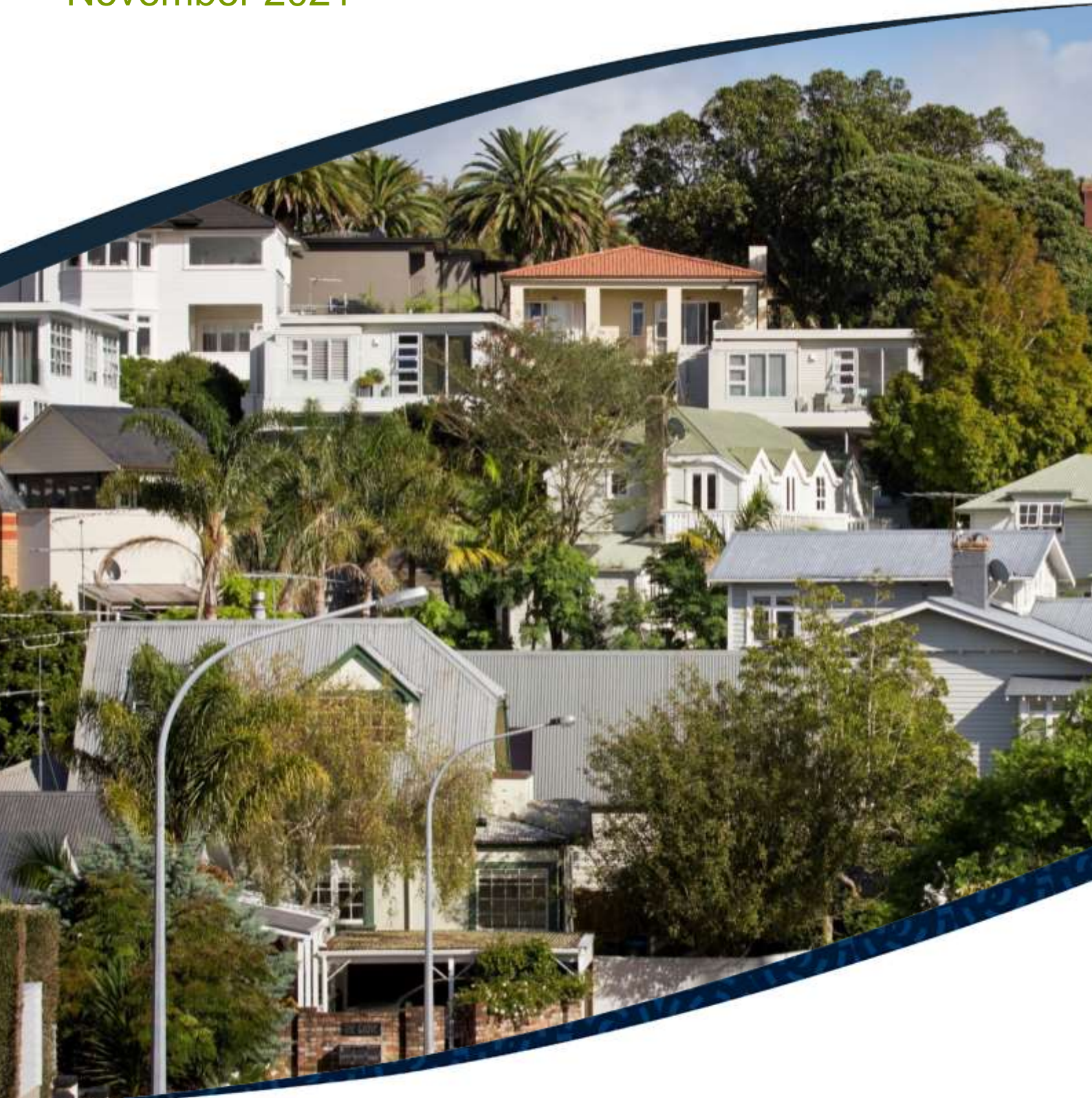


# Auckland Monthly Housing Update

November 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

November 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

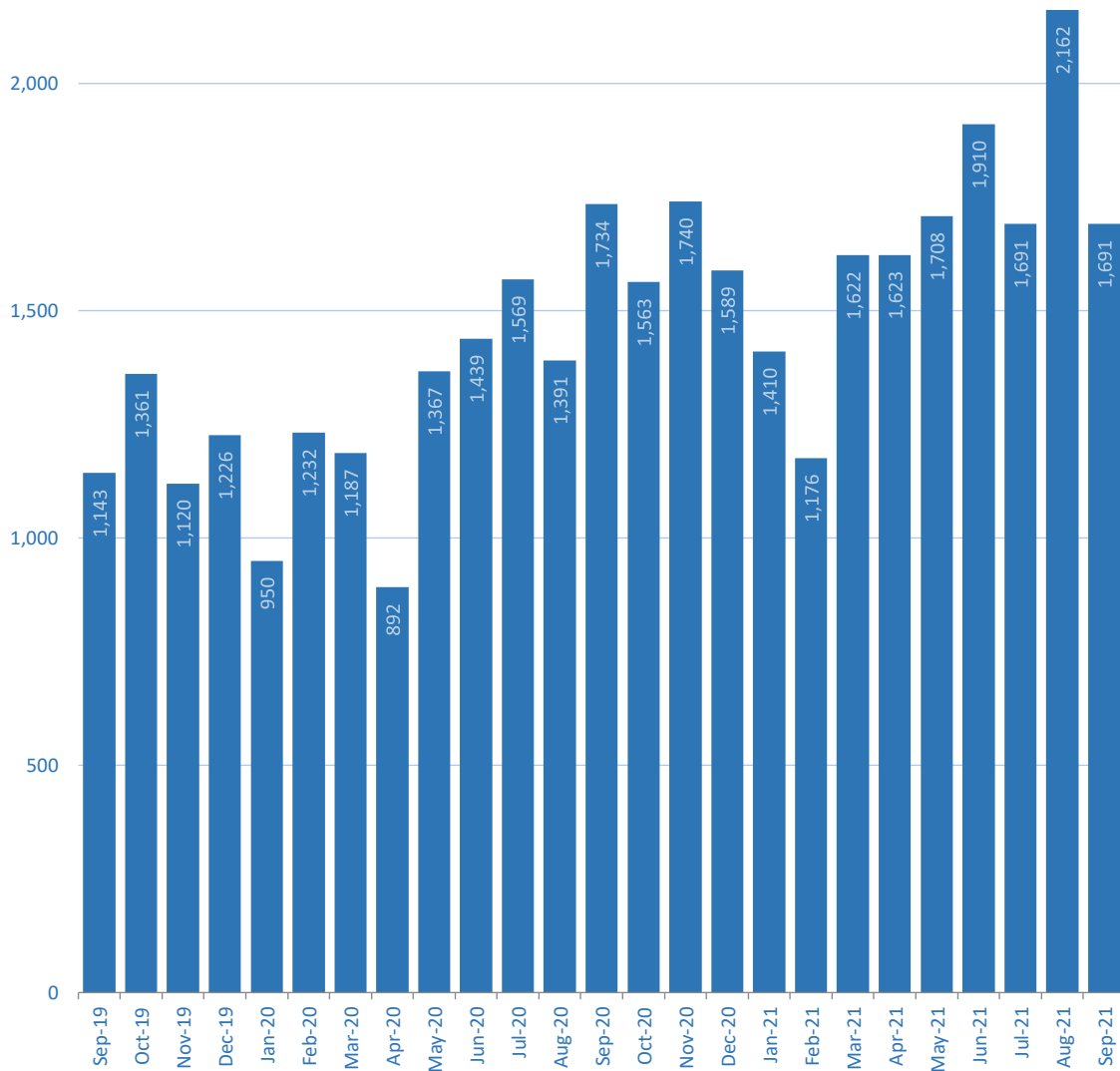
- 1691 dwellings were consented in September 2021.
- In the year ending September 2021, 19,885 dwellings were consented in the region.
- 29 per cent of new dwellings consented in September 2021 were houses, 20 per cent were apartments and 51 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 27 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in September 2021.
- 1597 dwellings consented in September 2021 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 27 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in September 2021.
- 776 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in September 2021.
- In the year ending September 2021, 13,817 dwellings had a CCC issued.
- 749 new residential parcels under 5000m<sup>2</sup> were created in October 2021.
- In the past 12 months, 9068 new residential parcels under 5000m<sup>2</sup> were created – an average of 756 each month.
- In October 2021, 726 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in August 2021 were 1183.
- 770 public housing applications have been housed in the June quarter 2021.

### 3. Dwellings consented

In September 2021, 1691 dwelling consents were issued, which saw 19,885 consents issued for the past 12 months.

Sept 20	June 21	July 21	Aug 21	Sept 21
1734	1910	1691	2162	1691

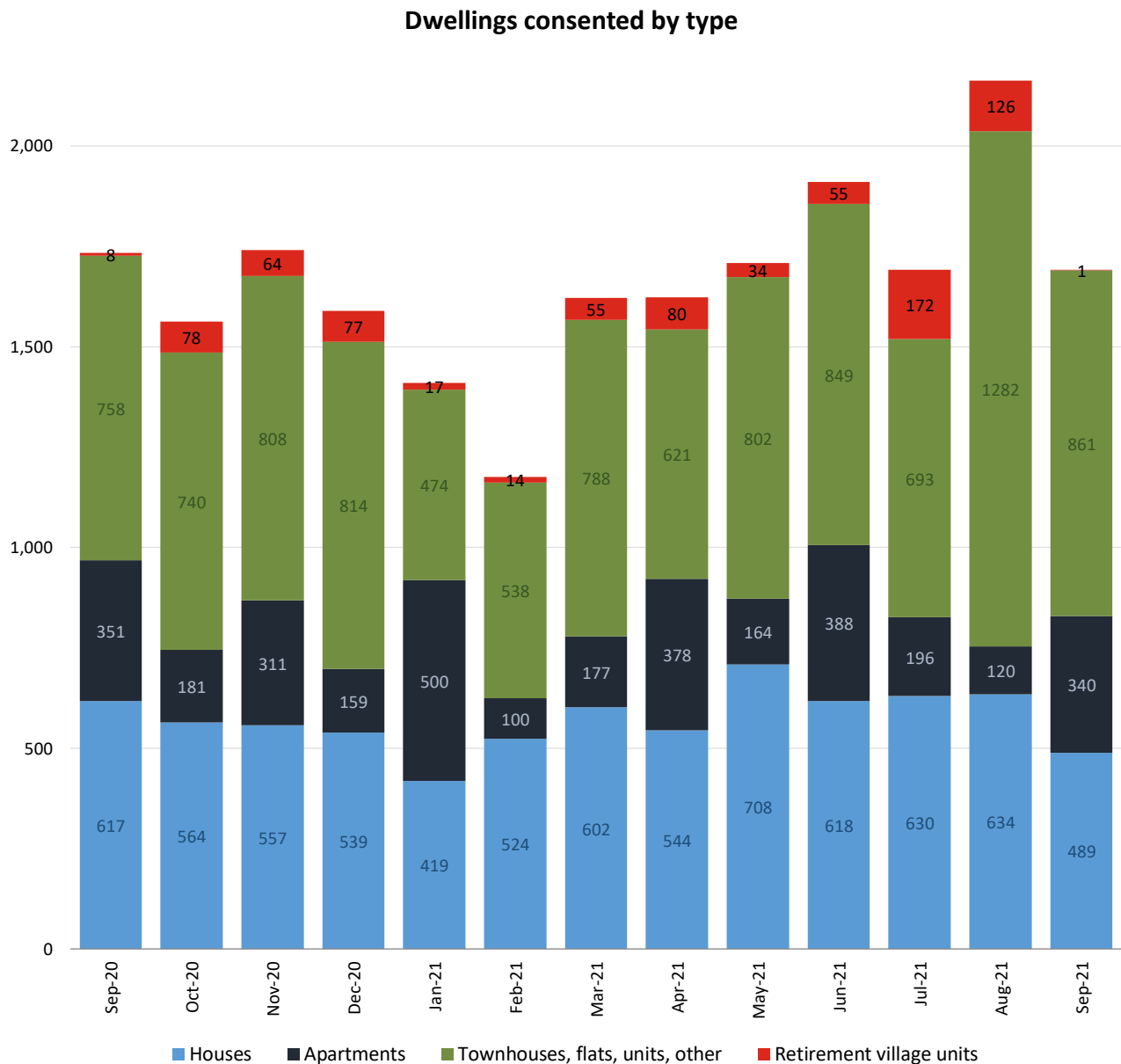
Dwellings consented



Data source: Statistics New Zealand

## 4. Dwellings consented by type

Of all the dwellings consented in September 2021, 489 were houses, 340 were apartments, and 862 were townhouses, flats, units, retirement village units or other types of attached dwellings.



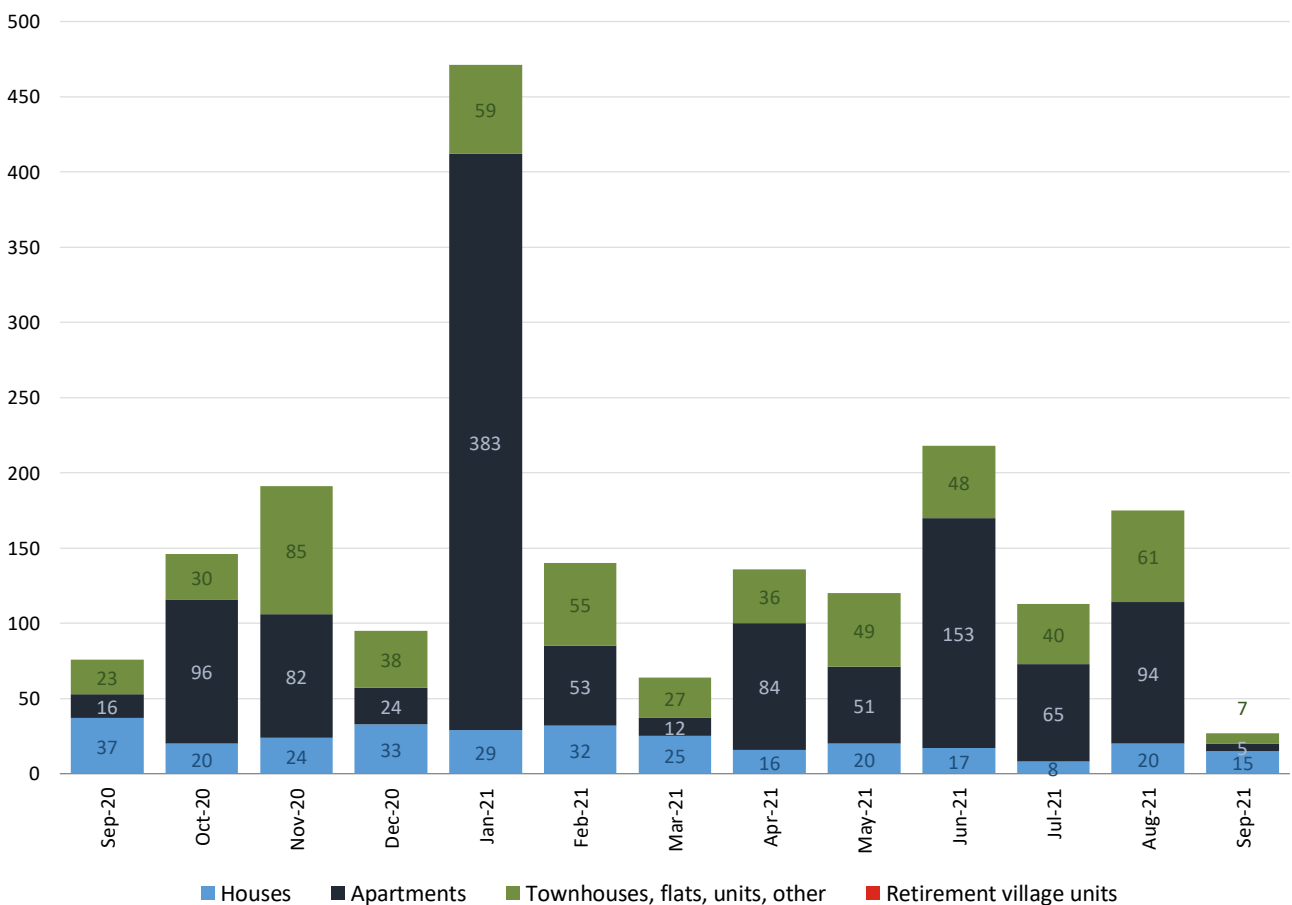
Data source: Statistics New Zealand

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

In September 2021, 27 dwellings (two per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 5 apartment units, 15 houses and 7 townhouses, flats, and other attached dwelling types.

	Sep 20	June 21	July 21	Aug 21	Sep 21
<b>Number of KO/TRC dwellings consented</b>	76	218	113	175	27
<b>Percentage of total dwellings consented</b>	4%	11%	7%	8%	2%

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



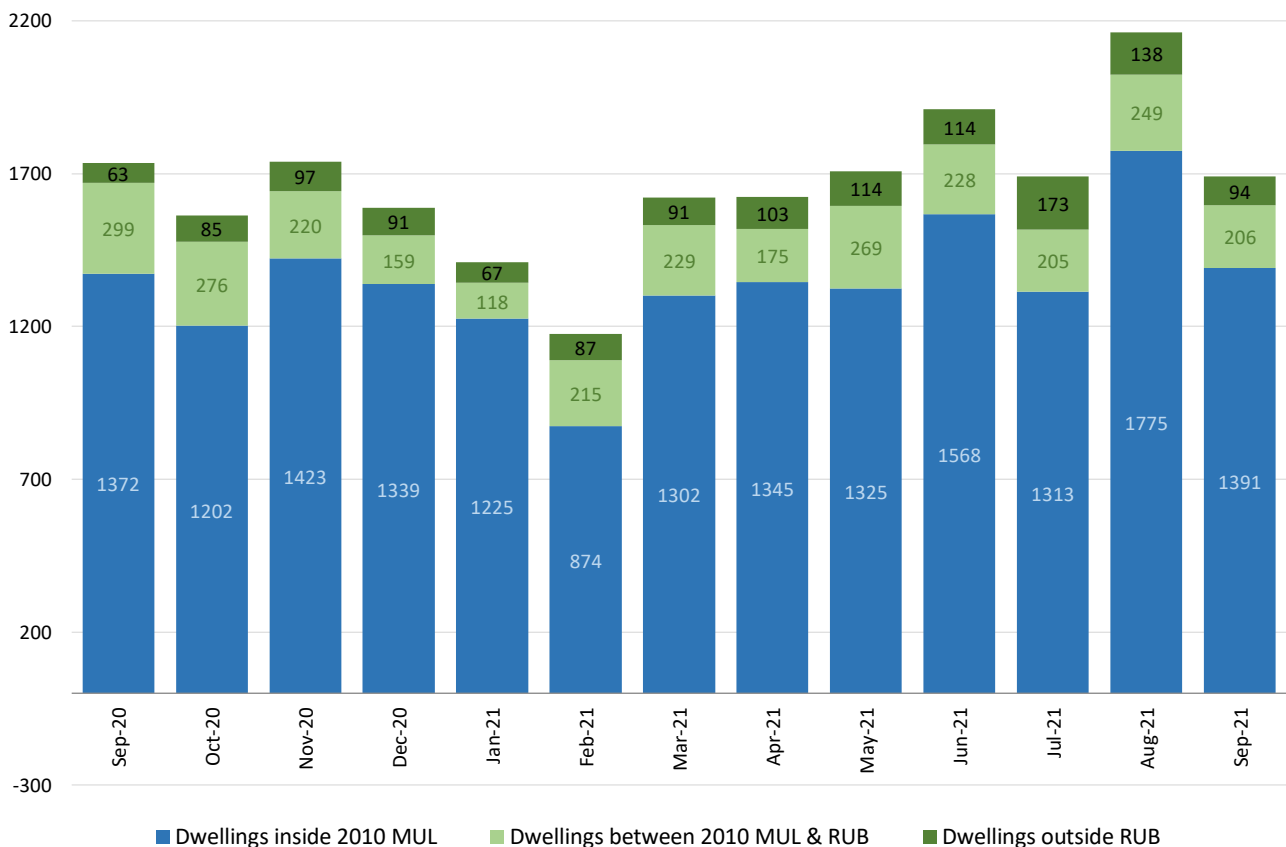


## 6. Dwellings consented by Auckland Plan monitoring boundaries

In September 2021, 1391 dwellings consented were inside 2010 MUL and a total of 1597 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Sep 20	June 21	July 21	Aug 21	Sep 21
<b>Inside 2010 MUL</b>	1372	1568	1313	1775	1391
<b>Between 2010 MUL and RUB</b>	299	228	205	249	206
<b>Outside RUB</b>	63	114	173	138	94

Dwellings consented by Auckland Plan monitoring boundaries

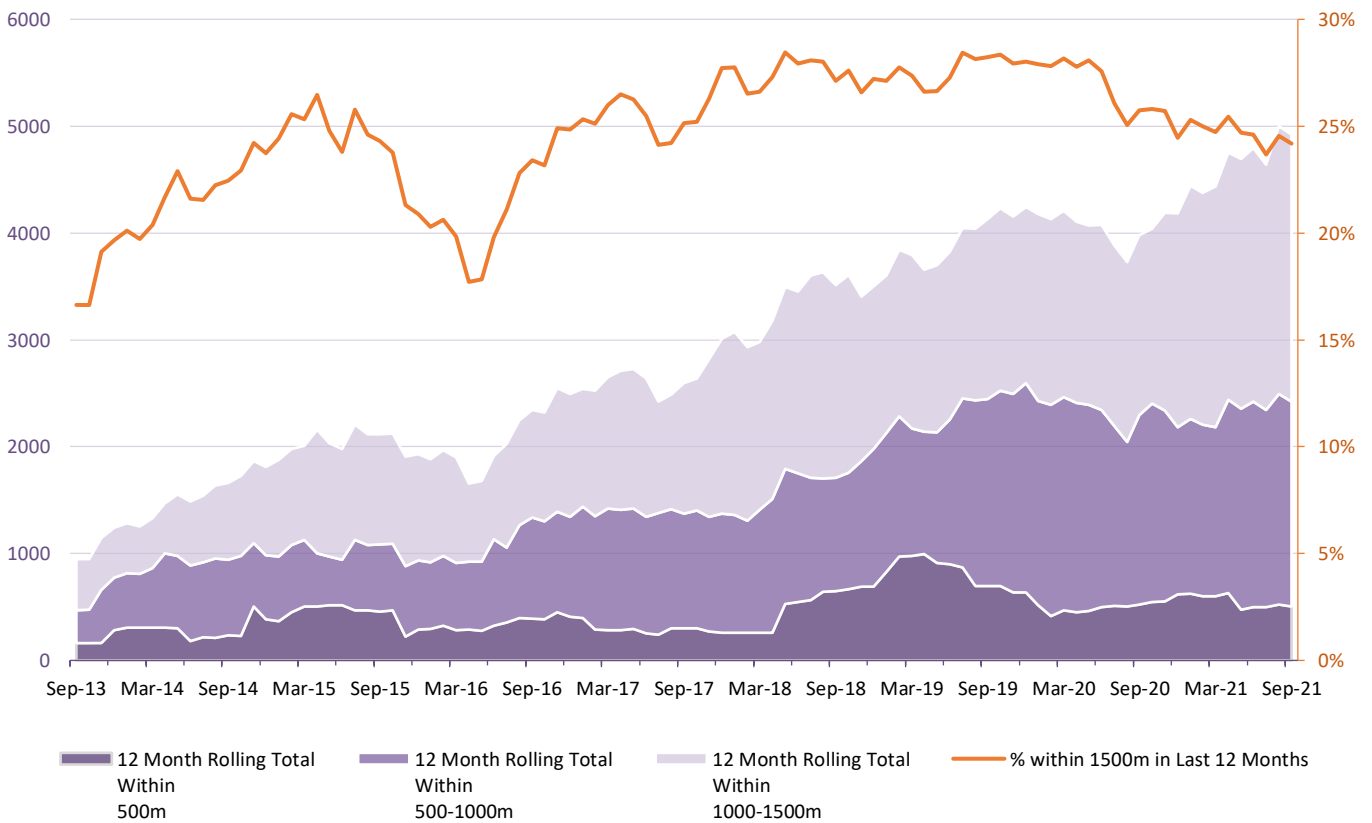


## 7. Dwellings consented along the rapid transit network

In September 2021, 460 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, 4920 dwellings were consented inside the 1500m RTN walking catchments.

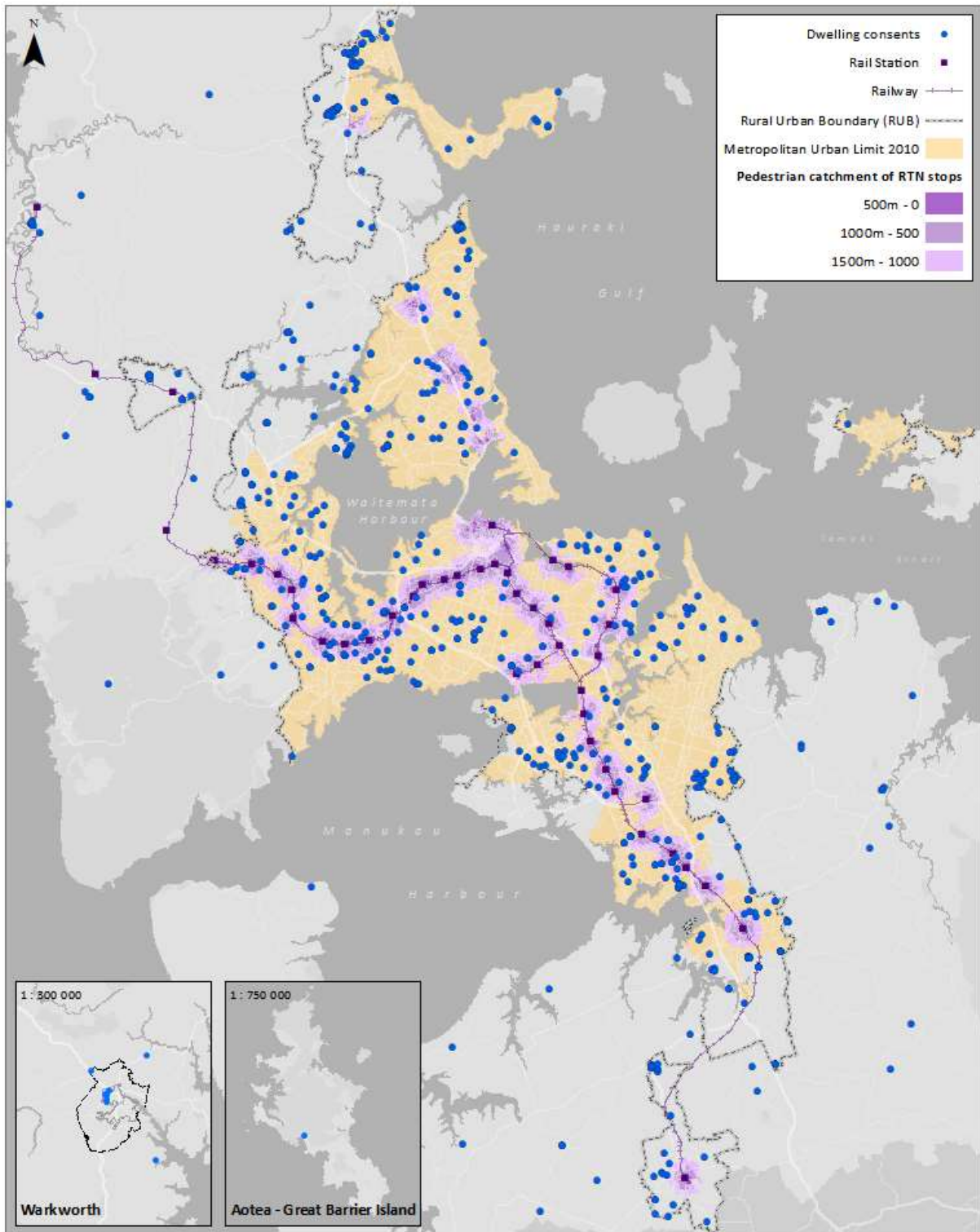
	Sep 20	June 21	July 21	Aug 21	Sep 21
<b>Dwellings consented inside the 1500m RTN walking catchments</b>	539	404	276	571	460
<b>Percentage of total dwellings consented</b>	31%	21%	16%	26%	27%
<b>12-month rolling total inside RTN walking catchments</b>	3982	4793	4641	4999	4920
<b>Proportion from the last 12-month inside RTN walking catchments</b>	26%	25%	24%	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  
 September 2021

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



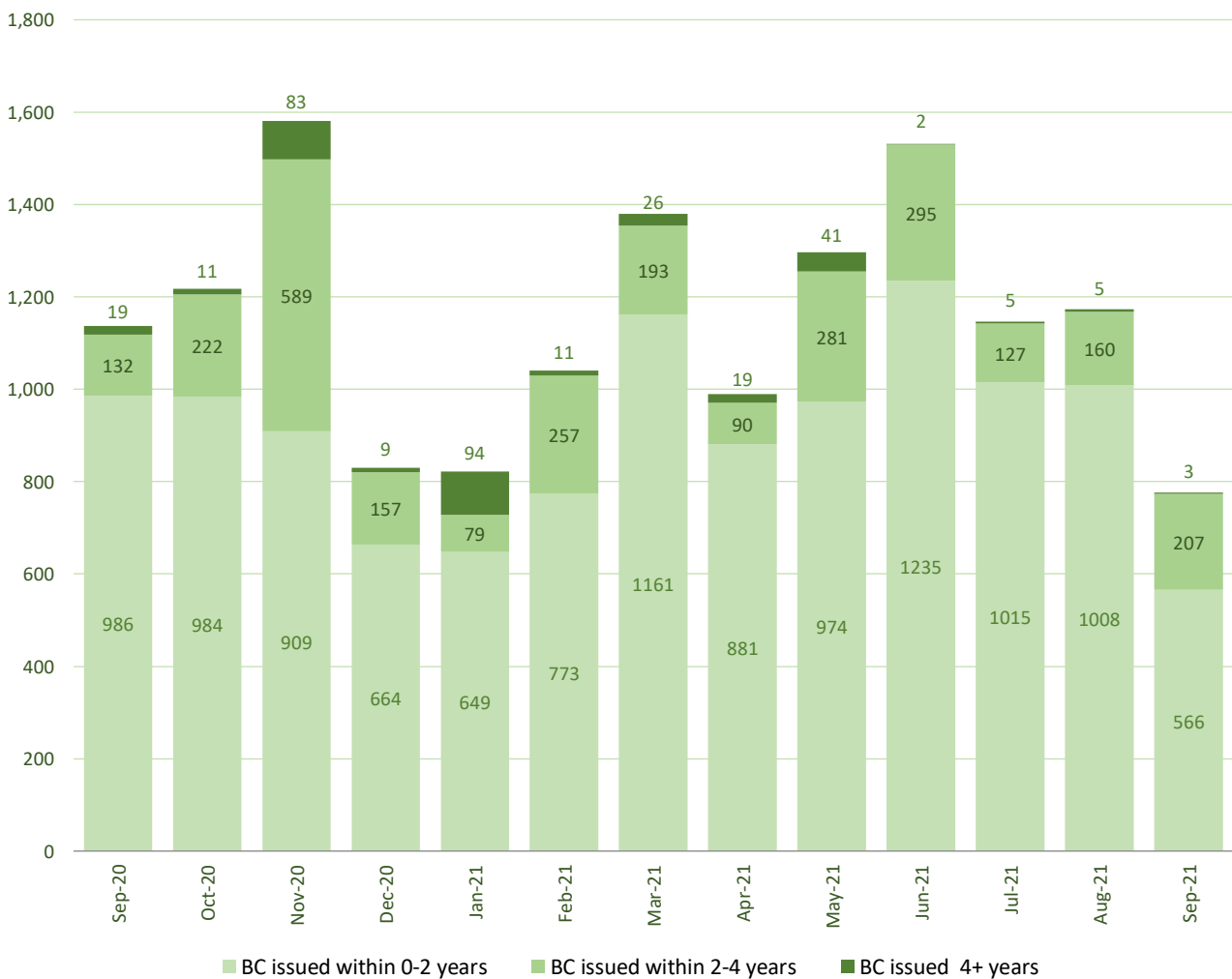
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## 8. Dwellings with CCCs issued (completions)

776 dwelling units had received CCCs in September 2021. 73 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Sep 20	June 21	July 21	Aug 21	Sep 21
<b>0-2 years</b>	986	1235	1015	1008	566
<b>2-4 years</b>	132	295	127	160	207
<b>4+ years</b>	19	2	5	5	3

Dwellings with CCCs issued

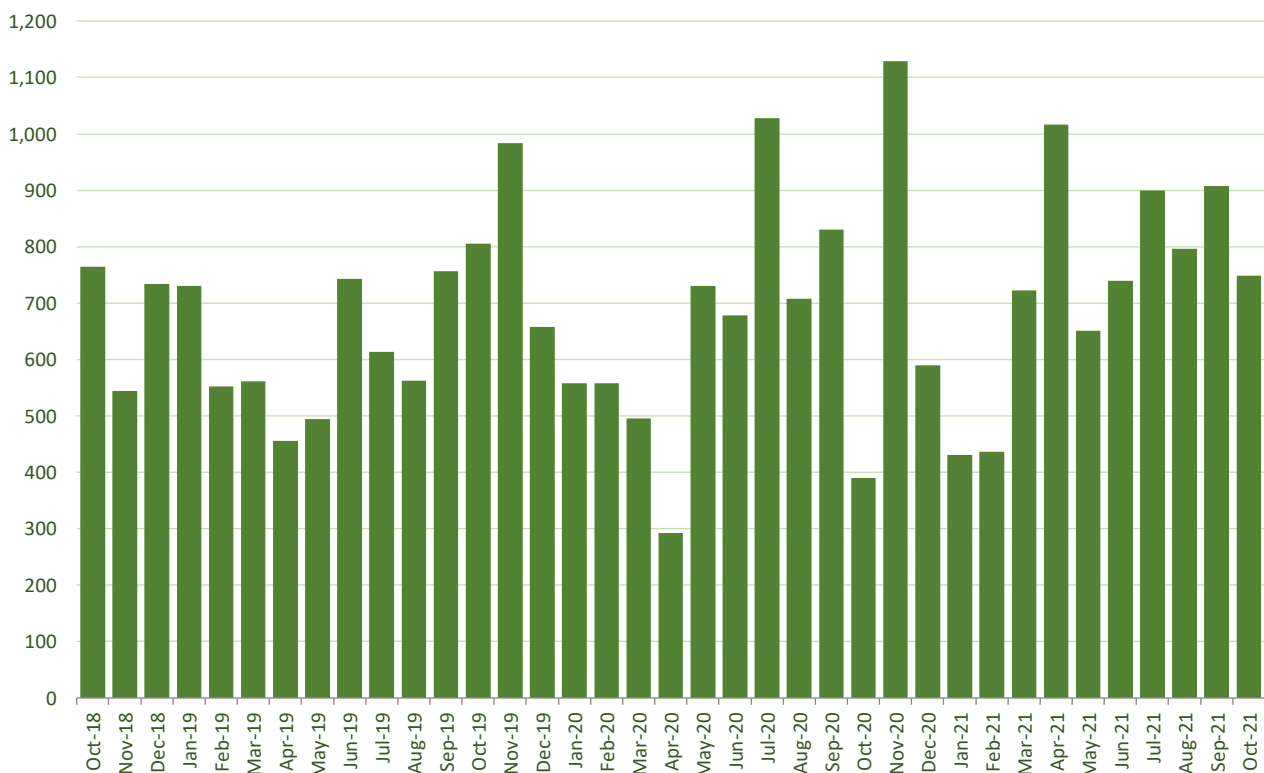


## 9. Residential parcels created

In October 2021, the total number of residential parcels under 5000m<sup>2</sup> created was 749.

Parcel size category	Oct 20	July 21	Aug 21	Sep 21	Oct 21
Less than 1000 m <sup>2</sup>	373	842	776	872	716
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	14	30	12	15	19
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	3	19	4	9	9
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	0	6	3	7	3
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	0	3	1	4	2
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>390</b>	<b>900</b>	<b>796</b>	<b>907</b>	<b>749</b>

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

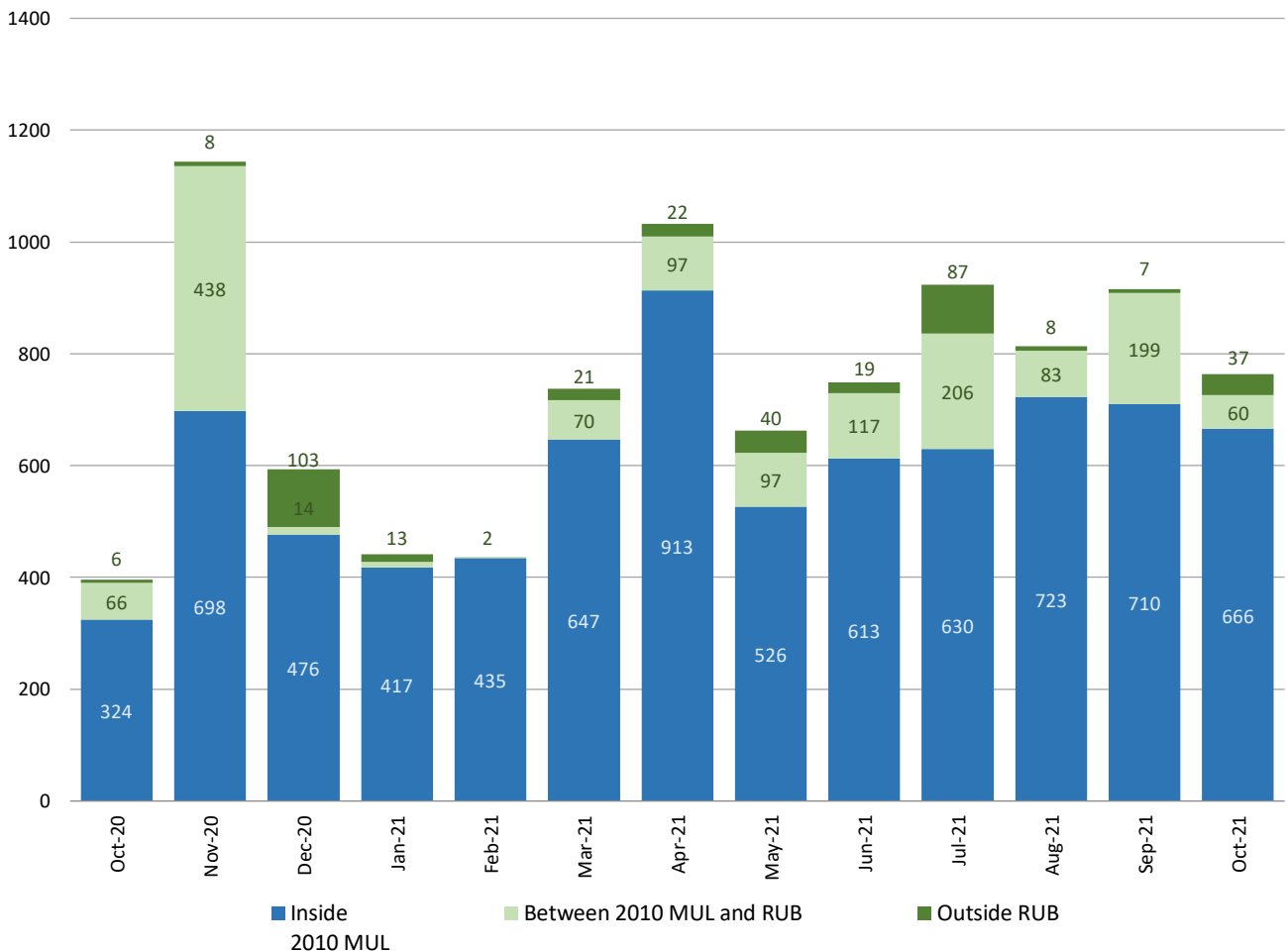


## 10. Residential parcels by Auckland Plan monitoring boundaries

666 of new residential parcels of all sizes created in October 2021 were inside 2010 MUL and a total of 726 new residential parcels were inside the RUB.

	Oct 20	July 21	Aug 21	Sep 21	Oct 21
<b>Inside 2010 MUL</b>	324	630	723	710	666
<b>Between 2010 MUL and RUB</b>	66	206	83	199	60
<b>Outside RUB</b>	6	87	8	7	37

Residential parcels created by Auckland Plan monitoring boundaries

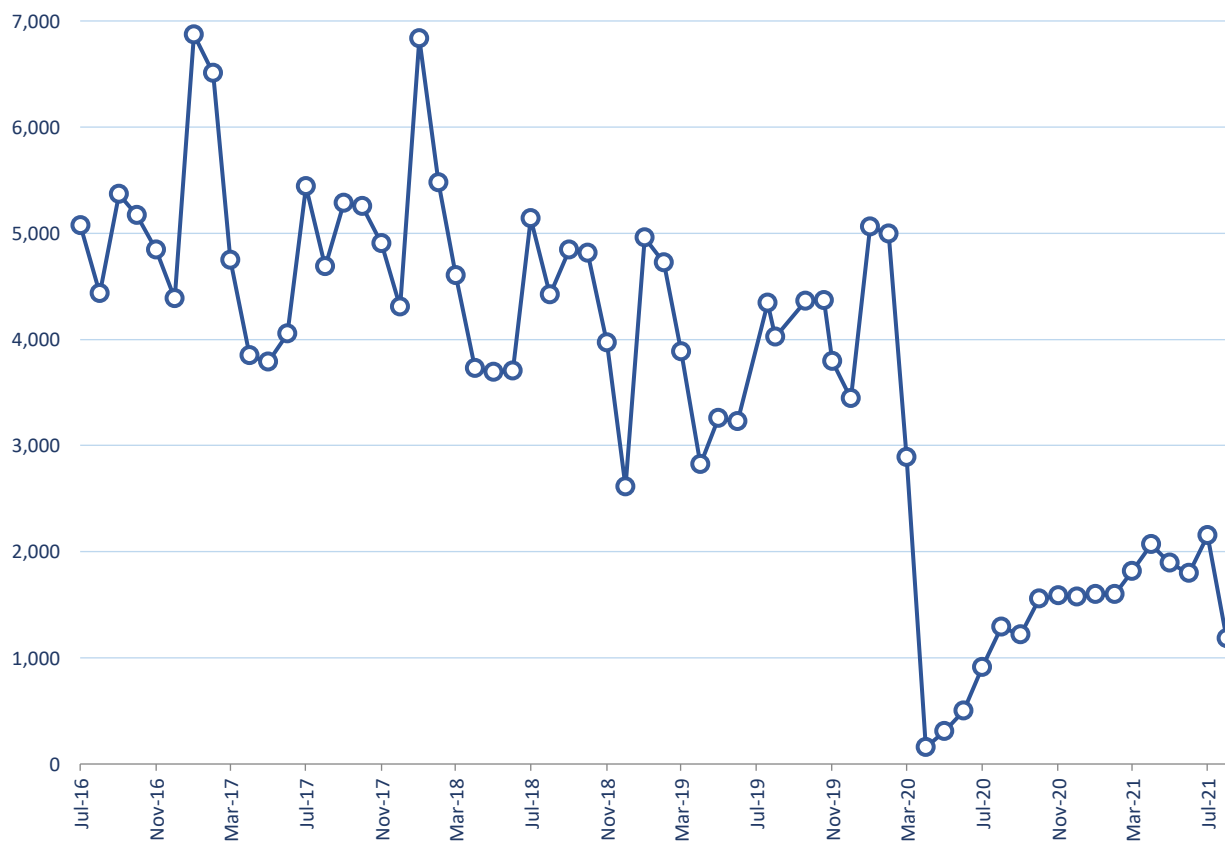


## 11. Permanent and long-term migration

Long-term arrival number in August 2021 was 1183. 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	Aug 20	May 21	June 21	July 21	Aug 21
Arrivals	1287	1893	1796	2152	1183
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)**



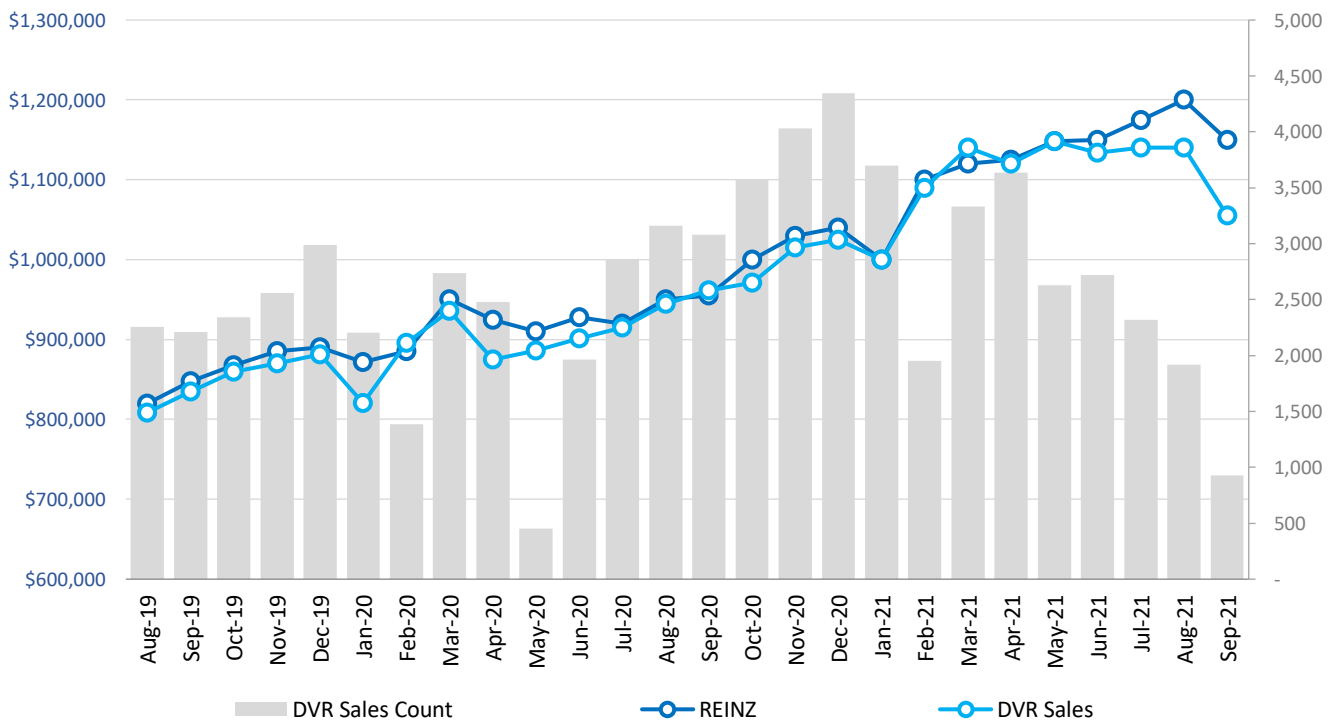
Data source: Statistics New Zealand

## 12. Median residential sales price

The median residential sales price from REINZ in September 2021 was \$1,150,000. The District Valuation Roll (DVR) median sales price in September 2021 was \$1,055,000 (based on 142 sales currently reported).

Data source	Sep 20	Jun 21	Jul 21	Aug 21	Sep 21
REINZ	\$955,000	\$1,150,000	\$1,175,000	\$1,200,000	\$1,150,000
DVR sales <sup>1</sup>	\$961,500	\$1,134,000	\$1,140,000	\$1,140,000	\$1,055,000
Count of DVR sales	3580	2321	1920	927	142

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

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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