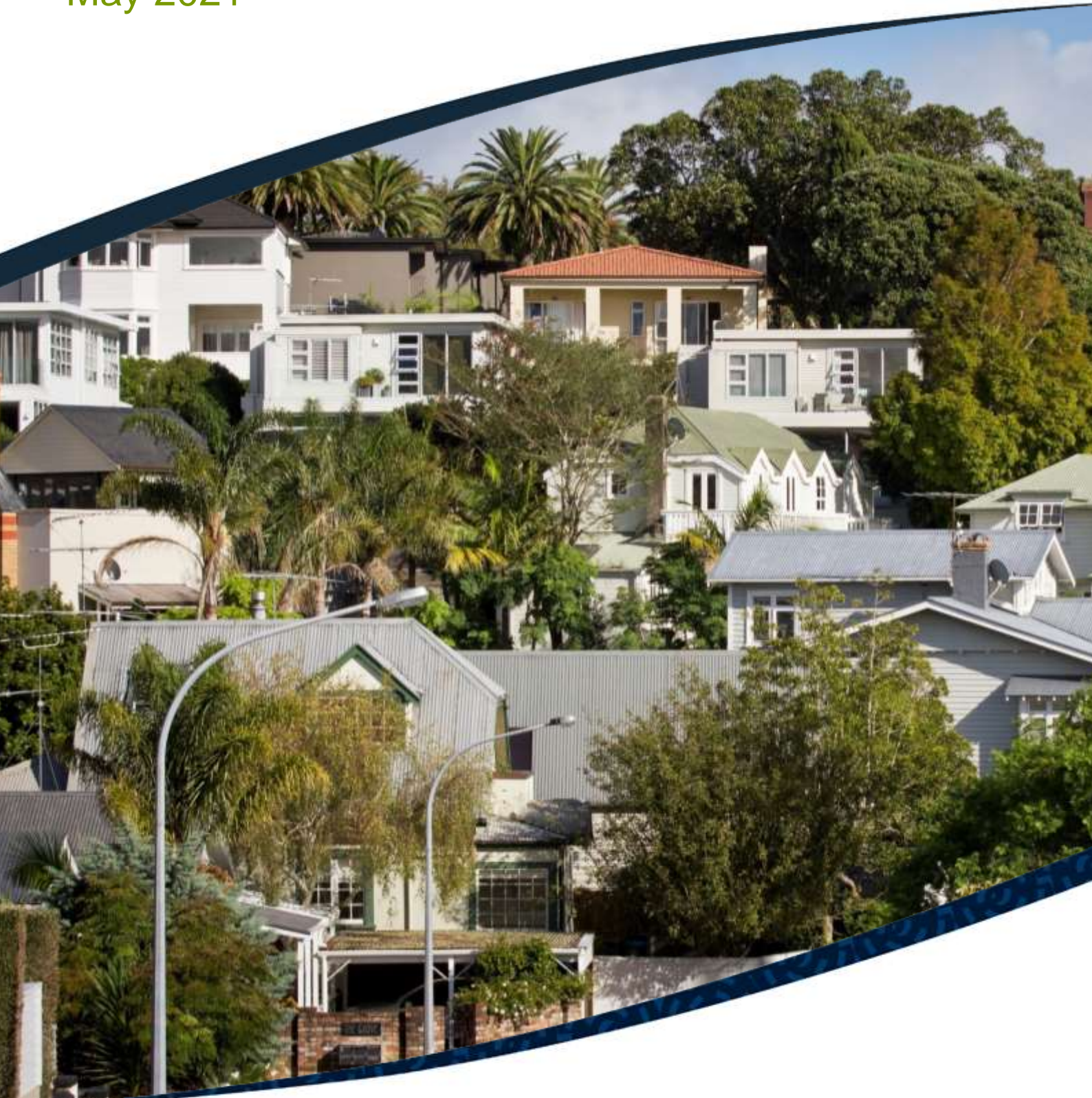


# Auckland Monthly Housing Update

May 2021



Research and  
Evaluation Unit

**RIMU**



Te Kaunihera o Tāmaki Makaurau

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

May 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.

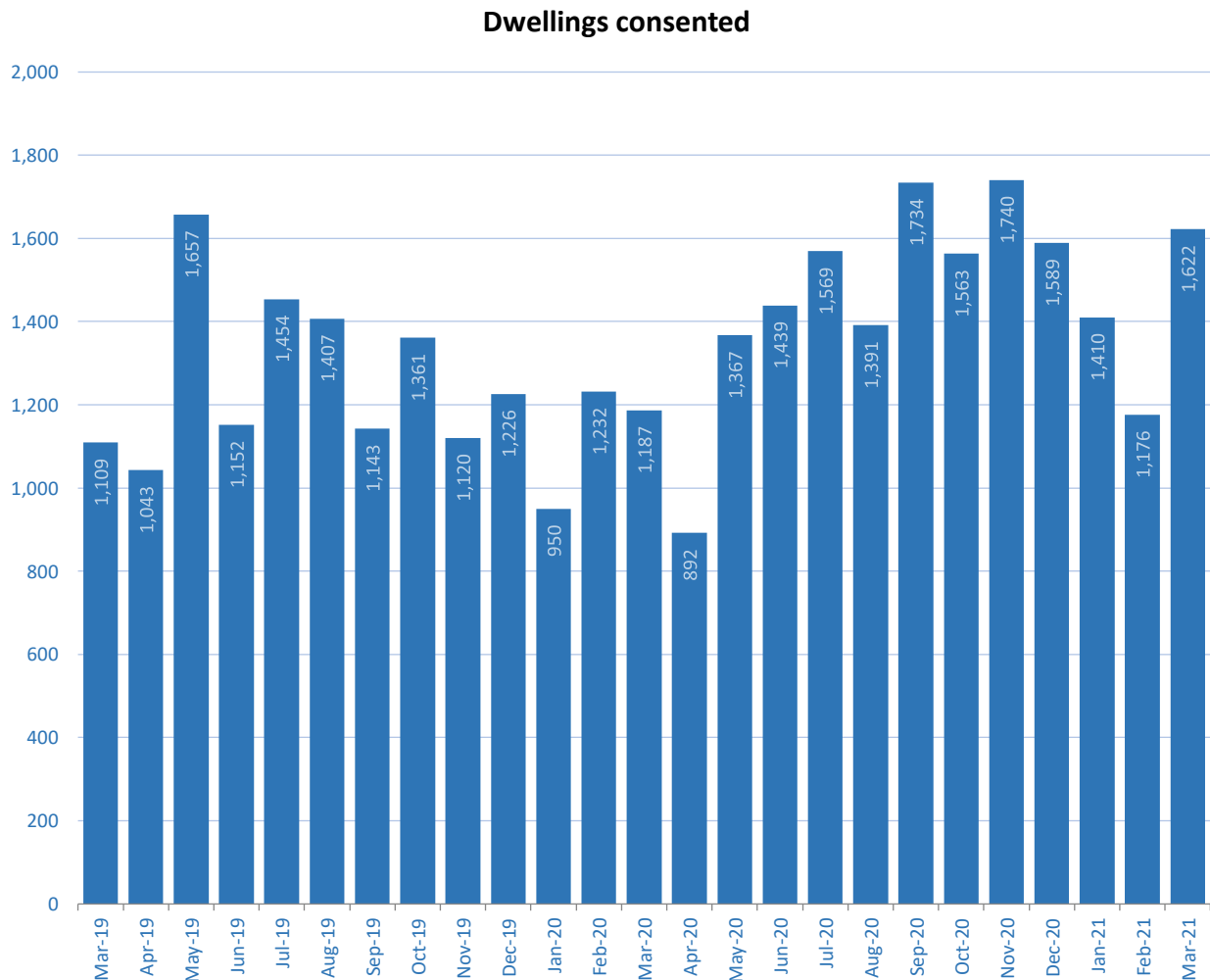
## 2. Highlights

- 1622 dwellings were consented in March 2021.
- In the year ending March 2021, 17,492 dwellings were consented in the region.
- 37 per cent of new dwellings consented in March 2021 were houses, 11 per cent were apartments and 52 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 64 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in March 2021.
- 1531 dwellings consented in March 2021 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 23 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in March 2021.
- 1412 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in March 2021.
- In the year ending March 2021, 12,768 dwellings had a CCC issued.
- 1017 new residential parcels under 5000m<sup>2</sup> were created in April 2021.
- In the past 12 months, 8689 new residential parcels under 5000m<sup>2</sup> were created – an average of 724 each month.
- In April 2021, 1010 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in February 2021 were 1598.
- 1045 public housing applications have been housed in the December quarter 2020.

### 3. Dwellings consented

In March 2021, 1622 dwelling consents were issued, which saw 17,492 consents issued for the past 12 months.

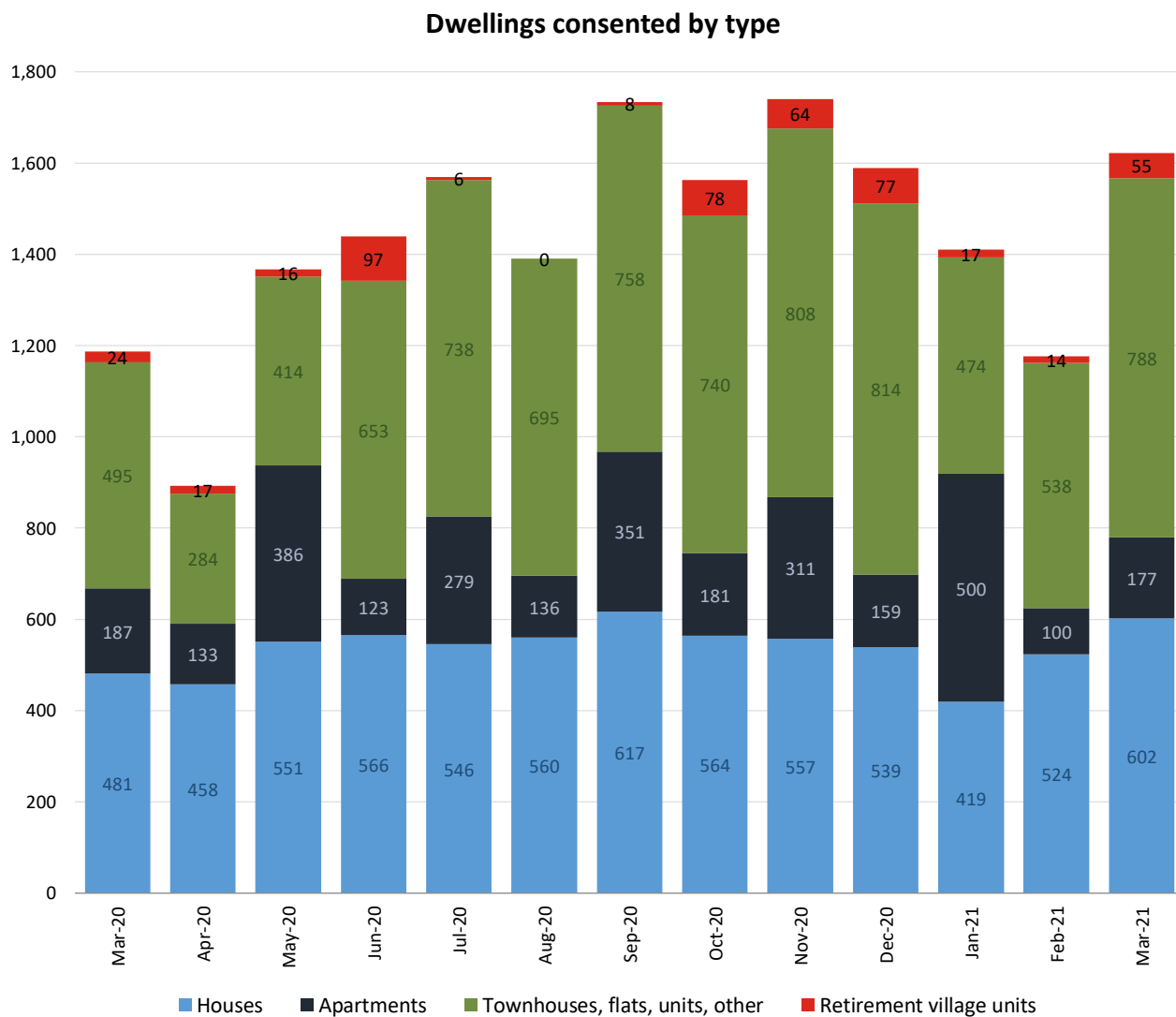
Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
1187	1589	1410	1176	1622



Data source: Statistics New Zealand

## 4. Dwellings consented by type

Of all the dwellings consented in March 2021, 602 were houses, 177 were apartments, and 843 were townhouses, flats, units, retirement village units or other types of attached dwellings.



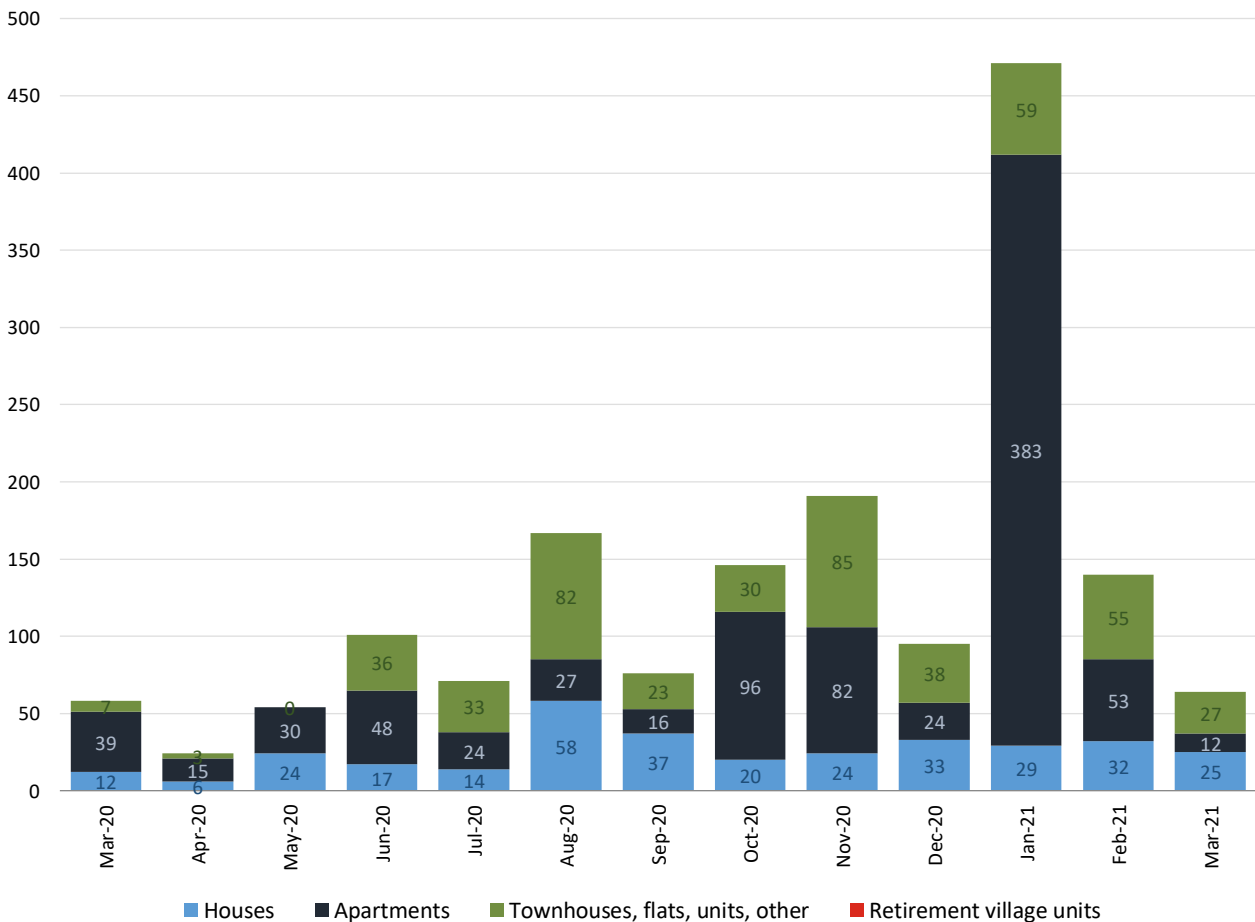
Data source: Statistics New Zealand

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

In March 2021, 64 dwellings (four per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 12 apartment units, 25 houses and 27 townhouses, flats, and other attached dwelling types.

	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
<b>Number of KO/TRC dwellings consented</b>	58	95	471	140	64
<b>Percentage of total dwellings consented</b>	5%	6%	33%	12%	4%

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



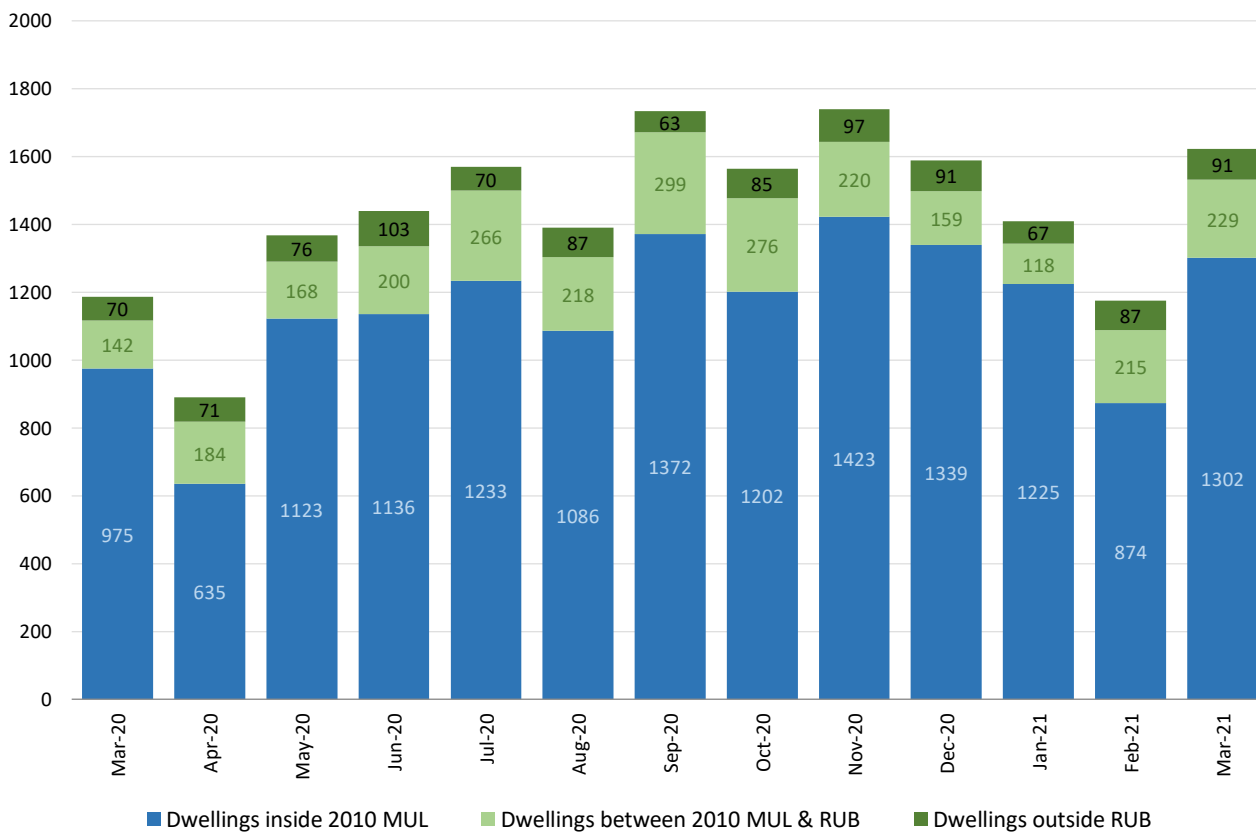


## 6. Dwellings consented by Auckland Plan monitoring boundaries

In March 2021, 1302 dwellings consented were inside 2010 MUL and a total of 1531 dwellings consented were inside the RUB. Over the past 12 months, 93 per cent of the dwellings were consented inside the RUB.

	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
<b>Inside 2010 MUL</b>	975	1339	1225	874	1302
<b>Between 2010 MUL and RUB</b>	142	159	118	215	229
<b>Outside RUB</b>	70	91	67	87	91

Dwellings consented by Auckland Plan monitoring boundaries

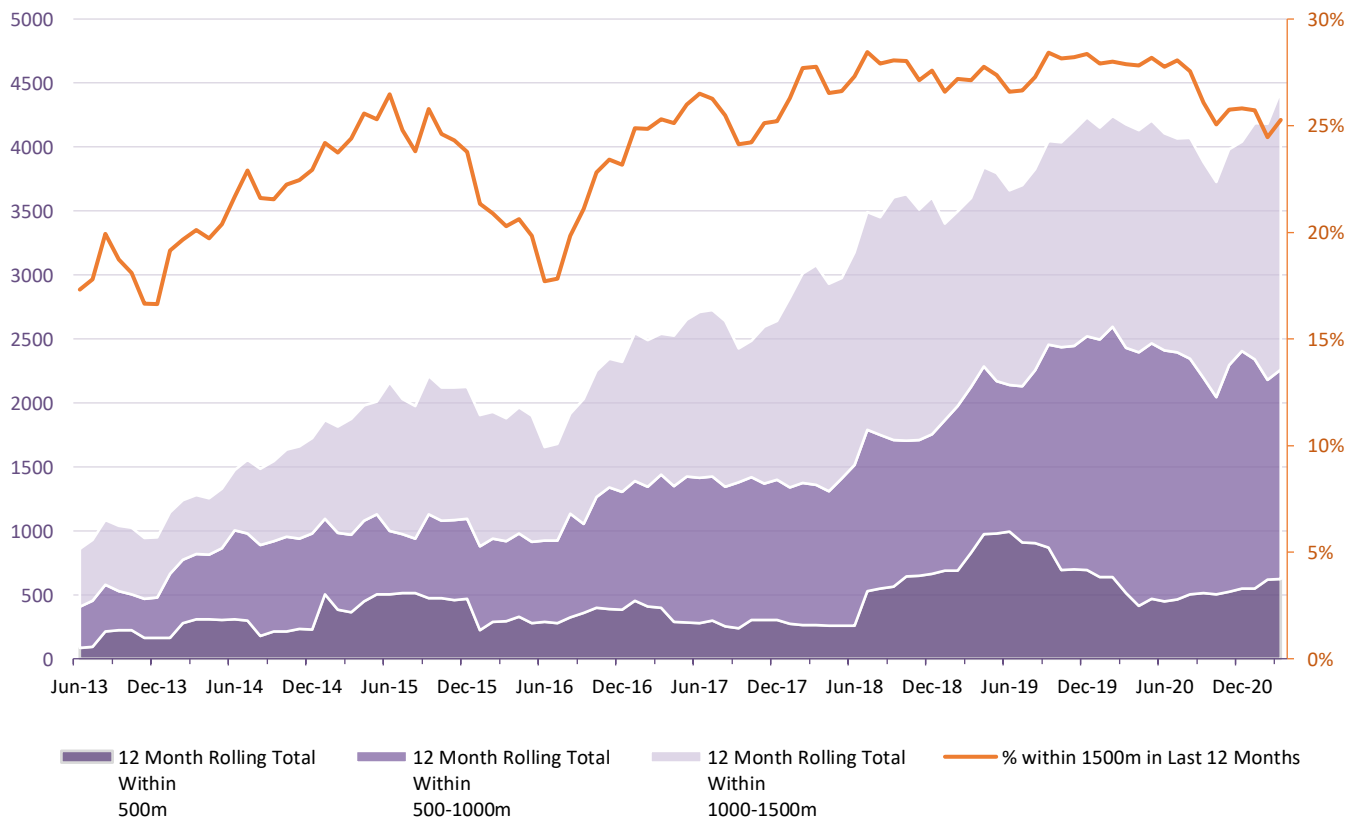


## 7. Dwellings consented along the rapid transit network

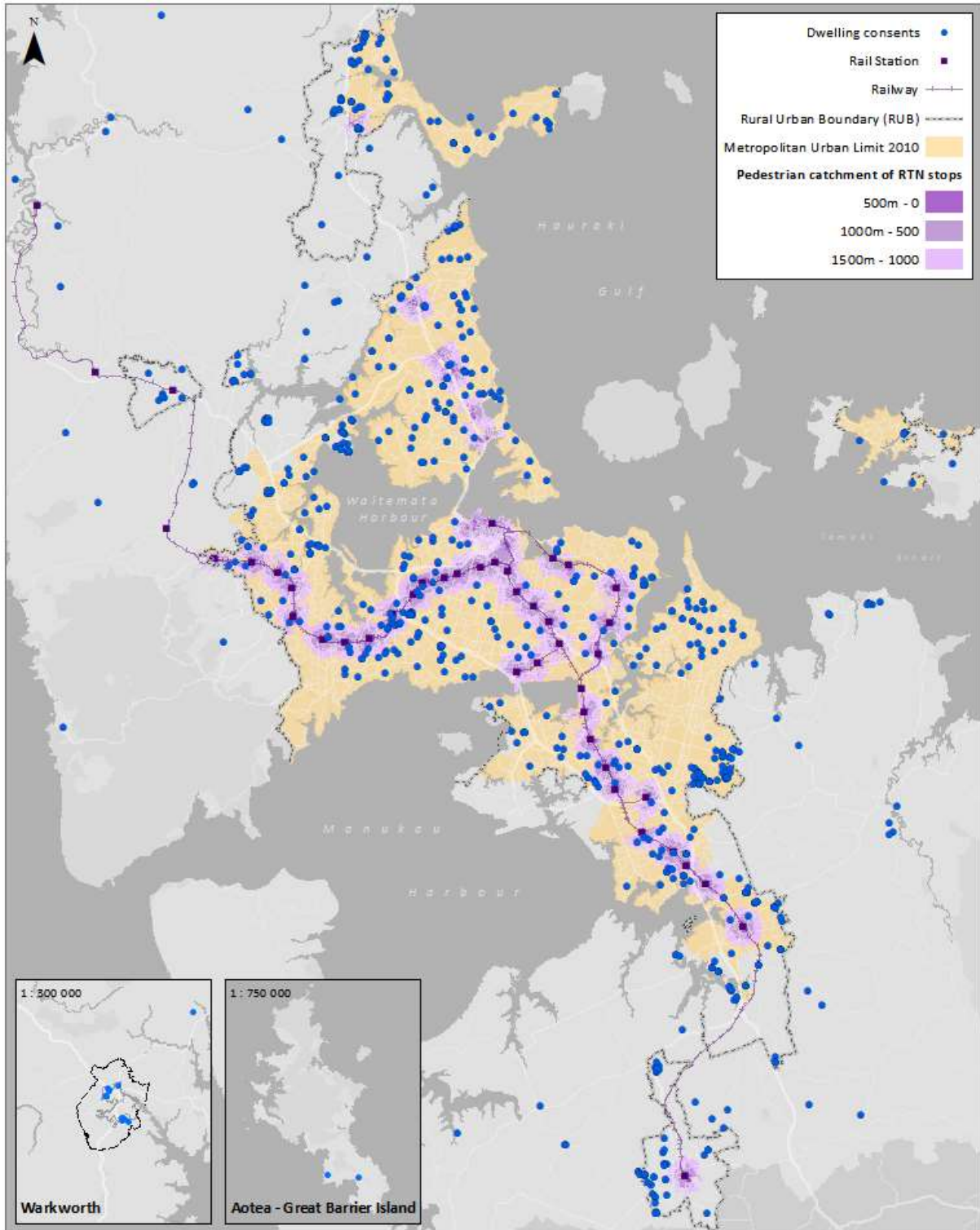
In March 2021, 365 dwellings (23 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4436 dwellings were consented inside the 1500m RTN walking catchments.

	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
<b>Dwellings consented inside the 1500m RTN walking catchments</b>	303	447	509	216	365
<b>Percentage of total dwellings consented</b>	26%	22%	36%	18%	23%
<b>12-month rolling total inside RTN walking catchments</b>	4208	4182	4439	4374	4436
<b>Proportion from the last 12-month inside RTN walking catchments</b>	28%	24%	25%	25%	25%

**Dwellings consented inside RTN walking catchments**



### Spatial distribution of dwelling consents



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified in use before taking any action. Copyright Auckland Council, Land Parcel Boundaries Information from LINZ (Crown Copyright Reserved). Waka Kotahi has been taken. Auckland Council does not warrant as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1948.

**Dwelling consents Issued  
 March 2021**

0 2 4 6  
 Kilometres  
 Scale @ A4  
 = 1:300,000  
 Date Printed:  
 11/05/2021



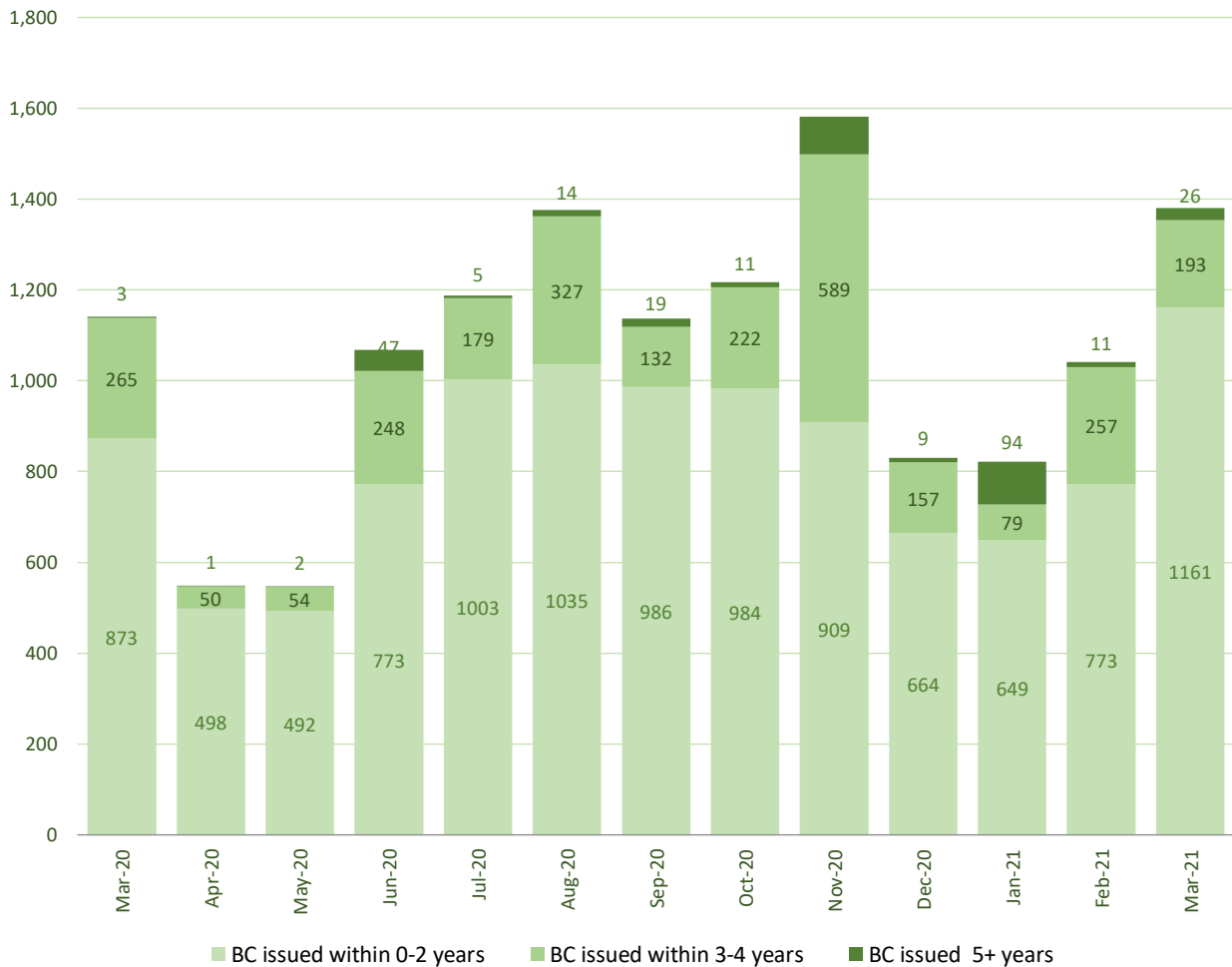
Document Path: U:\2020\AIB\Research\Investigation\and\Monitoring\Land\Use\Present\11\Present\Monthly\Housing\120621\120621\_GIS\A4\_RTN\_inspart.mxd

## 8. Dwellings with CCCs issued (completions)

1412 dwelling units had received CCCs in March 2021. 82 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
<b>0-2 years</b>	873	664	649	773	1161
<b>3-4 years</b>	265	157	79	257	193
<b>4+ years</b>	3	9	94	11	26

Dwellings with CCCs issued



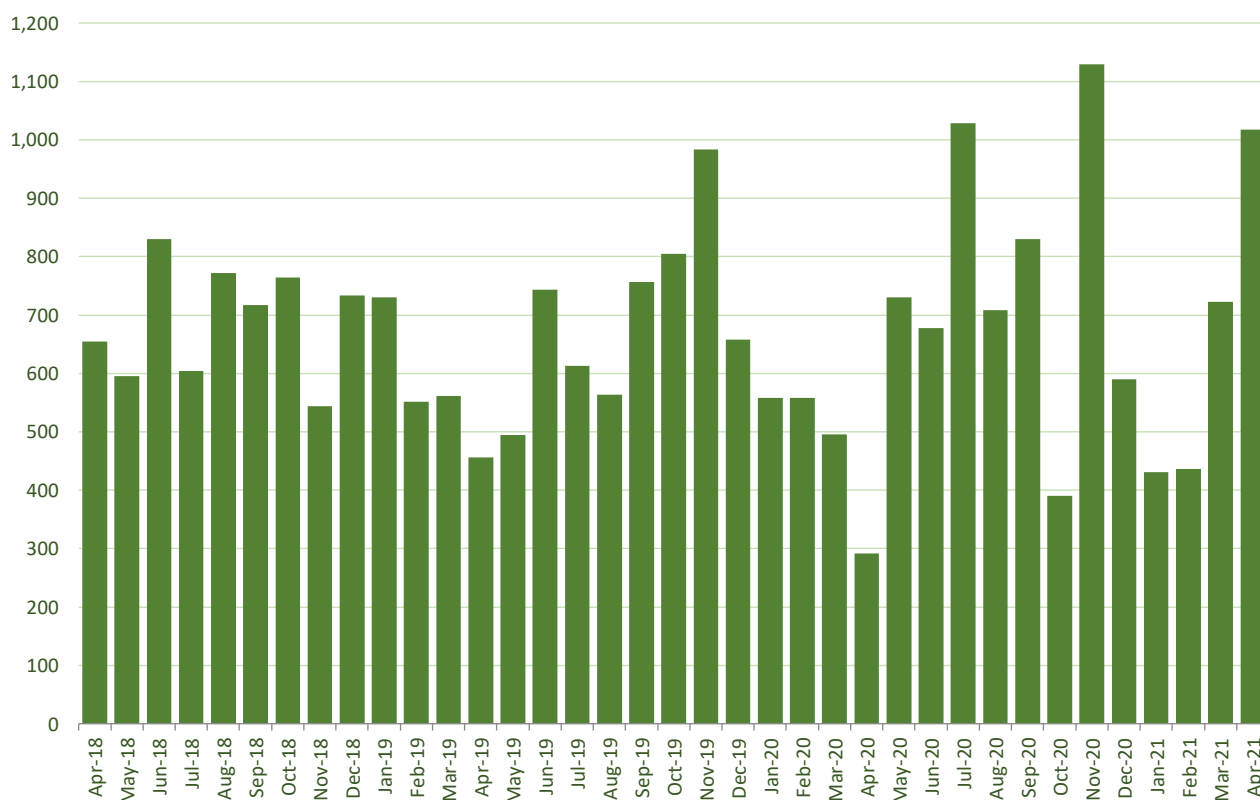
Data source: Auckland Council

## 9. Residential parcels created

In April 2021, the total number of residential parcels under 5000m<sup>2</sup> created was 1017.

Parcel size category	Apr 20	Jan 21	Feb 21	Mar 21	Apr 21
Less than 1000 m <sup>2</sup>	274	413	423	699	984
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	10	11	10	11	20
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	2	3	1	7	7
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	4	4	2	3	3
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	2	0	0	2	3
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>292</b>	<b>431</b>	<b>436</b>	<b>722</b>	<b>1017</b>

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

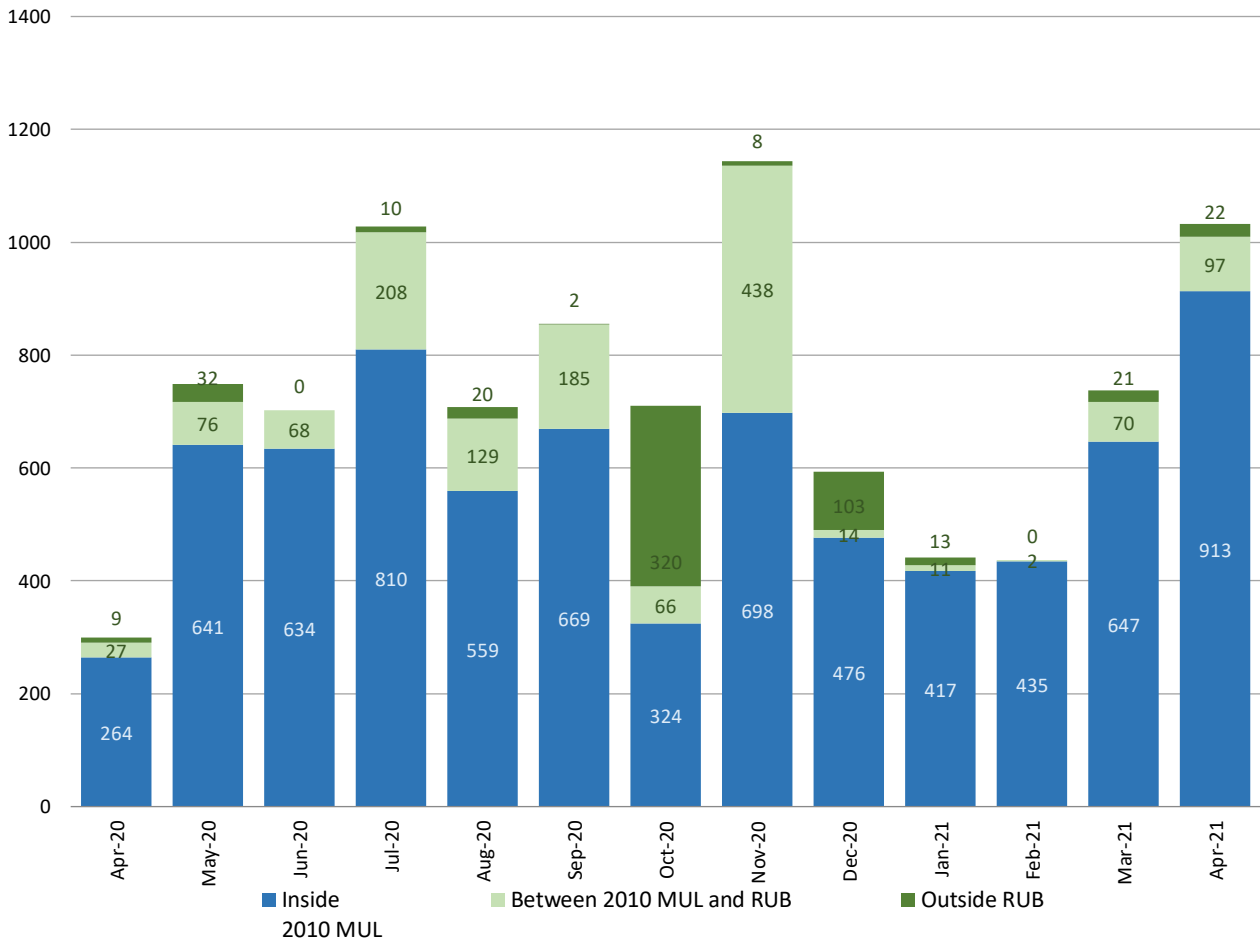


## 10. Residential parcels by Auckland Plan monitoring boundaries

913 of new residential parcels of all sizes created in April 2021 were inside 2010 MUL and a total of 1010 new residential parcels were inside the RUB.

	Apr 20	Jan 21	Feb 21	Mar 21	Apr 21
<b>Inside 2010 MUL</b>	264	417	435	647	913
<b>Between 2010 MUL and RUB</b>	27	11	2	70	97
<b>Outside RUB</b>	9	13	0	21	22

Residential parcels created by Auckland Plan monitoring boundaries

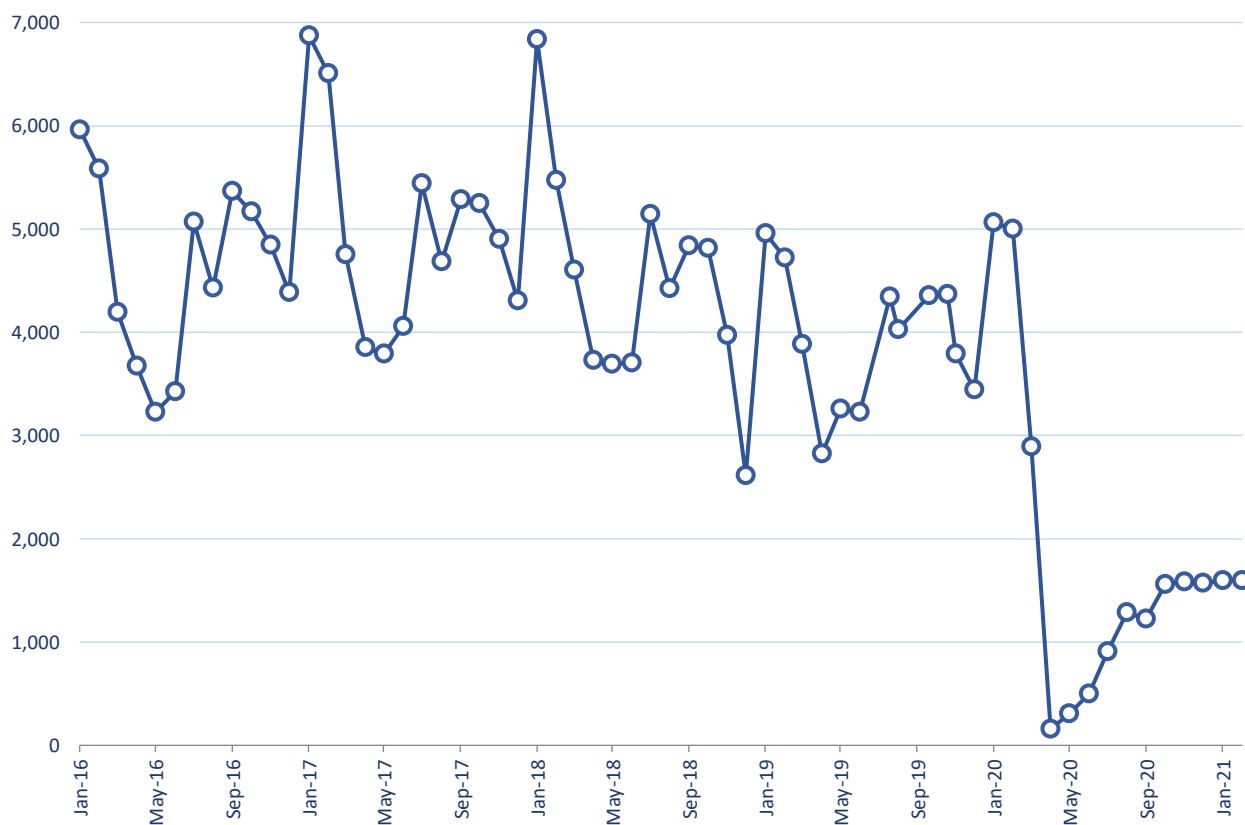


## 11. Permanent and long-term migration

Long-term arrival number in February 2021 was 1598. 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	Feb 20	Nov 20	Dec 20	Jan 20	Feb 21
Arrivals	4996	1583	1570	1595	1598
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)



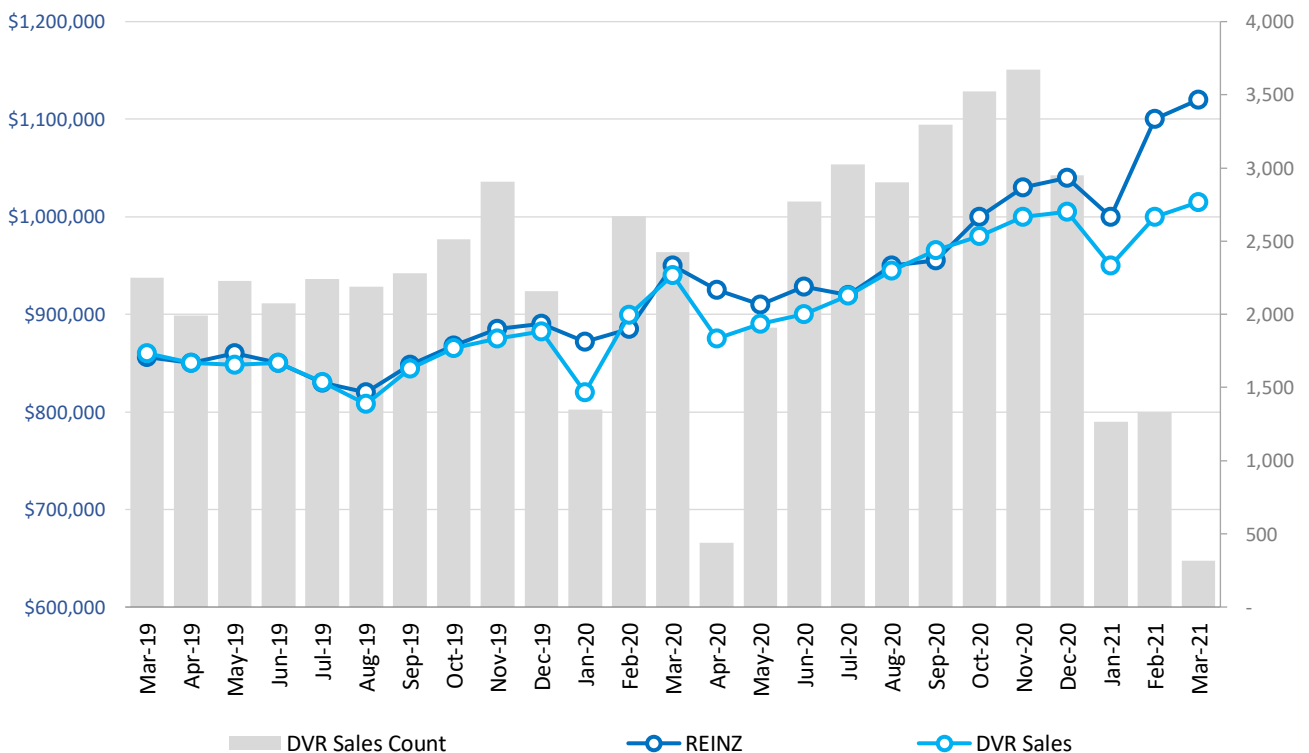
Data source: Statistics New Zealand

## 12. Median residential sales price

The median residential sales price from REINZ in March 2021 was \$1,120,000. The District Valuation Roll (DVR) median sales price in March 2021 was \$1,015,000 (based on 318 reported sales currently reported).

Data source	Mar 20	Dec 20	Jan 21	Feb 21	Mar 21
REINZ	\$885,000	\$1,040,000	\$1,000,000	\$1,100,000	\$1,120,000
DVR sales <sup>1</sup>	\$940,000	\$1,005,000	\$950,000	\$1,000,000	\$1,015,000
Count of DVR sales	2462	2950	1264	1330	318

Median residential sale price



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

<sup>1</sup> Back data has been updated to reflect the latest sales records captured in council's District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30-day period. As a result, the reporting lag varies from as short as one working day to as long as six months



### 13. Public housing in Auckland<sup>2</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 December quarter 2021, 1045 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2019	March quarter 2020	June quarter 2020	September quarter 2020	December quarter 2020
<b>Public housing stock</b>	32,872	33,007	33,300	33,724	34,281
<b>Public housing register - housing register (top row) and transfer register (bottom row)</b>	5455	6086	6617	7823	8043
	1413	1518	1531	1864	1979
<b>Public housing register – applications housed</b>	1023	803	487	806	1045
<b>Accommodation Supplement Recipients</b>	101,135	101,967	114,631	121,780	125,940

Data source: Ministry of Housing and Urban Development

<sup>2</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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