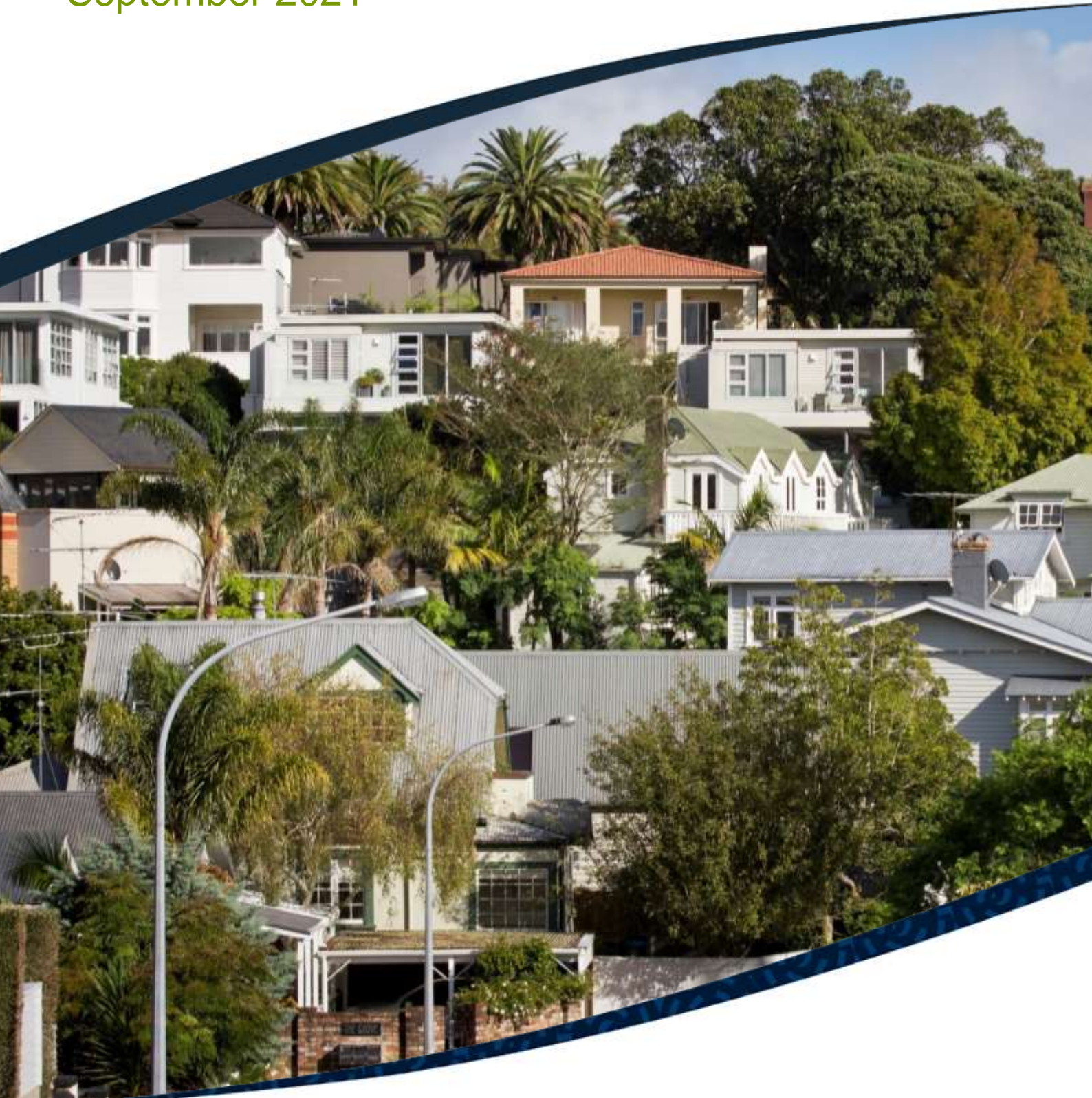


Auckland Monthly Housing Update

September 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

September 2021

Table of contents

1.	Summary.....	4
2.	Highlights	5
3.	Dwellings consented	6
4.	Dwellings consented by type.....	7
5.	Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land	8
6.	Dwellings consented by Auckland Plan monitoring boundaries	9
7.	Dwellings consented along the rapid transport network	10
8.	Dwellings with CCCs issued (completions)	12
9.	Residential parcels created.....	13
10.	Residential parcels by Auckland Plan monitoring boundaries	14
11.	Permanent and long-term migration.....	15
12.	Median residential sales price	16
13.	Public housing in Auckland	17
14.	Notes on data and analysis.....	18

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.

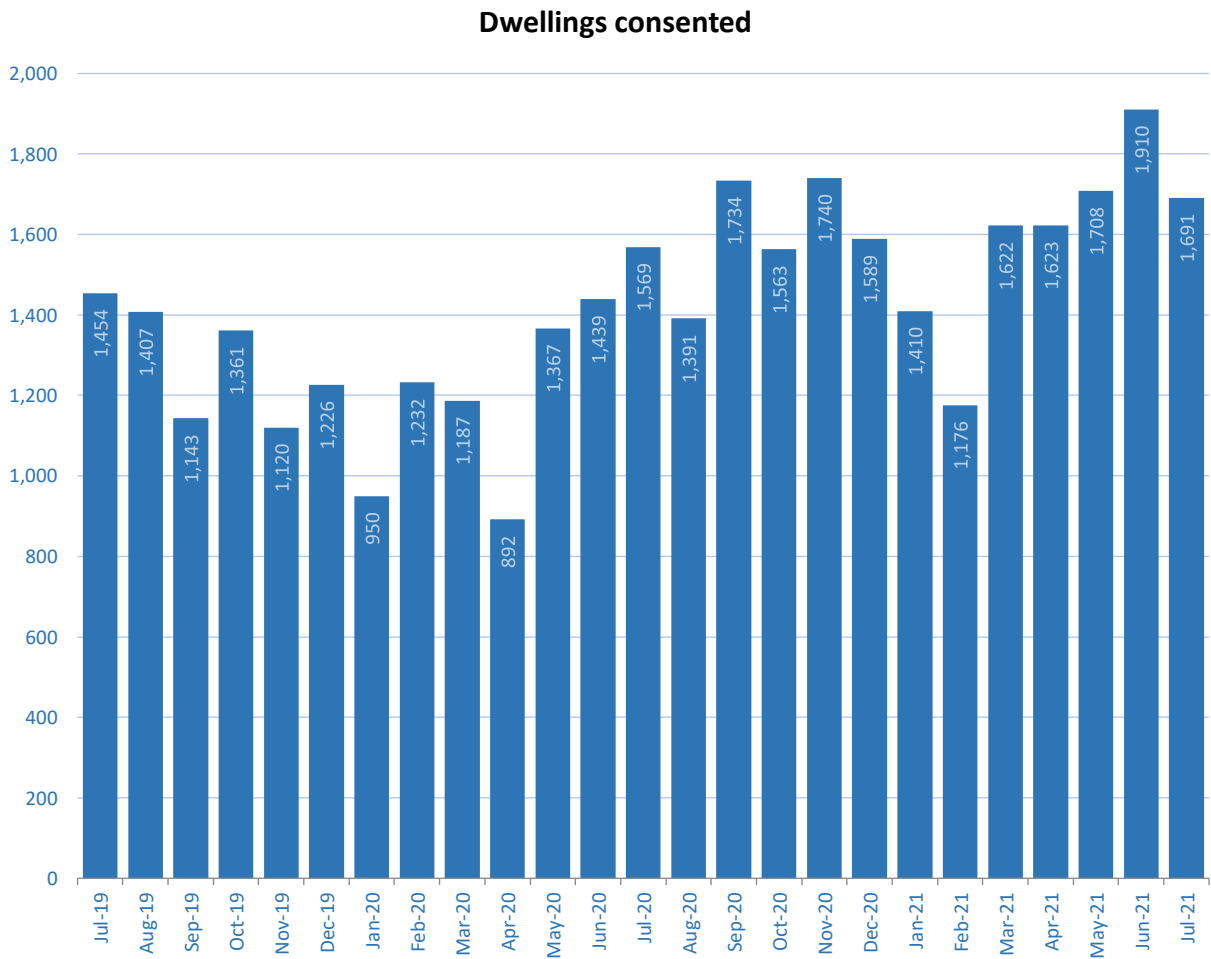
2. Highlights

- 1691 dwellings were consented in July 2021.
- In the year ending July 2021, 19,157 dwellings were consented in the region.
- 37 per cent of new dwellings consented in July 2021 were houses, 12 per cent were apartments and 51 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 113 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in July 2021.
- 1518 dwellings consented in July 2021 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 16 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in July 2021.
- 1147 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in July 2021.
- In the year ending July 2021, 14,381 dwellings had a CCC issued.
- 796 new residential parcels under 5000m² were created in August 2021.
- In the past 12 months, 8632 new residential parcels under 5000m² were created – an average of 719 each month.
- In August 2021, 806 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in May 2021 were 1796.
- 770 public housing applications have been housed in the June quarter 2021.

3. Dwellings consented

In July 2021, 1691 dwelling consents were issued, which saw 19,157 consents issued for the past 12 months.

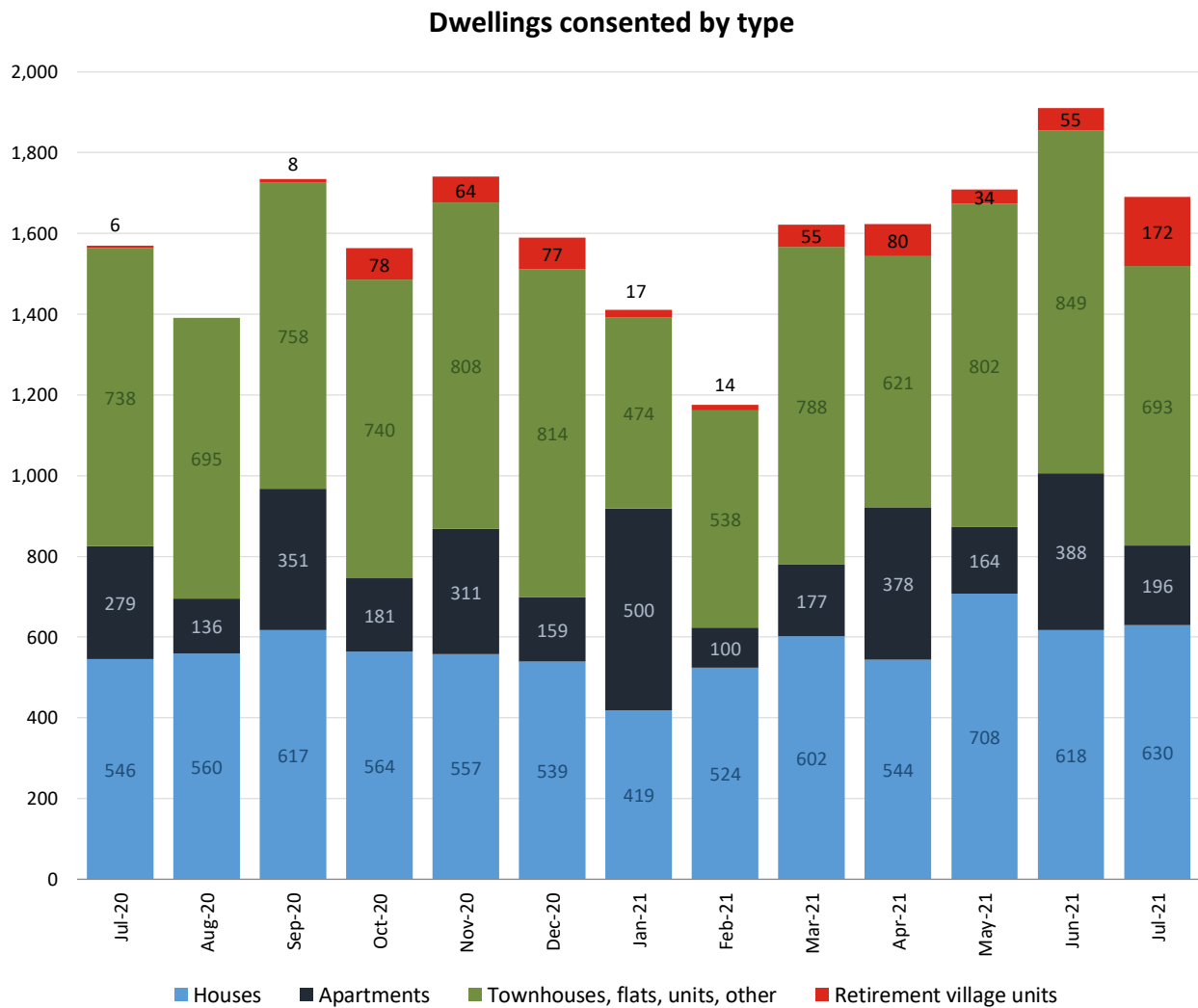
July 20	Apr 21	May 21	June 21	July 21
1569	1623	1708	1910	1691



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwellings consented in July 2021, 630 were houses, 196 were apartments, and 865 were townhouses, flats, units, retirement village units or other types of attached dwellings.



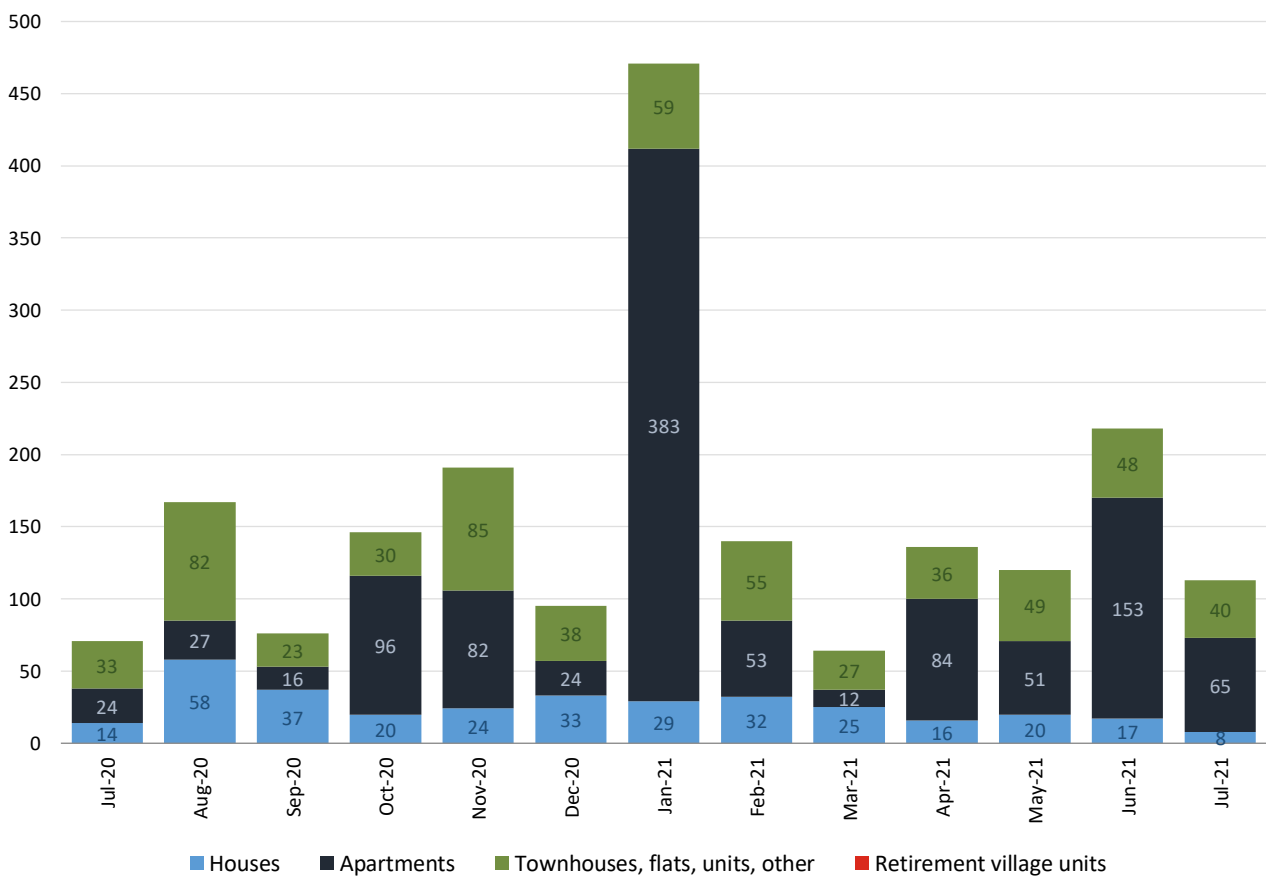
Data source: Statistics New Zealand

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

In July 2021, 113 dwellings (seven per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 65 apartment units, 8 houses and 40 townhouses, flats, and other attached dwelling types.

	July 20	Apr 21	May 21	June 21	July 21
Number of KO/TRC dwellings consented	71	136	120	218	113
Percentage of total dwellings consented	5%	8%	7%	11%	7%

Dwellings consented by type (KO/TRL land)



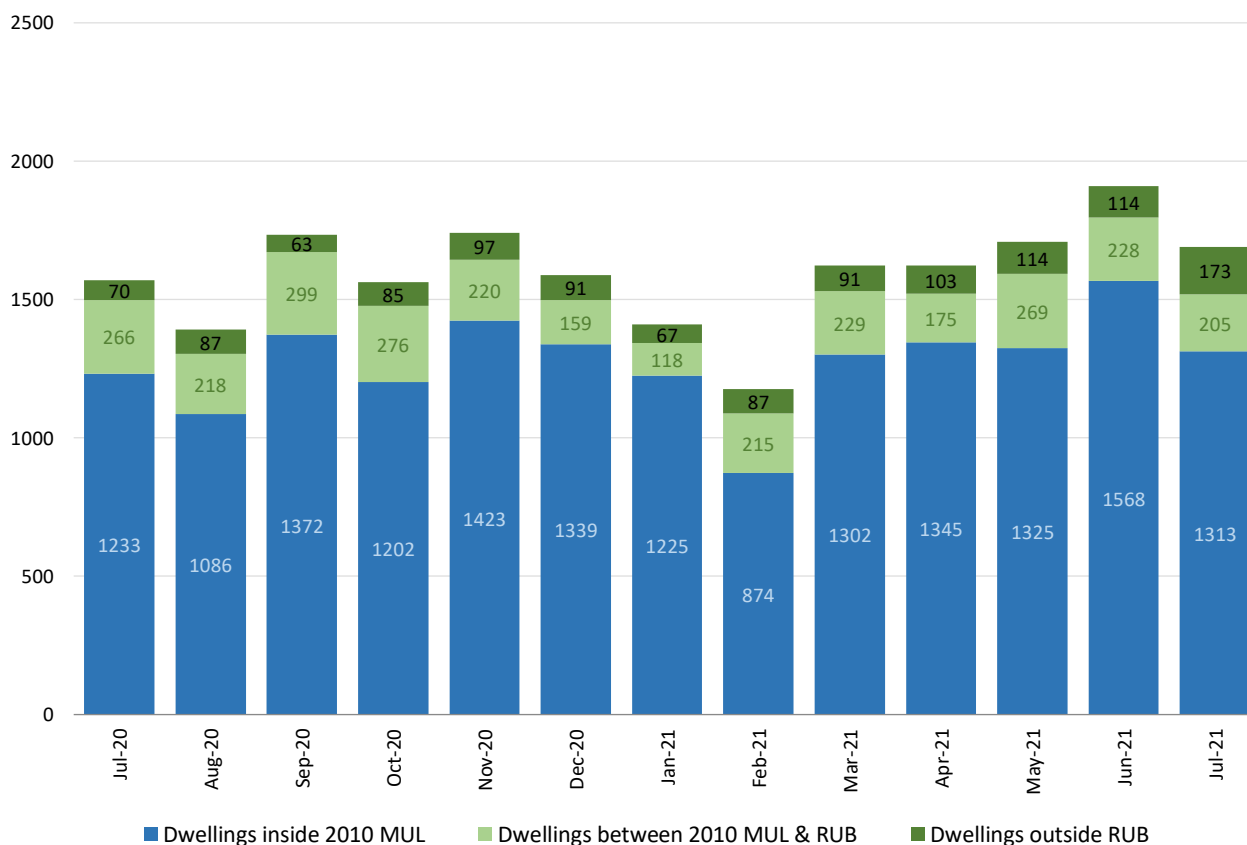
Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In July 2021, 1313 dwellings consented were inside 2010 MUL and a total of 1518 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	July 20	Apr 21	May 21	June 21	July 21
Inside 2010 MUL	1233	1345	1325	1568	1313
Between 2010 MUL and RUB	266	175	269	228	205
Outside RUB	70	103	114	114	173

Dwellings consented by Auckland Plan monitoring boundaries

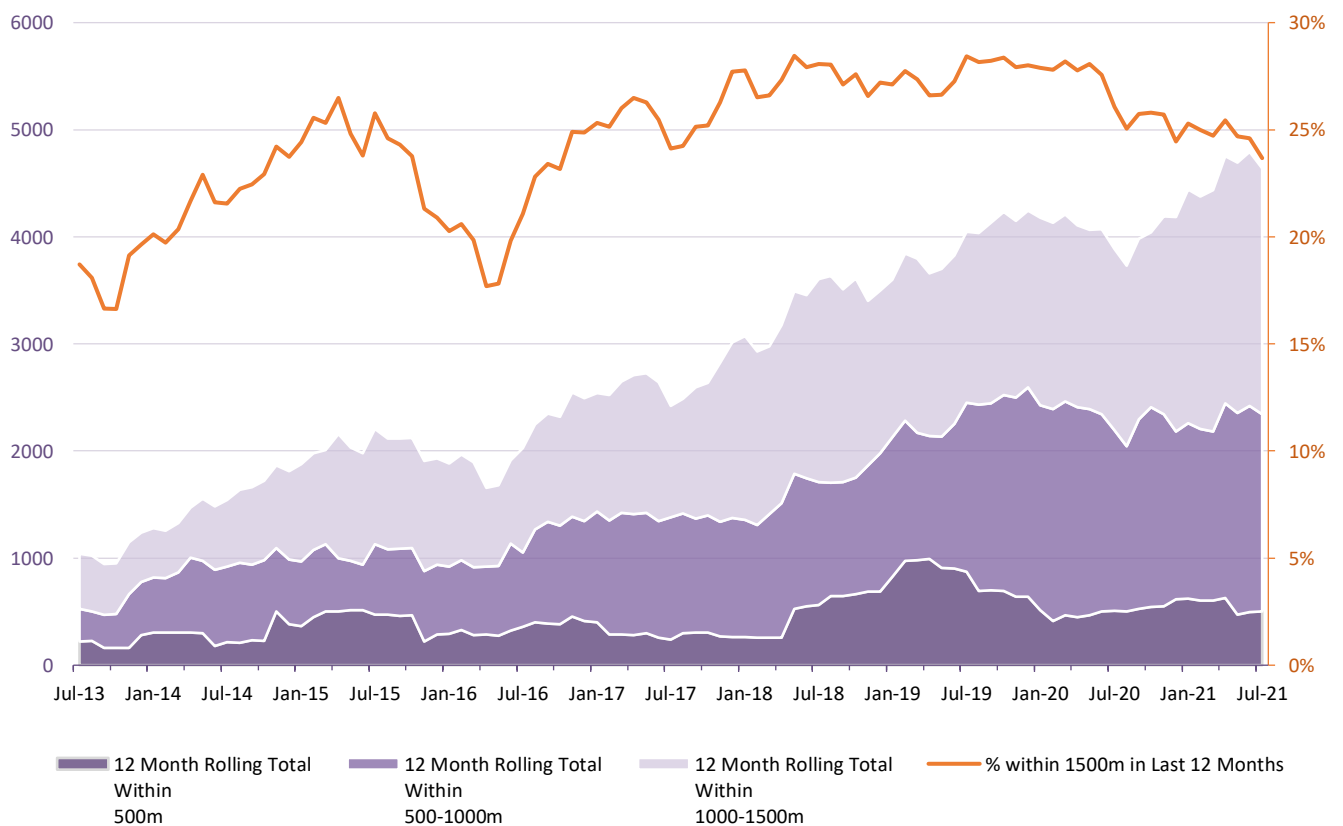


7. Dwellings consented along the rapid transit network

In July 2021, 276 dwellings (16 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4641 dwellings were consented inside the 1500m RTN walking catchments.

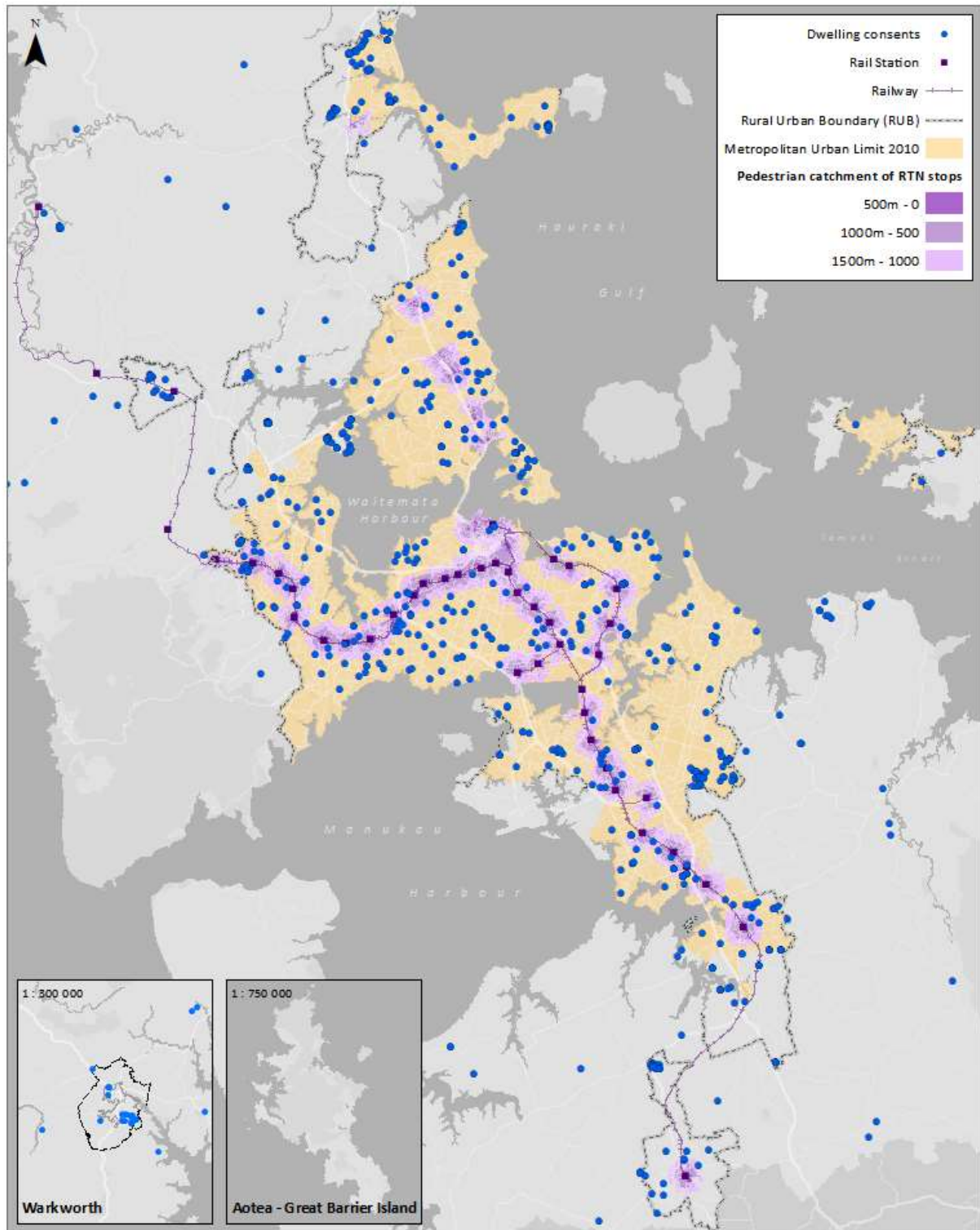
	July 20	Apr 21	May 21	June 21	July 21
Dwellings consented inside the 1500m RTN walking catchments	428	442	384	404	276
Percentage of total dwellings consented	27%	27%	22%	21%	16%
12-month rolling total inside RTN walking catchments	3883	4751	4695	4793	4641
Proportion from the last 12-month inside RTN walking catchments	26%	25%	25%	25%	24%

Dwellings consented inside RTN walking catchments



Data sources: Statistics New Zealand and Auckland Council

Spatial distribution of dwelling consents



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**Dwelling Consents Issued
 July 2021**

0 2 4 6
 Kilometres
 Scale @ A4
 = 1:300,000
 Date Printed:
 3/09/2021

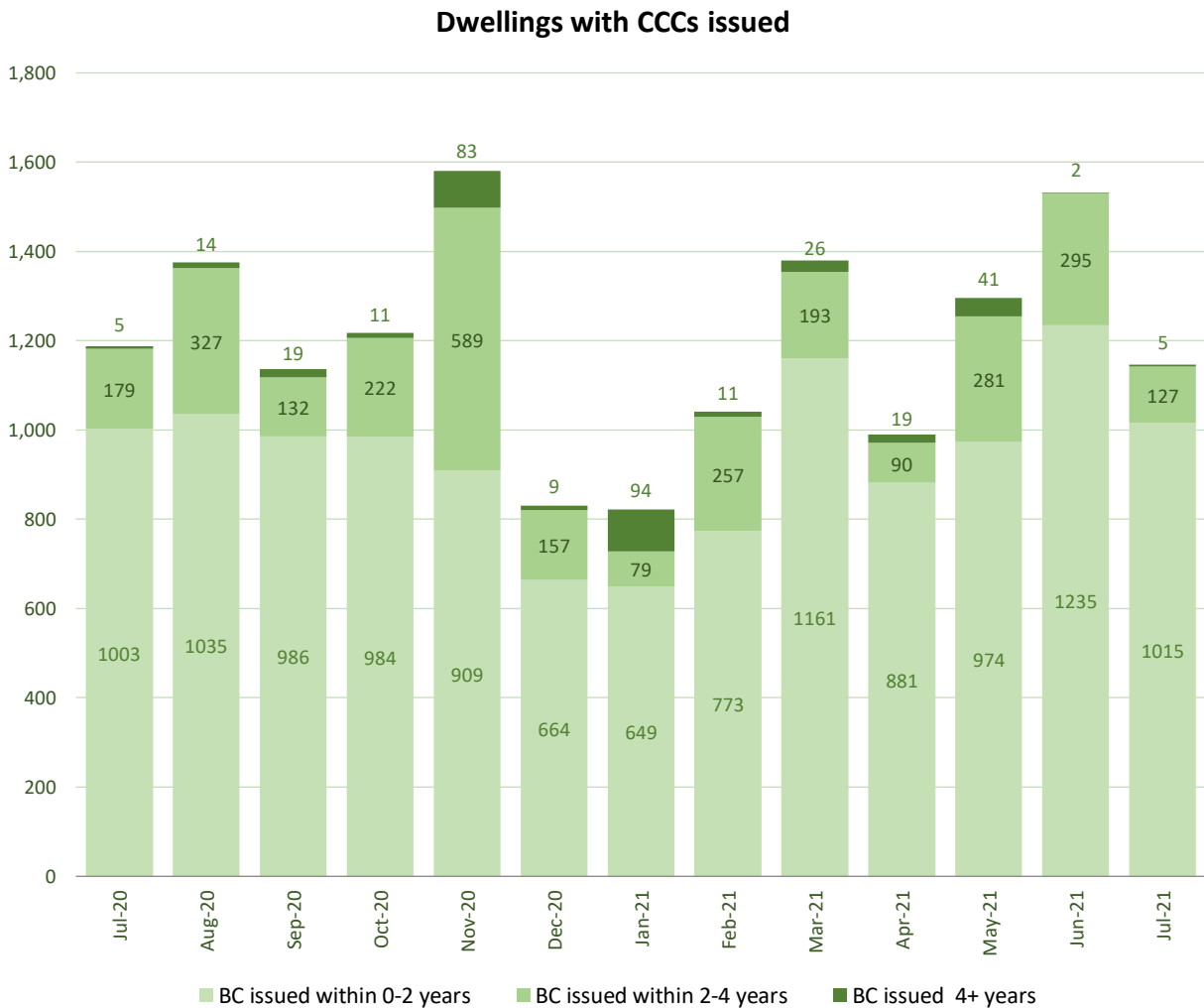


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8. Dwellings with CCCs issued (completions)

1147 dwelling units had received CCCs in July 2021. 88 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	July 20	Apr 21	May 21	June 21	July 21
0-2 years	1003	881	974	1235	1015
2-4 years	179	90	281	295	127
4+ years	5	19	41	2	5



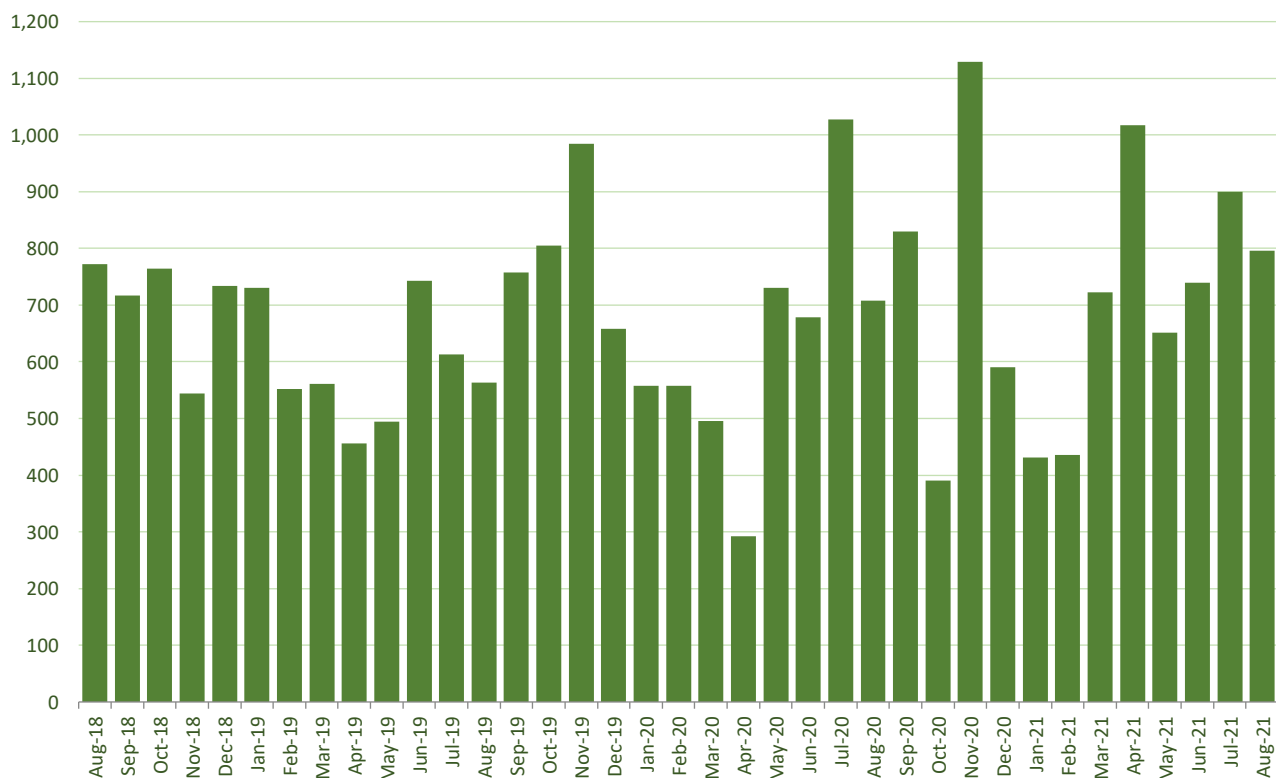
Data source: Auckland Council

9. Residential parcels created

In August 2021, the total number of residential parcels under 5000m² created was 796.

Parcel size category	Aug 20	May 21	June 21	July 21	Aug 21
Less than 1000 m ²	677	620	715	842	776
1000 m ² to 1999 m ²	20	20	12	30	12
2000 m ² to 2999 m ²	5	8	1	19	4
3000 m ² to 3999 m ²	1	2	2	6	3
4000 m ² to 4999 m ²	1	1	10	3	1
Total number of residential parcels < 5000m²	704	651	740	900	796

New residential zoned parcels (< 5000m²)



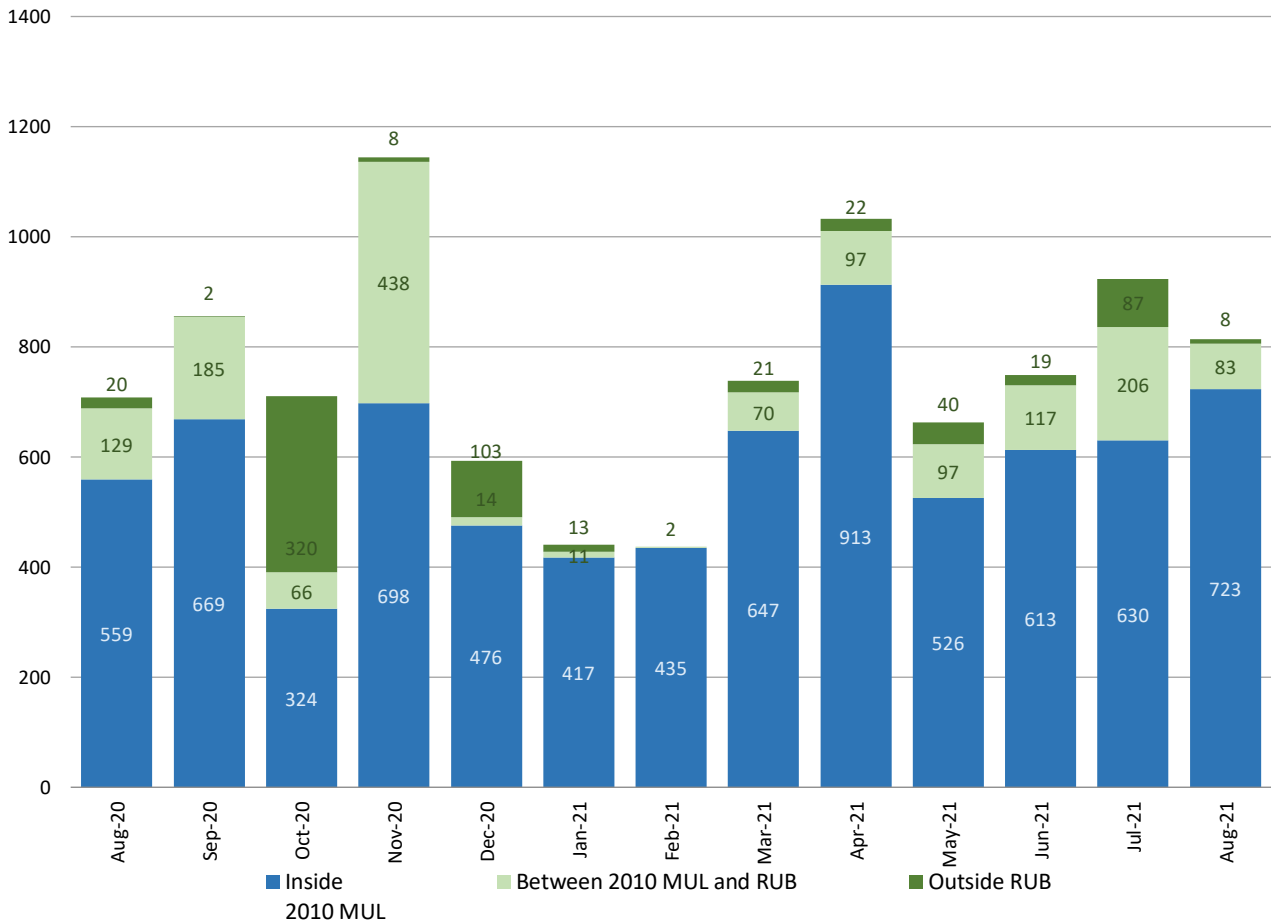
Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

723 of new residential parcels of all sizes created in August 2021 were inside 2010 MUL and a total of 806 new residential parcels were inside the RUB.

	Aug 20	May 21	June 21	July 21	Aug 21
Inside 2010 MUL	559	526	613	630	723
Between 2010 MUL and RUB	129	97	117	206	83
Outside RUB	20	40	19	87	8

Residential parcels created by Auckland Plan monitoring boundaries



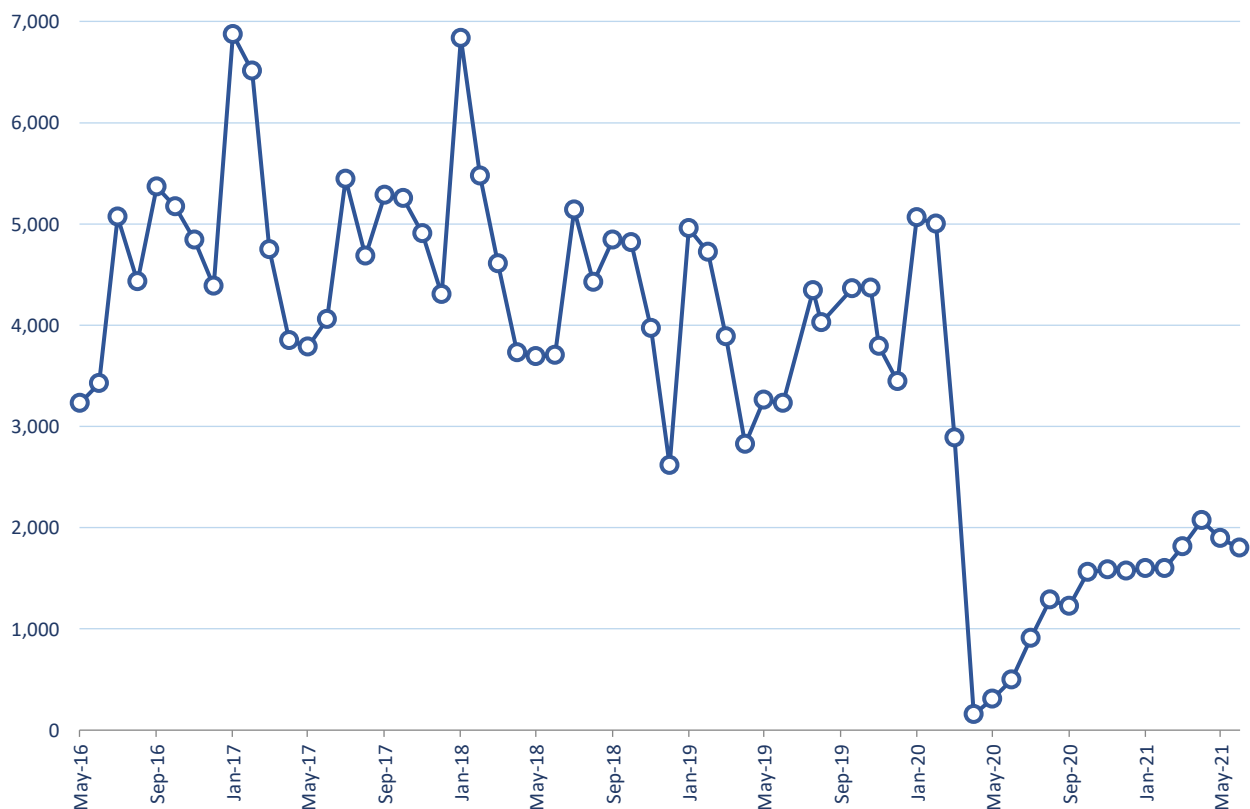
Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in June 2021 was 1796. 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	June 20	Mar 21	Apr 21	May 21	June 21
Arrivals	497	1814	2070	1893	1796
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)



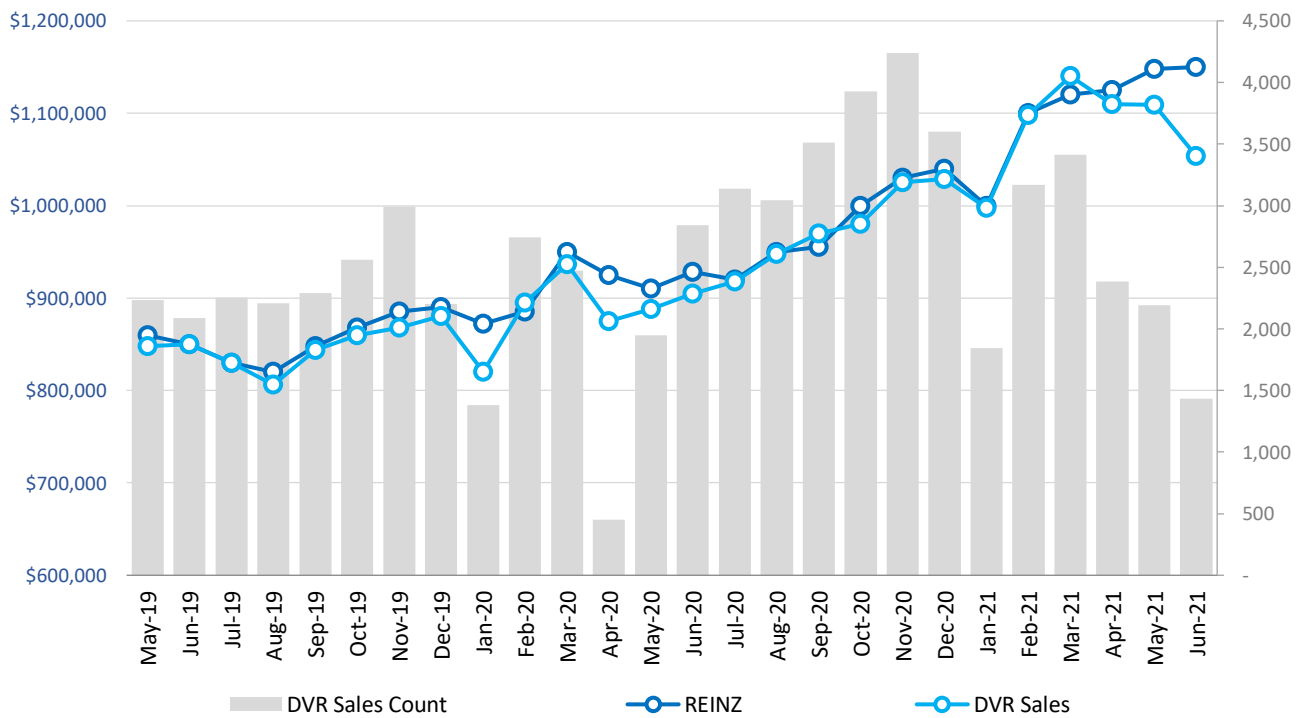
Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in July 2021 was \$1,175,000. The District Valuation Roll (DVR) median sales price in July 2021 was \$1,084,000 (based on 335 sales currently reported).

Data source	Jul 20	Apr 21	May 21	Jun 21	Jul 21
REINZ	\$920,000	\$1,125,000	\$1,148,000	\$1,150,000	\$1,175,000
DVR sales ¹	\$918,000	\$1,110,000	\$1,109,000	\$1,054,000	\$1,084,000
Count of DVR sales	2839	2385	2192	1434	335

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.

	June quarter 2020	September quarter 2020	December quarter 2020	March quarter 2021	June quarter 2021
Public housing stock	33,300	33,724	34,281	34,584	34,743
Public housing register - housing register (top row) and transfer register (bottom row)	6617	7823	8043	8377	8386
	1531	1864	1979	2061	2170
Public housing register – applications housed	487	806	1045	736	770
Accommodation Supplement Recipients	114,631	121,780	125,940	121,940	117,730

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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