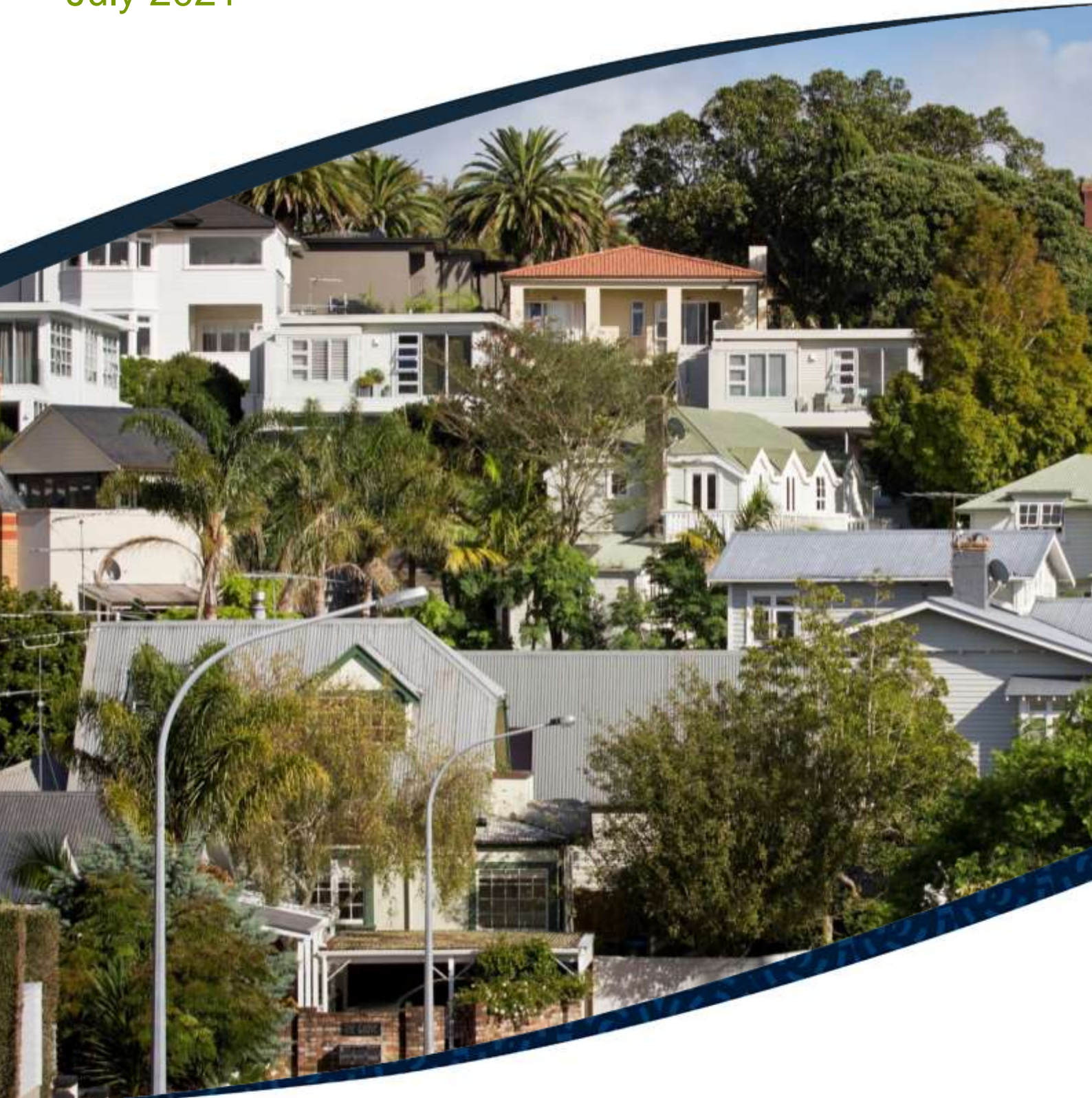


Auckland Monthly Housing Update

July 2021



Research and
Evaluation Unit

RIMU

**Auckland
Council**

Te Kaunihera o Tāmaki Makaurau



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

July 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

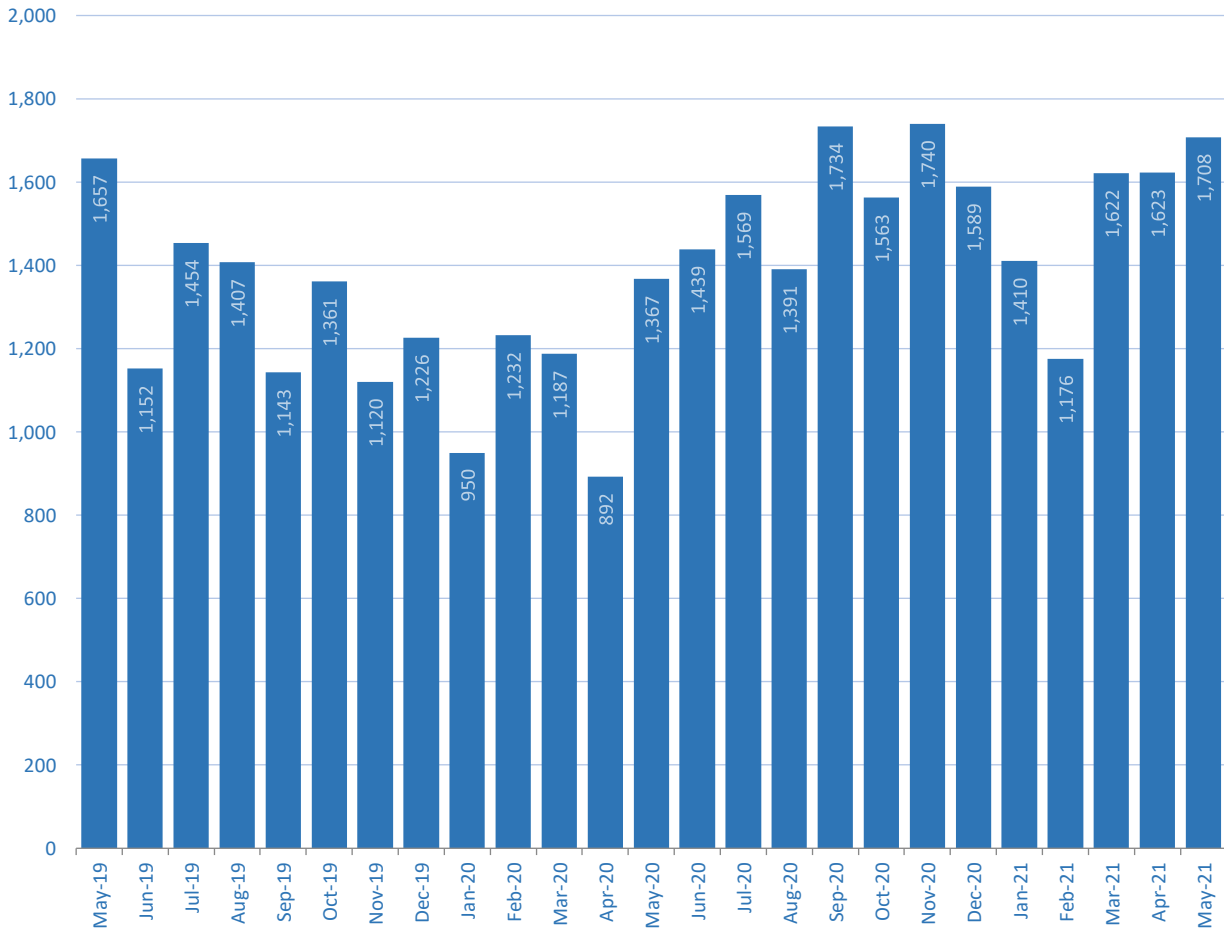
- 1708 dwellings were consented in May 2021.
- In the year ending May 2021, 18,564 dwellings were consented in the region.
- 41 per cent of new dwellings consented in May 2021 were houses, 10 per cent were apartments and 49 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 120 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2021.
- 1594 dwellings consented in May 2021 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 22 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in May 2021.
- 1296 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in May 2021.
- In the year ending May 2021, 13,957 dwellings had a CCC issued.
- 740 new residential parcels under 5000m² were created in June 2021.
- In the past 12 months, 8672 new residential parcels under 5000m² were created – an average of 723 each month.
- In June 2021, 730 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in April 2021 were 2070.
- 736 public housing applications have been housed in the March quarter 2021.

3. Dwellings consented

In May 2021, 1708 dwelling consents were issued, which saw 18,564 consents issued for the past 12 months.

May 20	Feb 21	Mar 21	Apr 21	May 21
1367	1176	1622	1623	1708

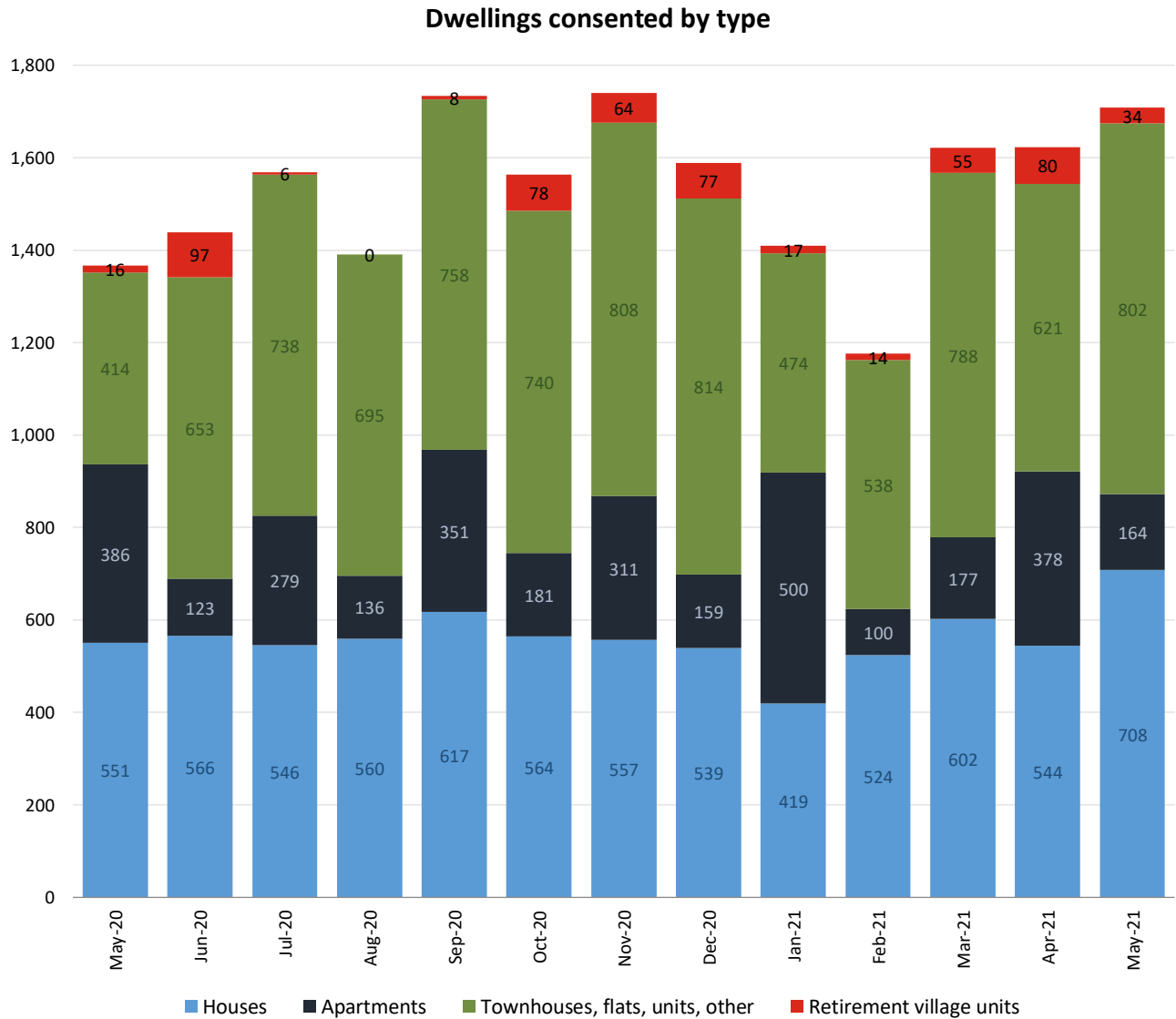
Dwellings consented



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwellings consented in May 2021, 708 were houses, 164 were apartments, and 802 were townhouses, flats, units, retirement village units or other types of attached dwellings.



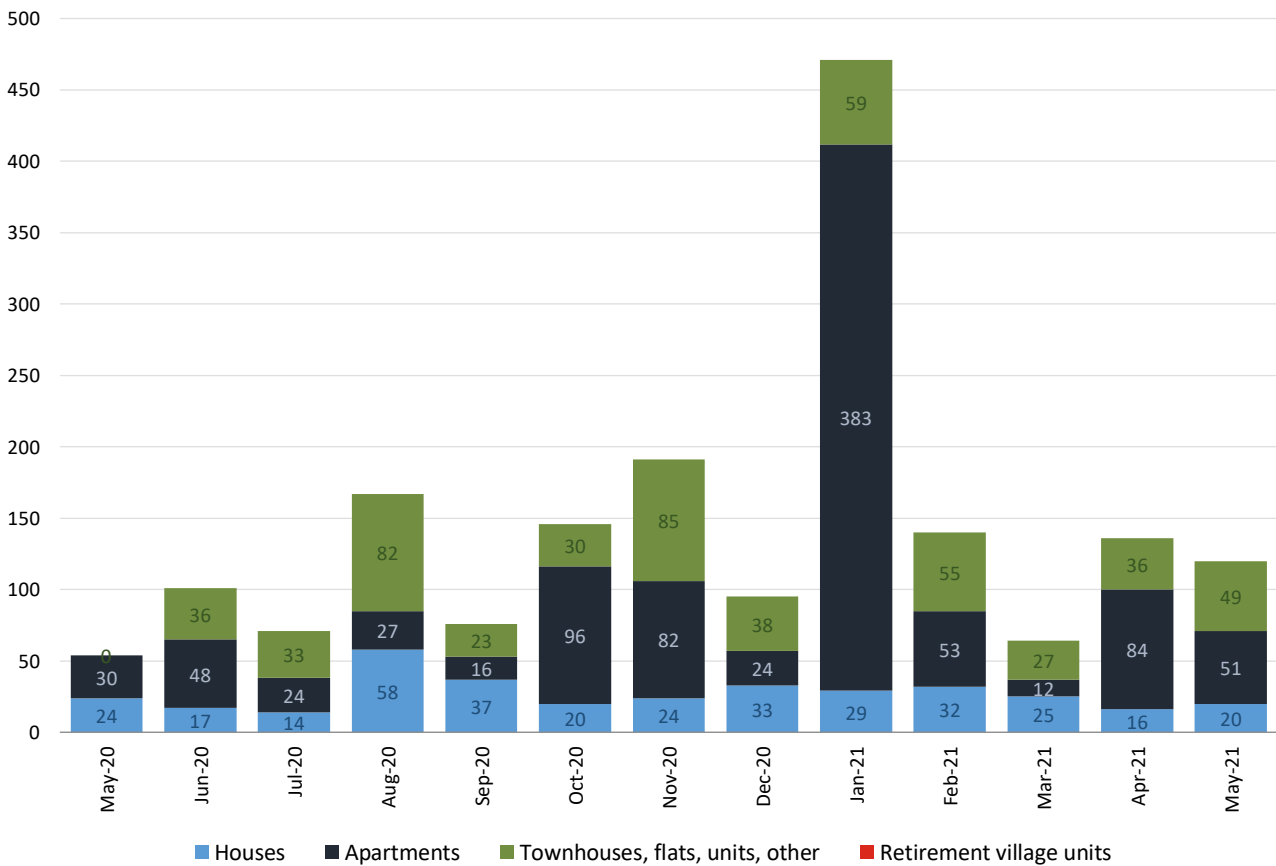
Data source: Statistics New Zealand

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

In May 2021, 120 dwellings (seven per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 51 apartment units, 20 houses and 49 townhouses, flats, and other attached dwelling types.

	May 20	Feb 21	Mar 21	Apr 21	May 21
Number of KO/TRC dwellings consented	54	140	64	136	120
Percentage of total dwellings consented	4%	12%	4%	8%	7%

Dwellings consented by type (KO/TRL land)



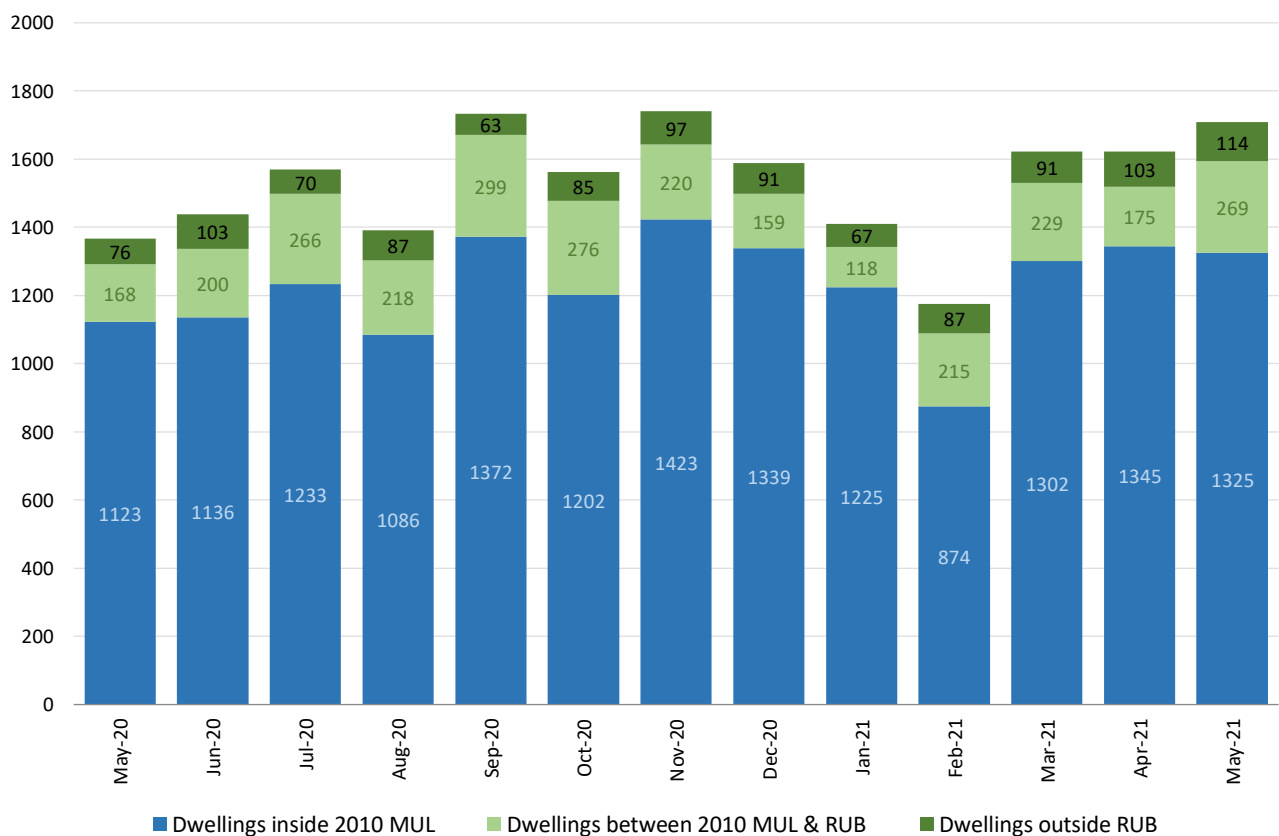
Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In May 2021, 1323 dwellings consented were inside 2010 MUL and a total of 1594 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	May 20	Feb 21	Mar 21	Apr 21	May 21
Inside 2010 MUL	1123	874	1302	1345	1325
Between 2010 MUL and RUB	168	215	229	175	269
Outside RUB	76	87	91	103	114

Dwellings consented by Auckland Plan monitoring boundaries



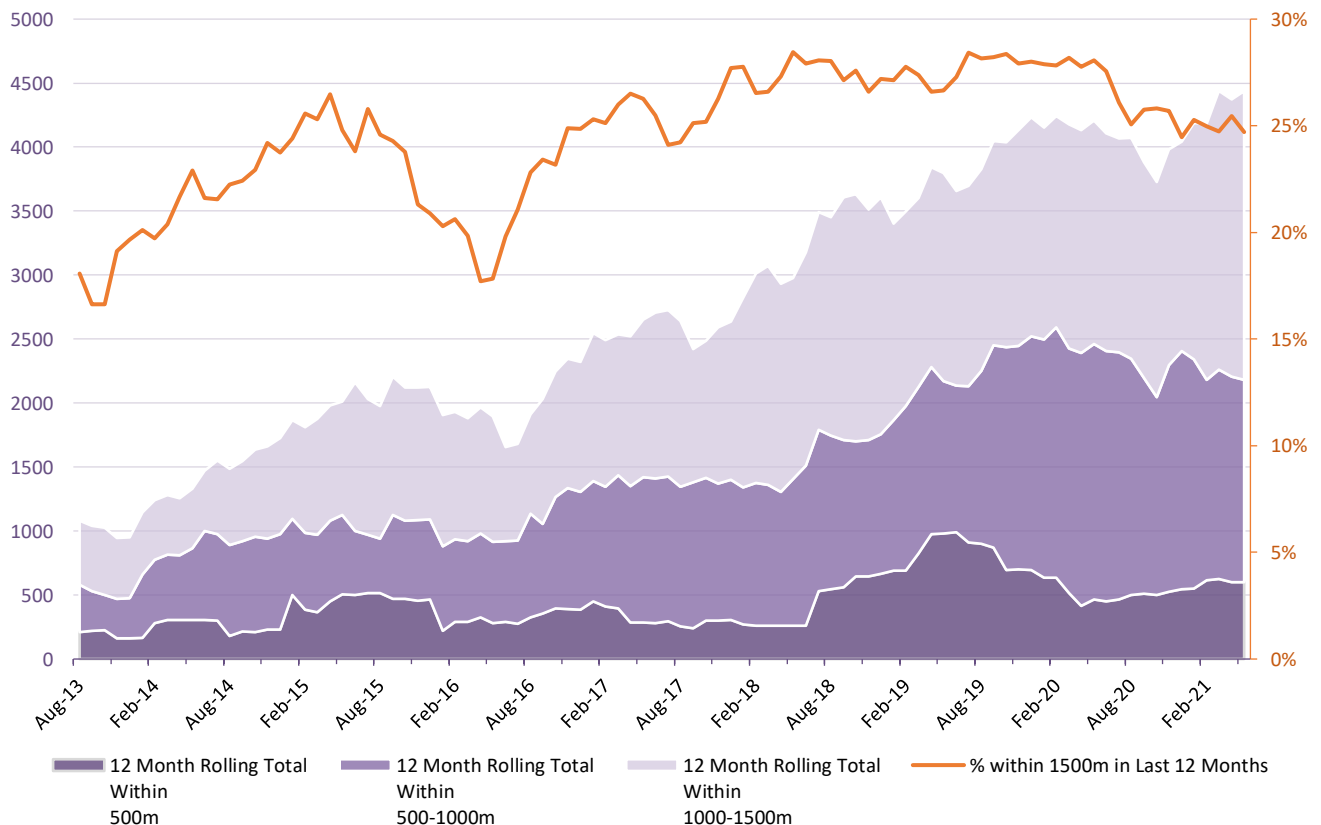
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transit network

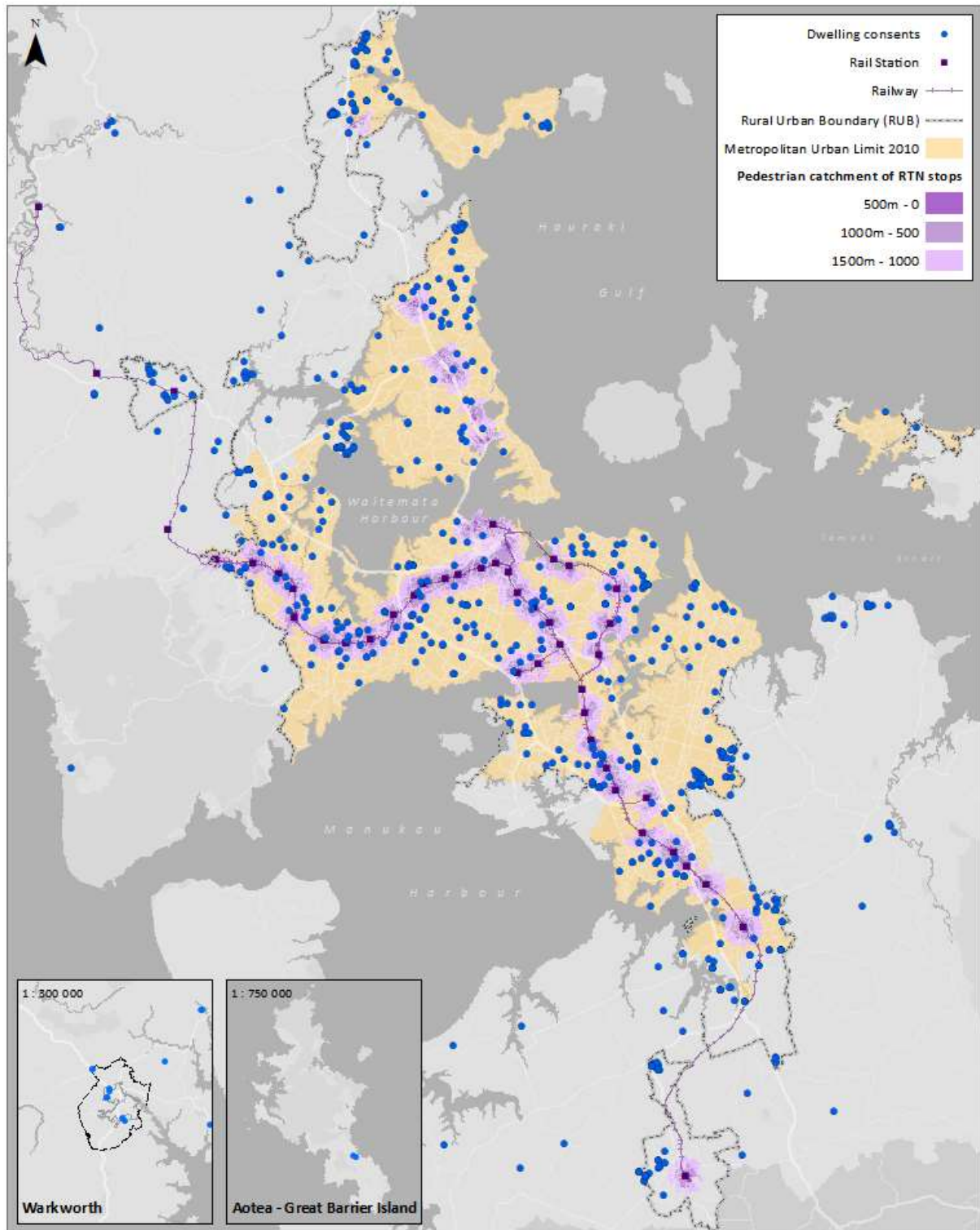
In May 2021, 384 dwellings (22 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4695 dwellings were consented inside the 1500m RTN walking catchments.

	May 20	Feb 21	Mar 21	Apr 21	May 21
Dwellings consented inside the 1500m RTN walking catchments	440	216	365	442	384
Percentage of total dwellings consented	32%	18%	23%	27%	22%
12-month rolling total inside RTN walking catchments	4067	4374	4436	4751	4695
Proportion from the last 12-month inside RTN walking catchments	28%	25%	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 Bus Lane has been taken. Auckland Council does not warrant 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 1948.

Dwelling Consents Issued
 May 2021

0 2 4 6
 Kilometres
 Scale @ A4
 = 1:300,000
 Date Printed:
 8/07/2021



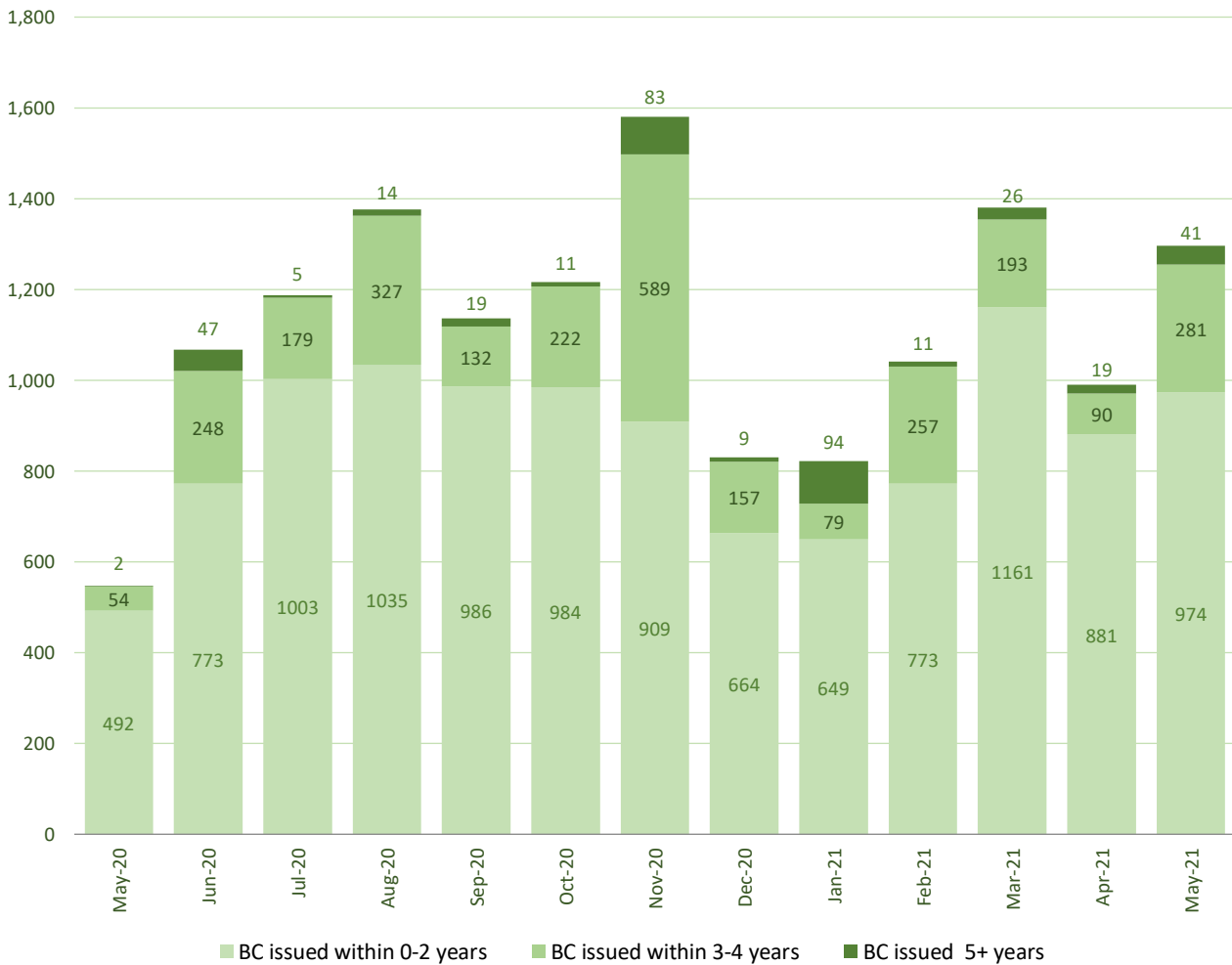
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8. Dwellings with CCCs issued (completions)

1296 dwelling units had received CCCs in May 2021. 75 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 20	Feb 21	Mar 21	Apr 21	May 21
0-2 years	492	773	1161	881	974
3-4 years	54	257	193	90	281
4+ years	2	11	26	19	41

Dwellings with CCCs issued



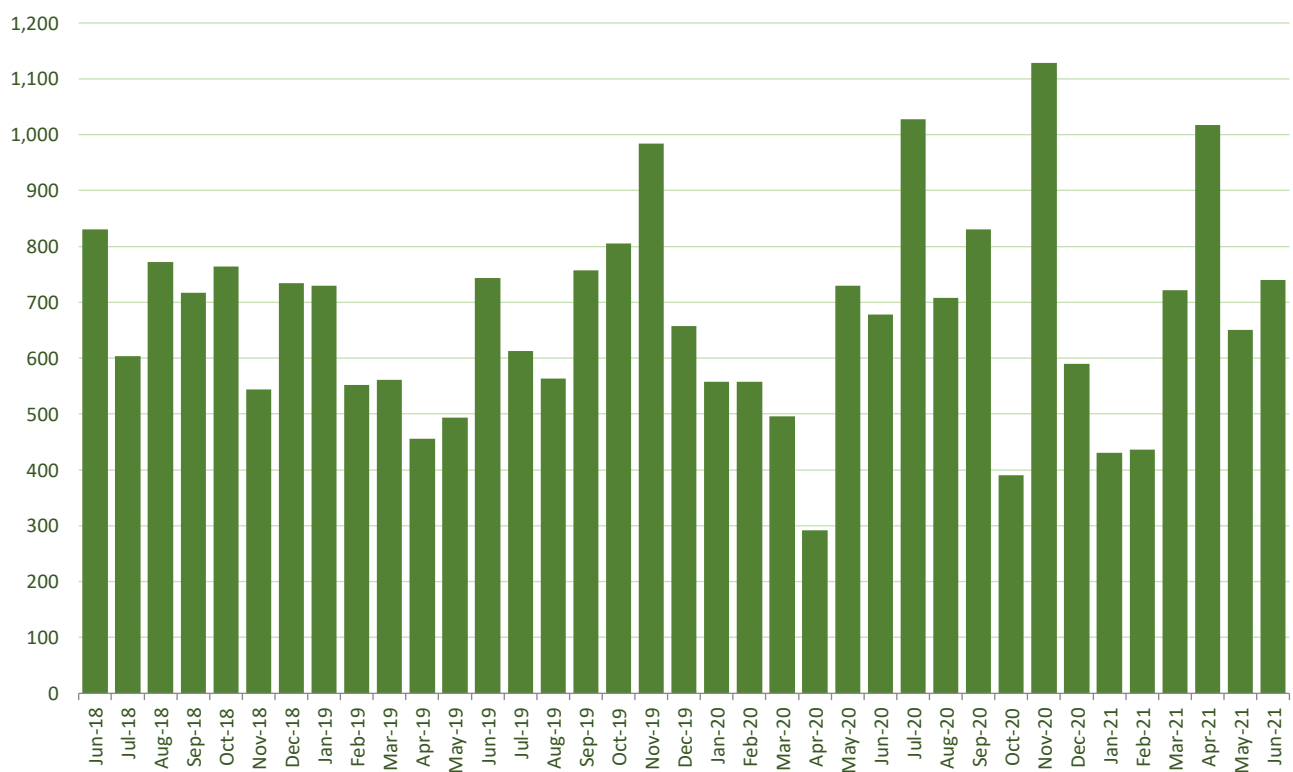
Data source: Auckland Council

9. Residential parcels created

In June 2021, the total number of residential parcels under 5000m² created was 740.

Parcel size category	June 20	Mar 21	Apr 21	May 21	June 21
Less than 1000 m ²	640	699	984	620	715
1000 m ² to 1999 m ²	25	11	20	20	12
2000 m ² to 2999 m ²	7	7	7	8	1
3000 m ² to 3999 m ²	4	3	3	2	2
4000 m ² to 4999 m ²	2	2	3	1	10
Total number of residential parcels < 5000m²	678	722	1017	651	740

New residential zoned parcels (< 5000m²)



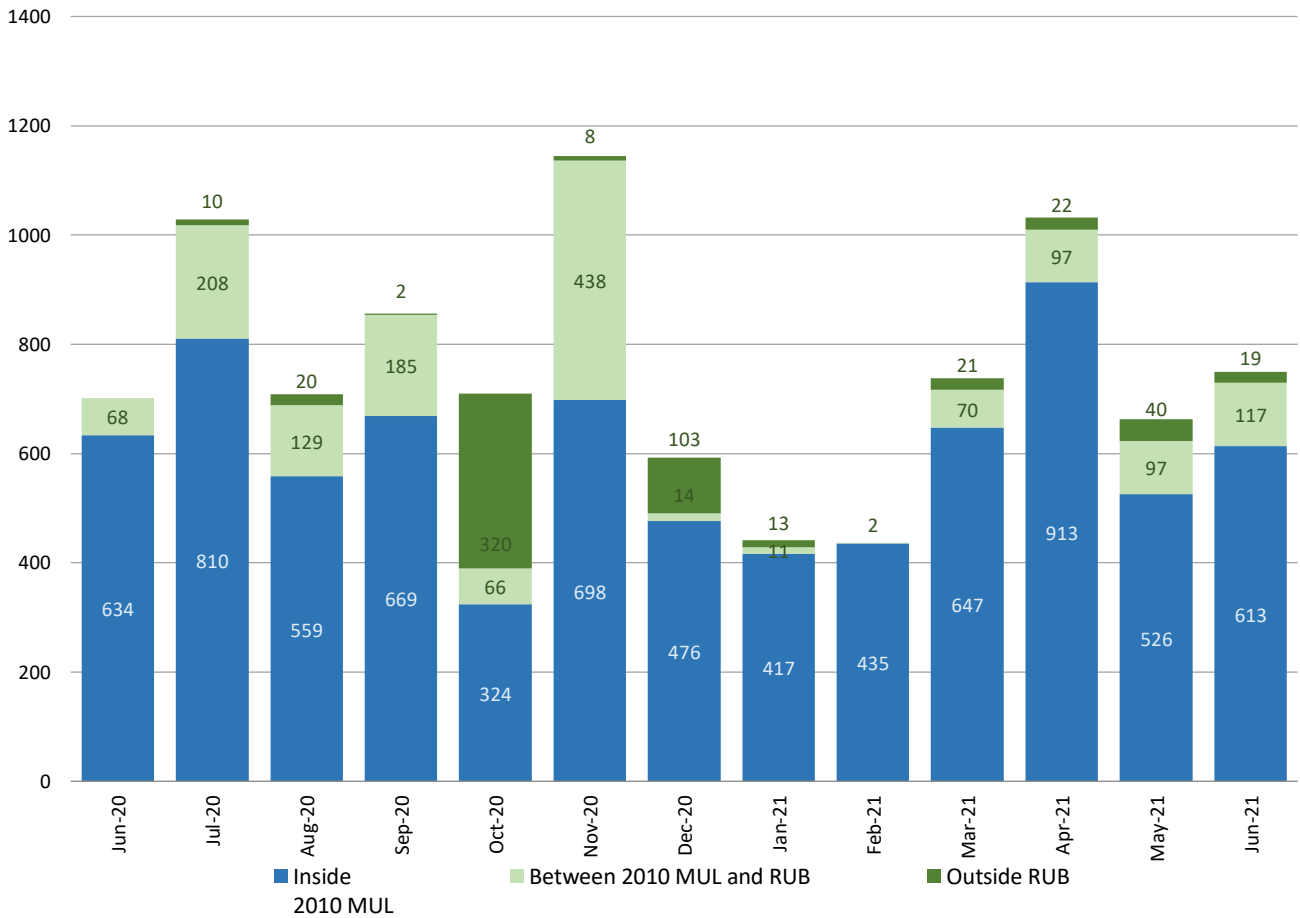
Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

613 of new residential parcels of all sizes created in June 2021 were inside 2010 MUL and a total of 730 new residential parcels were inside the RUB.

	June 20	Mar 21	Apr 21	May 21	June 21
Inside 2010 MUL	634	647	913	526	613
Between 2010 MUL and RUB	68	70	97	97	117
Outside RUB	0	21	22	40	19

Residential parcels created by Auckland Plan monitoring boundaries



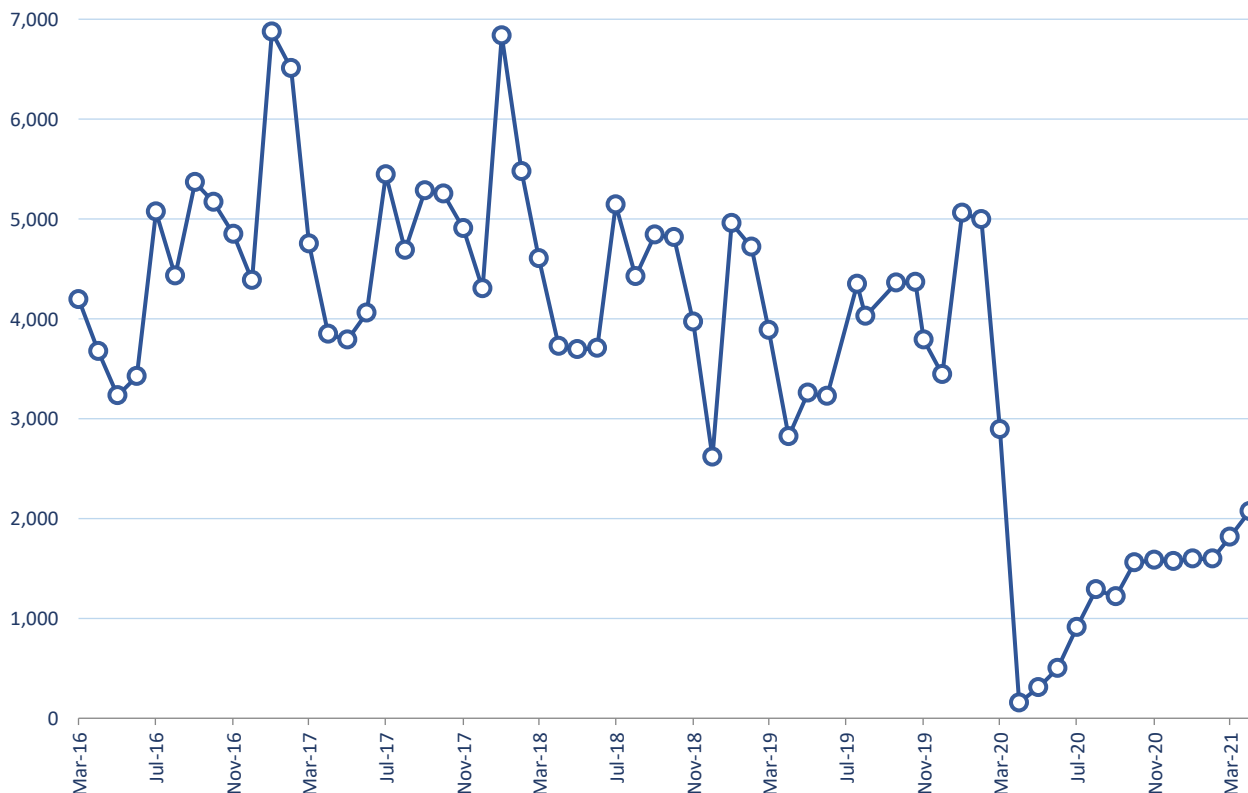
Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in April 2021 was 2070. 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	Apr 20	Jan 20	Feb 21	Mar 21	Apr 21
Arrivals	156	1595	1598	1814	2070
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)



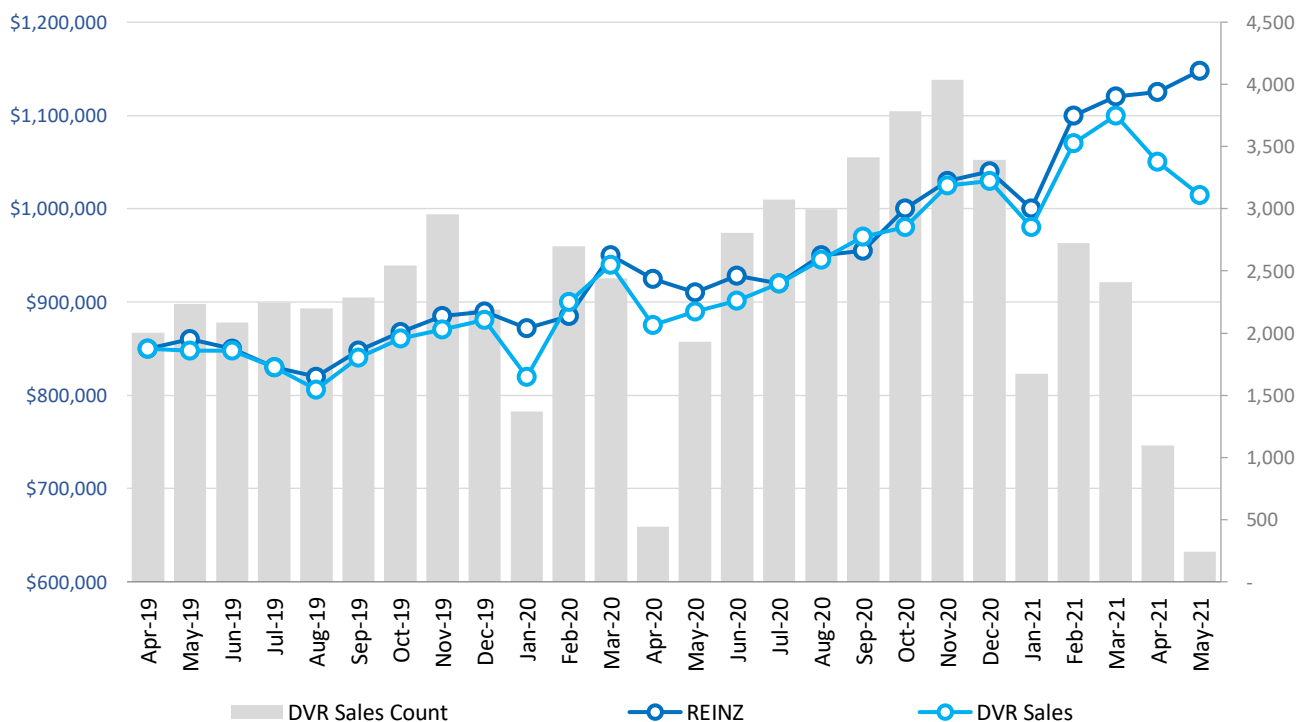
Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in May 2021 was \$1,148,000. The District Valuation Roll (DVR) median sales price in May 2021 was \$1,014,500 (based on 244 sales currently reported).

Data source	May 20	Feb 21	Mar 21	Apr 21	May 21
REINZ	\$910,000	\$1,100,000	\$1,120,000	\$1,125,000	\$1,148,000
DVR sales¹	\$890,000	\$1,070,000	\$1,100,000	\$1,050,000	\$1,014,500
Count of DVR sales	1929	2722	2407	1099	244

Median residential sale price



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

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

13. Public housing in Auckland²

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 2021, 736 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2020	June quarter 2020	September quarter 2020	December quarter 2020	March quarter 2021
Public housing stock	33,007	33,300	33,724	34,281	34,584
Public housing register - housing register (top row) and transfer register (bottom row)	6086	6617	7823	8043	8377
	1518	1531	1864	1979	2061
Public housing register – applications housed	803	487	806	1045	736
Accommodation Supplement Recipients	101,967	114,631	121,780	125,940	121,940

Data source: Ministry of Housing and Urban Development

² 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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