proportion include households living rent-free, such as adult children living in properties belonging to their parents or employer-provided accommodation or accommodation otherwise paid for. This section focuses on those paying rent.

7.1 Steady increase in the proportion of households renting

There has been a small but steady increase in the proportion of Auckland households who were renting, from 32.6 per cent in 2013, 37.6 per cent in 2018, to 38.5 per cent in 2023. Table 10 shows the proportion of households who were renting by local board area in 2023. The distribution mirrors that of household (non)ownership (section 6.3), with south Auckland local board areas and the Waitemata Local Board area recording the highest proportion of renters.

Table 10: Households who paid rent, by local board (2023)

Local board	Number of households in occupied private dwellings who paid rent	Total number of occupied private dwellings	Proportion of households renting (%)
Rodney	5955	26,553	22.4
Hibiscus and Bays	9831	40,134	24.5
Upper Harbour	7233	25,095	28.8
Kaipātiki	10,524	29,760	35.4
Devonport-Takapuna	7260	21,171	34.3
Henderson-Massey	16,086	38,919	41.3
Waitākere Ranges	4587	18,054	25.4
Aotea/Great Barrier	102	627	16.3
Waiheke	867	3657	23.7
Waitemata	21,417	36,891	58.1
Whau	11,265	26,388	42.7
Albert-Eden	14,529	32,985	44.0
Puketāpapa	7902	17,952	44.0
Ōrākei	9009	30,357	29.7
Maungakiekie-Tāmaki	13,884	26,355	52.7
Howick	14,865	46,872	31.7
Māngere-Ōtāhuhu	11,079	19,434	57.0
Ōtara-Papatoetoe	12,486	22,239	56.1
Manurewa	12,660	25,818	49.0
Papakura	8718	21,567	40.4
Franklin	7269	28,677	25.3
Auckland total	207,531	539,490	38.5

7.2 The number of households who rented more than doubled in some areas between 2018 and 2023

There were significant changes in the number of households who rented between 2018 and 2023 in some SA3s, as Table 11 shows. Most of these areas had large increases in dwelling numbers during this period. The percentage change of renters was more than the percentage population change of the population for all of these areas. The greatest percentage change was in Hobsonville, which increased from 384 renters in 2018 to 1167 in 2023.

Table 11: The five SA3s with the greatest percentage change in the number of households who rented (2018-2023)

SA3	Number of renters			Population change
	2018	2023	% change (2018-2023)	% change (2018-2023)
Hobsonville (Upper Harbour Local Board area)	384	1167	203.9	177.9
Long Bay (Hibiscus and Bays Local Board area)	69	198	187.0	130.1
Silverdale (Auckland) (Hibiscus and Bays Local Board area)	405	870	114.8	73.9
Drury (Papakura Local Board area)	108	213	97.2	81.6
Kumeū (Rodney Local Board area)	543	906	66.9	49.5

7.3 The reported median weekly rent has increased since 2013

The median weekly rent in Auckland reported in the 2023 Census was \$540, up from \$350 recorded in 2013 and \$450 in 2018.¹⁸

The three local board areas that had the highest change in reported median weekly rents between 2018 and 2023 were:

- Rodney (an increase of \$110 to \$530 a week)
- Papakura (an increase of \$110 to \$530 a week)
- Franklin (an increase of \$110 to \$520 a week).

The local board areas with the highest median weekly rents in 2023 were Ōrākei (\$650) and Upper Harbour (\$650), followed by Hibiscus and Bays (\$620) and Howick (\$600).

¹⁸ If converted to March 2023 dollars to account for inflation, these are \$445 (2013) to \$542 (2018) to \$540 (2023).

7.4 The majority of renters rent from a private landlord

In 2023, most households in Auckland who rented were renting from a private landlord (82.9% or 171,126 households). This proportion was similar to 2013 (81.4%) and 2018 (82.0%).

A total of 29,766 households (14.4%) reported that they rented from Kāinga Ora/Housing New Zealand and 987 (0.5%) from Te Kaunihera o Tāmaki Makaurau / Auckland Council.

The three local board areas with the highest proportions (out of those households who rented) of households renting from private landlords were:

- Hibiscus and Bays (98.4%)
- Waiheke (97.9%)
- Rodney (97.4%).

The three local board areas with the lowest proportions of households renting from private landlords were:

- Māngere-Ōtāhuhu (56.5%)
- Ōtara-Papatoetoe (66.9%)
- Manurewa (68.2%).

8 Household size

In the census, a household is defined as either one person who usually resides alone, or two or more people who usually reside together and who share facilities (such as eating facilities, cooking facilities, bathroom and toilet facilities, and a living area) in a private dwelling. If a dwelling is occupied on census night but no one usually lives there, it is considered a visitor-only private dwelling.¹⁹

Household size refers to the number of people living together within a household. This includes adults, adult children and children.

Sections 8.3 (one-person households) and 8.4 (three or more-person households) focus on the household sizes outside of the most common household number group (two-person households).

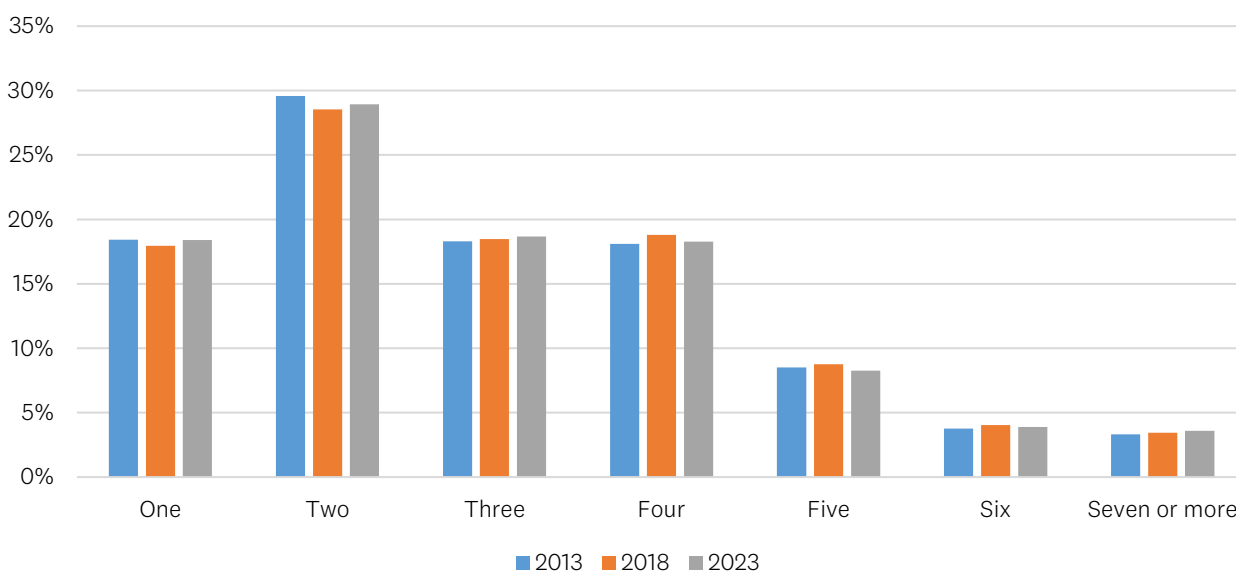
8.1 Half of all households are one or two person households

In 2023, 521,835 households were recorded in Auckland. Nearly half of these (47.3%) were one- or two-person households (Figure 15). The largest proportion had two persons (28.9%).

The largest numerical changes in the 10 years between 2013 and 2023 was in two- (+12,123, +8.7%), three- (+11,481, +13.4%) and four-person (+10,332, +12.2%) households. The largest percentage change was in seven or more-person households (+3072, +19.7%).

There was relatively little difference in the distribution of the number of household members between 2013 and 2023.

Figure 15: Number of people in a household (2013, 2018, 2023)



¹⁹ Stats NZ (2024). 2023 Census data user guide, accessed from: <https://www.stats.govt.nz/assets/Methods/2023-Census-data-user-guide/2023-census-data-user-guide.pdf>.

8.2 Geographical variation in household size

In 2023, the average household size for Auckland was 3.0 people. This is the same as in 2013 and 2018. The average household size has changed little from census to census, for instance, in 2006 the average household size for Auckland was 2.9 persons. However, as shown in Figure 16 below, there are variations across local board areas. Southern local board areas tend to have larger households than northern, central city and island local board areas. The largest changes over time between 2013 and 2023 were in Papakura (+0.3 percentage points), Howick (+0.2 percentage points) and Waitemata (-0.2 percentage points).

Figure 16: Average household size by local board area, ordered largest to smallest (2013, 2018, 2023)

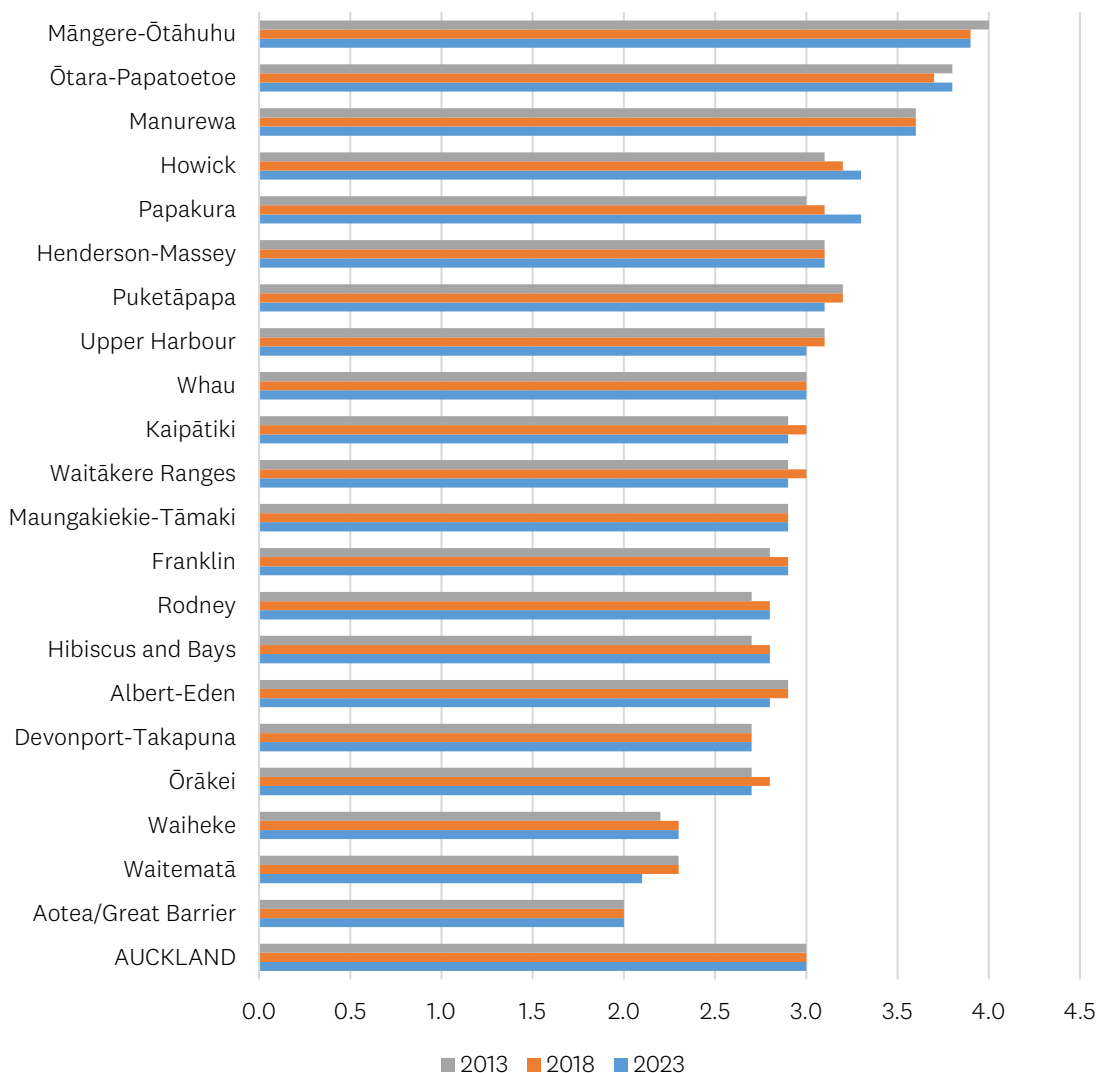
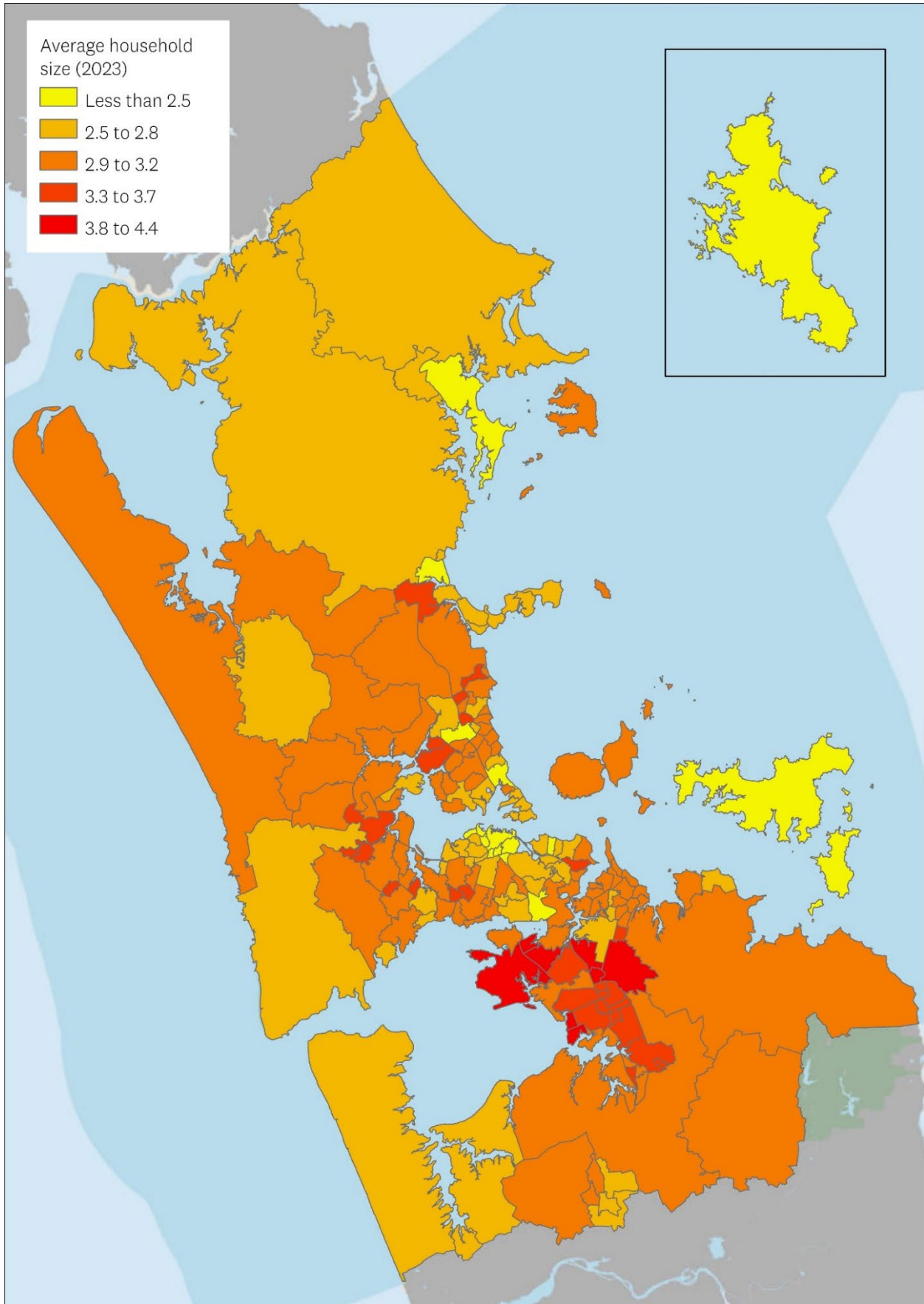


Figure 17 shows the average household size at SA3 level. A concentration of the highest average household sizes is in south Auckland, with the city centre and rural areas having lower average household sizes.

Figure 17: Average household size by SA3 (2023)



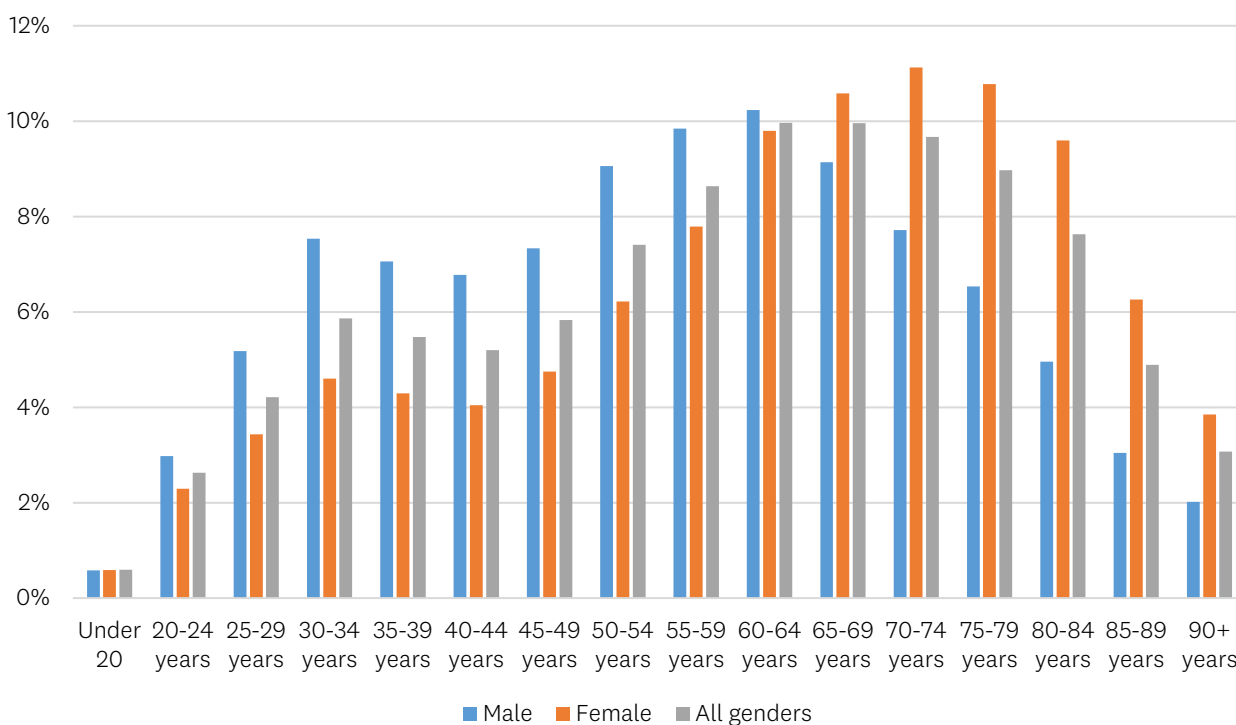
8.3 Members of one-person households tend to be female and over 50 years of age

There were 95,862 one-person households in Auckland in 2023. Figure 18 shows that the majority of Aucklanders who lived alone were over 50 years of age (70%). Twenty per cent were in their 60s. Waitemata Local Board area had the highest number of one-person households, with 12,519 households – 44 per cent were younger than 40.

There were more females (55,422) than males (40,038) in one-person households – 57.8 per cent were female (50.2% in the total Auckland population), 41.8 per cent were male (49.4% in the total Auckland population) and 0.4 per cent were another gender (411).

Figure 18 also shows the differences in the proportion of males and females in one-person households by age. Of those who live in one-person households, males tend to be younger and females older. For example, 62 per cent of females in one-person households are over 60 years of age, compared to 43.6 per cent of males in one-person households.

Figure 18: Residents in one-person households by age and gender in Auckland (2023)*

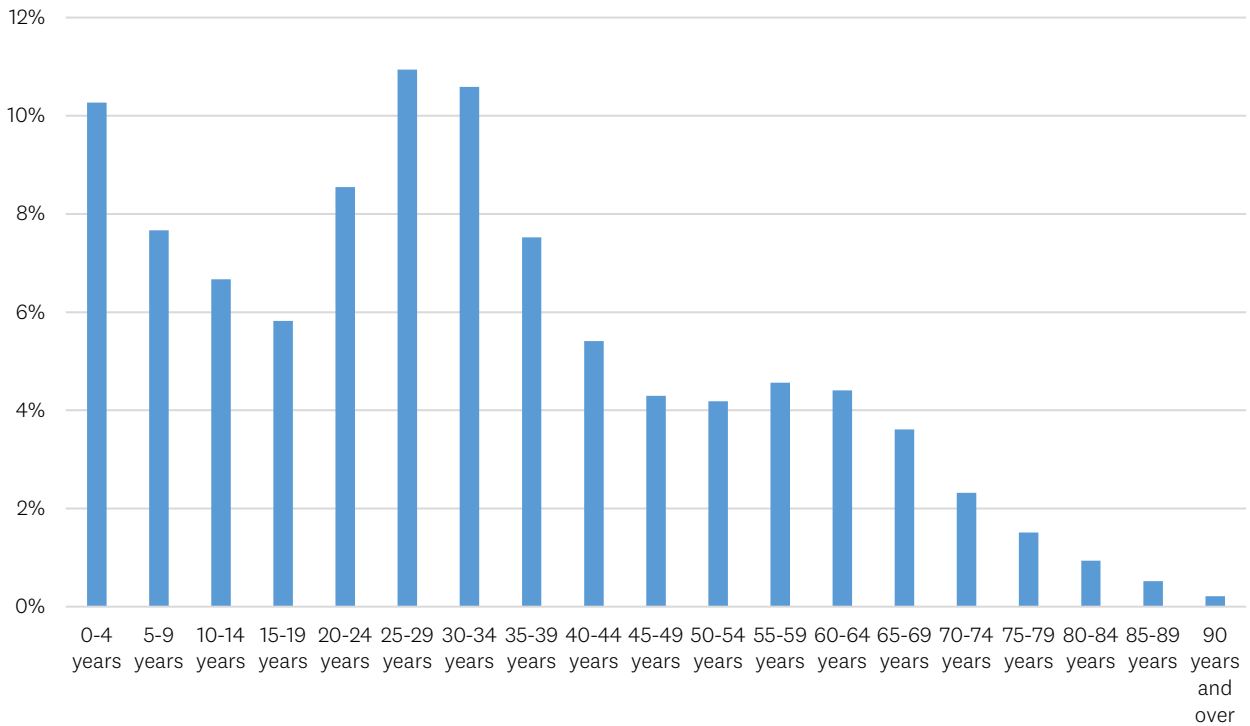


*Results for those who identified with ‘another gender’ are not included in this graph as the number (411) was comparatively small compared to the number of females (55,422) and males (40,038) in one-person households. This category is however, included in the ‘All genders’ proportion.

8.4 Most three or more-person households include younger people

In 2023, there were 95,862 households in Auckland that were made up of three or more people. Figure 19 shows the breakdown of this group by age. Two thirds are aged under 40, with nearly one third aged between 20 and 34 (30.1%).

Figure 19: Residents who live in three or more-person households in Auckland by age (2023)



9 Crowding

Household crowding as reported by Stats NZ is based on the Canadian National Occupancy Standard, which provides a derived index of whether a household is crowded or not crowded. The index indicates the number of bedrooms needed based on the composition of the household. It presumes there should be no more than two people in a bedroom, but that couples and children of certain ages can share a bedroom.²⁰ A household is “crowded” when one or more additional bedrooms are needed and “severely crowded” when they require two or more additional bedrooms.

9.1 Nearly one in ten households in Auckland are crowded

In 2023, Auckland had 45,792 (8.8%) crowded households (one or two or more bedrooms needed), an increase of 3684 since 2018.

The proportion of severely crowded households has increased slightly since 2013, from 2.4 per cent in 2013 to 2.8 per cent in 2023 (Table 12).

Table 12: Crowded households in Auckland (2013-2023)

	2013		2018		2023	
	Number	Proportion (%)	Number	Proportion (%)	Number	Proportion (%)
Severely crowded	10,404	2.4	12,930	2.7	14,340	2.8
Crowded	26,196	5.9	29,178	6.2	31,452	6.1
Not crowded	405,942	91.7	428,856	91.1	472,188	91.2

9.2 Relatively high proportions of crowding in south Auckland local board areas

The geographical distribution of crowding, as shown in Figure 20, is similar to the distribution of average household size, as shown in Figure 16. The three local board areas with the highest proportion of crowding in Auckland in 2023 were Māngere-Ōtāhuhu (25.4%), Ōtara-Papatoetoe (24.4%) and Manurewa (19.7%).

²⁰ The criteria for the Canadian National Occupancy Standard are:

- There should be no more than two people per bedroom; parents or couples share a bedroom.
- Children aged less than five years, either of same or opposite sex, may reasonably share a bedroom.
- Children aged less than 18 years, of the same sex, may reasonably share a bedroom.
- A child aged five to 17 years should not share a bedroom with one aged under five of the opposite sex.
- Single adults aged 18 years and over, and any unpaired children, require a separate bedroom.

(See: Goodyear R, Fabian A [2012]. Household crowding in New Zealand compared with selected countries. Wellington: Statistics New Zealand)

Figure 20: Crowding by local board area, ordered north to south (2023)

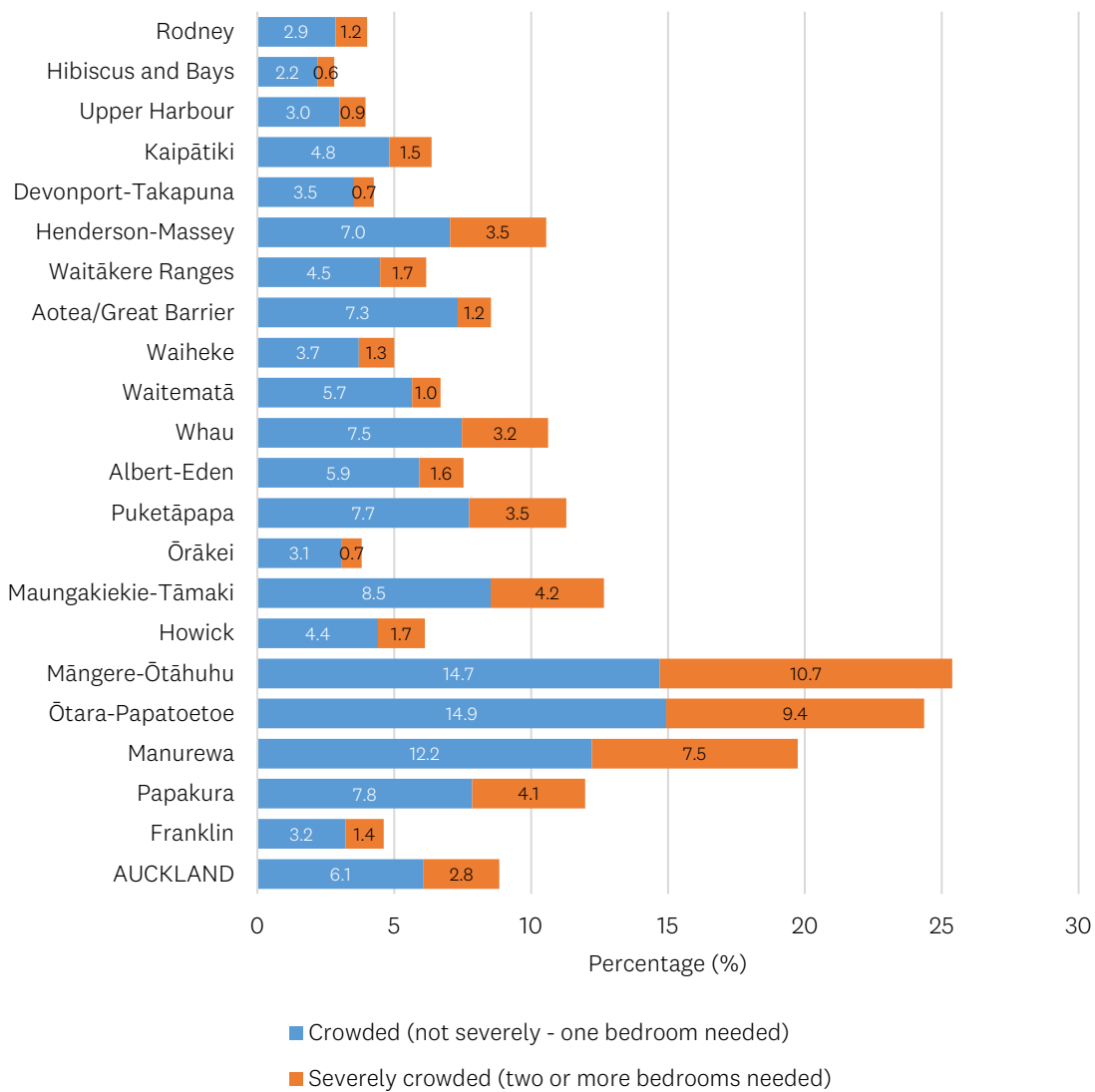
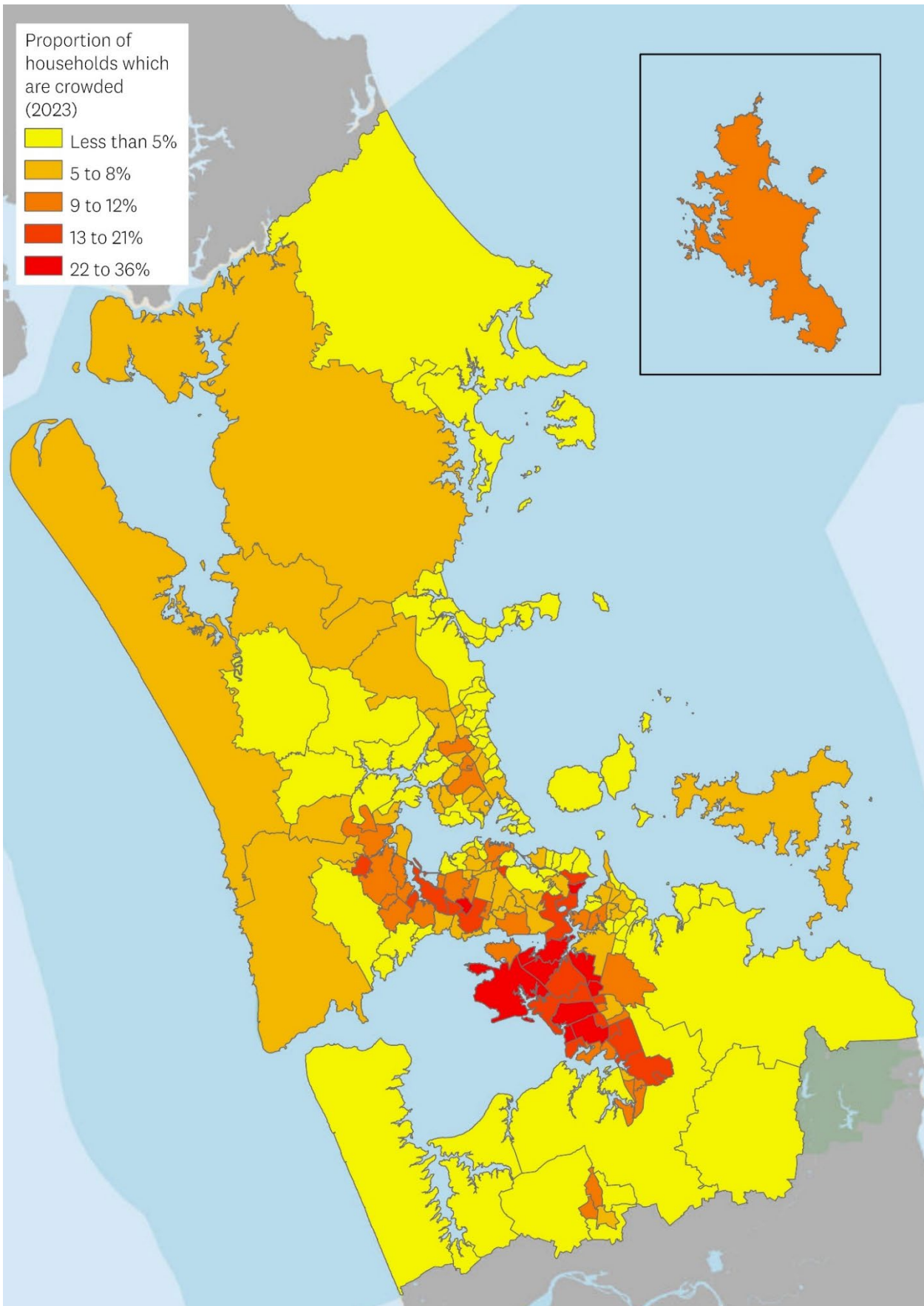


Figure 21 shows the proportion of households which are crowded (requiring one or more further rooms). A large concentration of crowded households is in south Auckland, with less crowded households in rural areas and coastal areas of the north shore and east Auckland.

Figure 21: Map showing the proportion of households that are crowded (one or more further rooms required) by SA3 (2023)



10 Dwelling heating types

The 2023 Census asked respondents to select which types of heating are used ‘most often’ in their dwelling. No time period was provided in the question. The census data does not indicate how often a certain heating method was used; it only indicates that it was used at least some of the time. This data was not captured in the 2013 Census.

10.1 Heat pump usage has nearly doubled since 2018

Heat pumps were the most common form of heating a dwelling - two thirds (66.3%) of dwellings were recorded as having used a heat pump for heating. This is 85.4 per cent higher than in 2018. All other types of heating were used less in 2023 than in 2018, with a portable gas heater falling the greatest (-55.5%). The second most common form of heating was by electric heater (42.4%), followed by wood burner (12.4%).

Aotea/Great Barrier Local Board area had the lowest proportion of households using heat pumps for heating, with 1.7 per cent (wood burners were the highest at 78.2%). This is not surprising as there is no grid power on the island. The second-lowest proportion was Waitemata with 39.2 per cent (electric heaters were the highest at 48.7%).

10.2 Some households reported not ever heating their dwelling

A total of 25,146 households reported not using any form of heating in their dwelling. This equates to 5.0 per cent of all dwellings, and has declined from 8.8 per cent of all dwellings in 2018. This could relate to a number of factors including choice, financial constraints, dwelling construction (no heating required), or a household might have only recently moved into the dwelling.

The proportion of dwellings not using heating between 2018 and 2023 decreased across all local board areas. The local board areas with the highest percentages of dwellings that never used heating were:

- Waitemata (14.7% or 5001 dwellings)
- Aotea/Great Barrier (11.5% or 60 dwellings)
- Māngere-Ōtāhuhu (9.4% or 1554 dwellings)
- Ōtara-Papatoetoe (8.6 percent or 1671 dwellings).

11 Dampness and mould

The census dwelling form asks whether the dwelling is damp or has any mould (larger than A4). No time frame was given in the question. This means that results are self-reported and are subjective. A damp dwelling may feel or smell damp or have damp patches on the walls, ceiling, floor or window frames; and mould (mildew) may grow on the walls, ceiling, floor, doors, window frames, curtains or blinds of a dwelling.

This data was not captured in the 2013 Census.

11.1 Proportion of damp dwellings has decreased since 2018

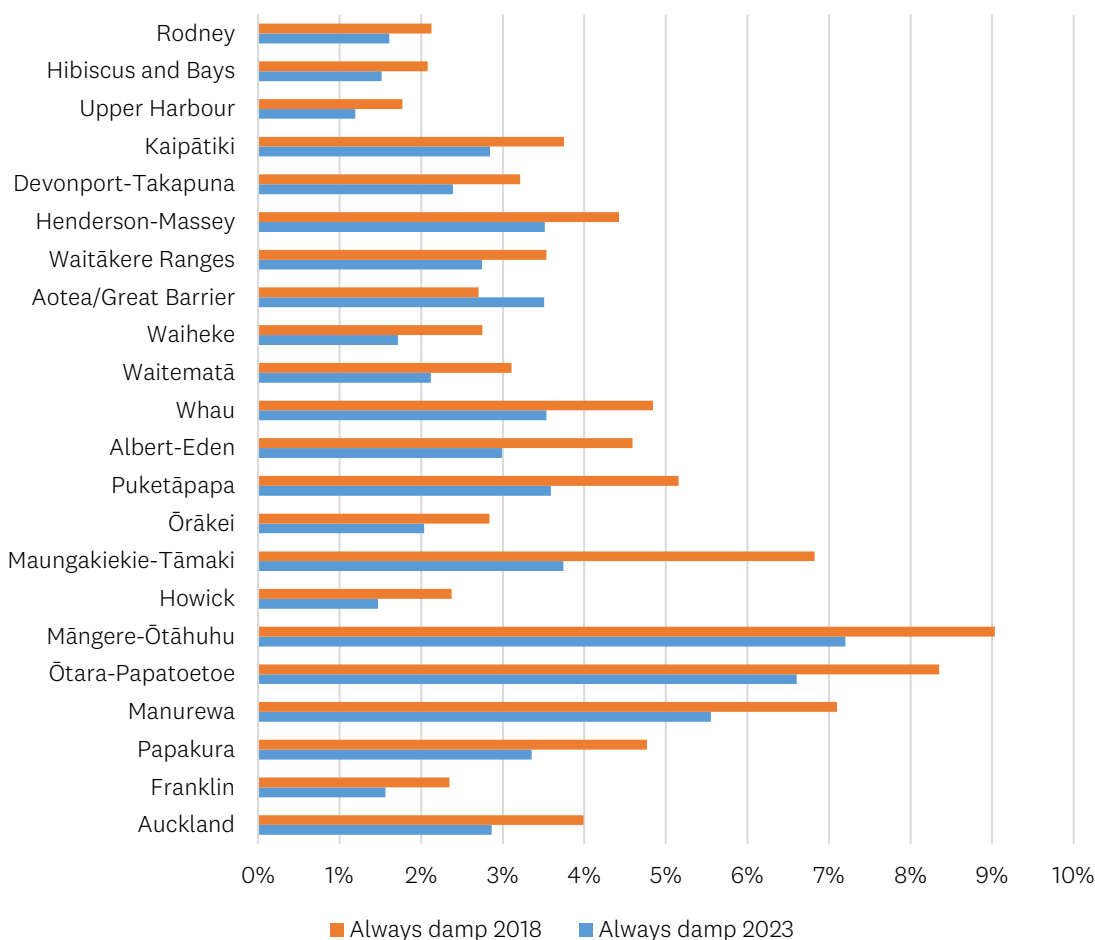
In 2023, 96,621 dwellings were recorded as either always damp or sometimes damp (20.1% of all dwellings). The proportion has decreased since 2018 from 24.8 per cent.

The three local board areas with the highest proportion of dwellings with dampness were:

- Aotea/Great Barrier (32.7%, 165 dwellings)
- Māngere-Ōtāhuhu (32.6%, 5061 dwellings)
- Ōtara-Papatoetoe (30.1%, 5478 dwellings).

All local board areas had an improvement in the proportion of dwellings which were not damp (apart from Aotea/Great Barrier) (Figure 22). The largest increases were in Maungakiekie-Tāmaki (+8.8 percentage points to 76.5%) and Papakura (+7.6% to 81.8%).

Figure 22: Proportion of dwellings always damp by local board area, ordered north to south (2018- 2023)



11.2 Proportion of dwellings with mould has decreased since 2018

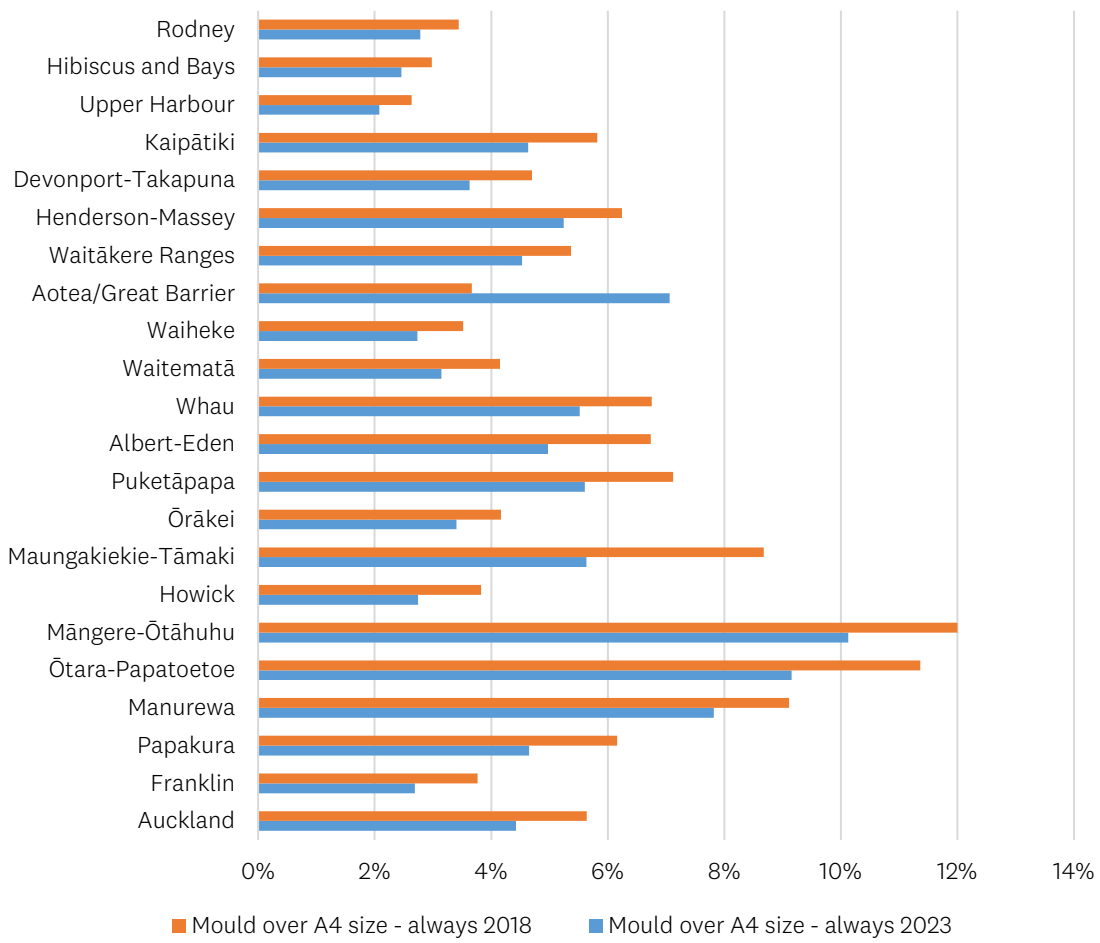
In 2023, 84,255 dwellings were recorded as always having mould (over an A4 size of paper) or sometimes having mould (over an A4 size of paper). This equates to 17.4 per cent of all dwellings. As with dampness, this proportion is down from 2018 (21.2%).

The local board areas with the highest of dwellings with mould are:

- Māngere-Ōtāhuhu (30.1%, 4731)
- Ōtara-Papatoetoe (28.5%, 5271)
- Aotea/Great Barrier (26.5%, 135).

All local board areas had an improvement in the proportion of dwellings which did not have mould (apart from Aotea/Great Barrier) (Figure 23). The largest increases were in Maungakiekie-Tāmaki (+7.3 percentage points to 79.1%) and Papakura (+5.8% percentage points to 83.6%).

Figure 23: Mould in dwellings by local board area, ordered north to south (2018-2023)



12 Conclusion

The results of the 2023 Census highlight geographical differences as well as long-term trends.

New dwelling numbers accelerated in Auckland between 2018 and 2023. For the first time since 1996, Auckland's dwellings growth outpaced population growth. Although the Auckland isthmus and well-established outer suburbs have the greatest concentration of dwellings, there is a clear pattern of growth in the number of dwellings on the periphery of the urban area.

There is a clear geographical variance in the household data for local board areas in south Auckland. The Māngere-Ōtāhuhu, Ōtara-Papatoetoe, Manurewa and Papakura local board areas have lower levels of home ownership, a greater proportion renting from non-private landlords (such as Kāinga Ora/Housing New Zealand), higher household sizes, a greater proportion of households which are severely crowded (two or more bedrooms required), and more dwellings with dampness and mould than other local board areas.

There is a disparity between the Waitemātā Local Board area (which includes the Auckland city centre) and other areas. The Waitemātā Local Board area had the highest proportion of joined dwellings, the lowest home ownership rate, a low average household size (with the highest number of single-person households of all the local boards) and the highest proportion of dwellings reported to have never used heating. The high number of apartment blocks and the large tertiary student population of the city centre compared to other areas would explain this disparity.

The island local board areas of Aotea/Great Barrier and Waiheke also showed different results than other local board areas. These areas had the lowest number of new dwellings, the highest proportion of dwellings that were empty, the lowest proportion of joined dwellings, the highest proportion of occupied dwellings which were 'other private dwellings' (e.g. caravans, boats, tents), a high level of home ownership, and low average household sizes. Aotea/Great Barrier also had the highest proportion of households using wood burners for heating and the lowest proportion using heat pumps (due to there being no external electricity supply on the island). All these differences may reflect the isolation of these areas from mainland Auckland, having lower populations and a lower demand for dwellings than other areas.

The 2023 Census has also highlighted some slow, but steady, trends away from the historical norm. For example, since 2013, there has been a decrease in the proportion of separate houses, and an increase in the proportion of dwellings which are joined. There has also been a steady decrease in the proportion of three-bedroom dwellings. The proportion of two-person households has also declined since 2013. The quality of dwellings overall appears to be improving, with a decrease in the proportion of dwellings which are damp, have mould or are not heated at all.

These results are useful for the Auckland Council in planning for future growth and for working with communities to improve quality of life.

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