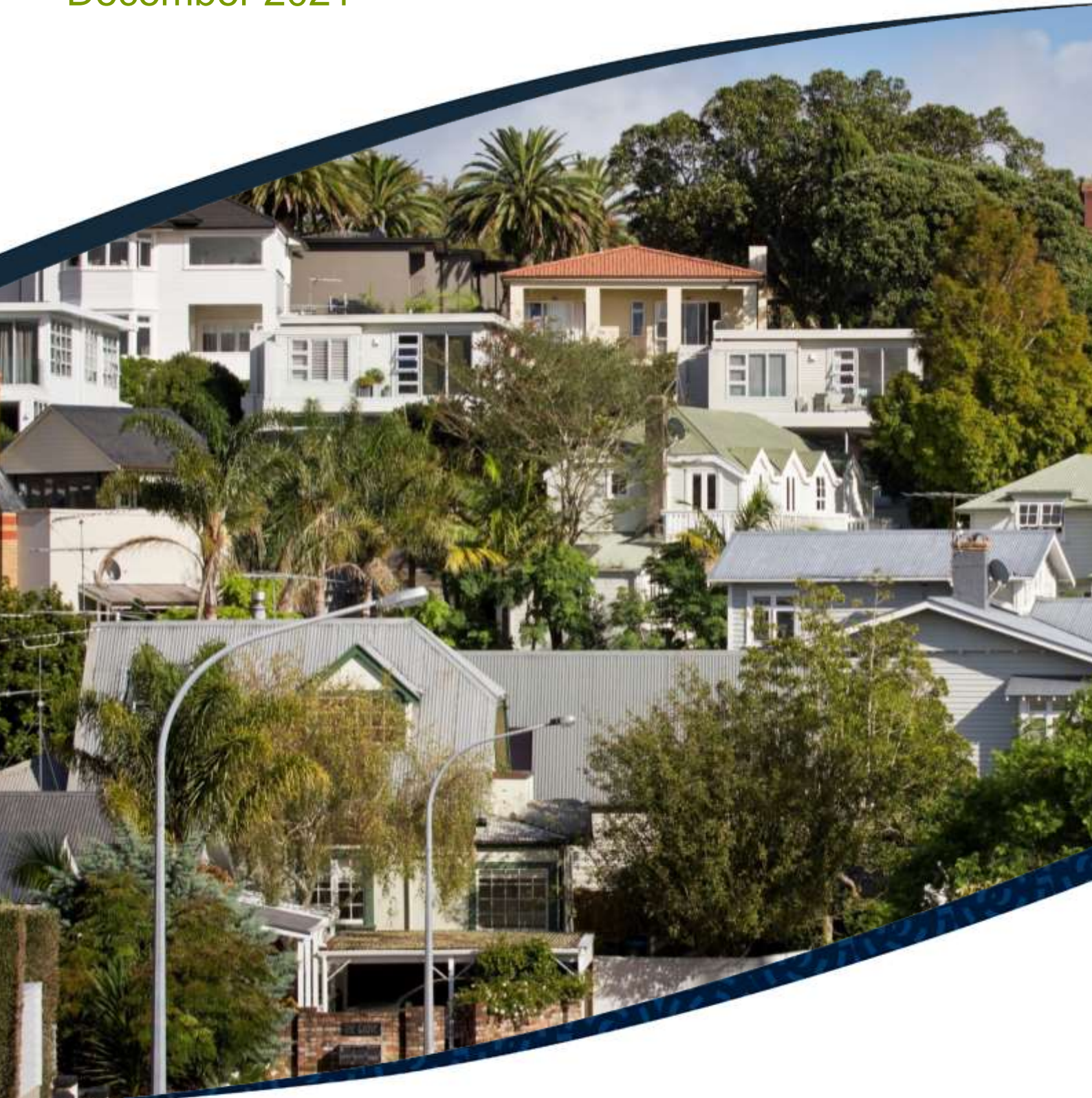


Auckland Monthly Housing Update

December 2021



Research and
Evaluation Unit

RIMU

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

December 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

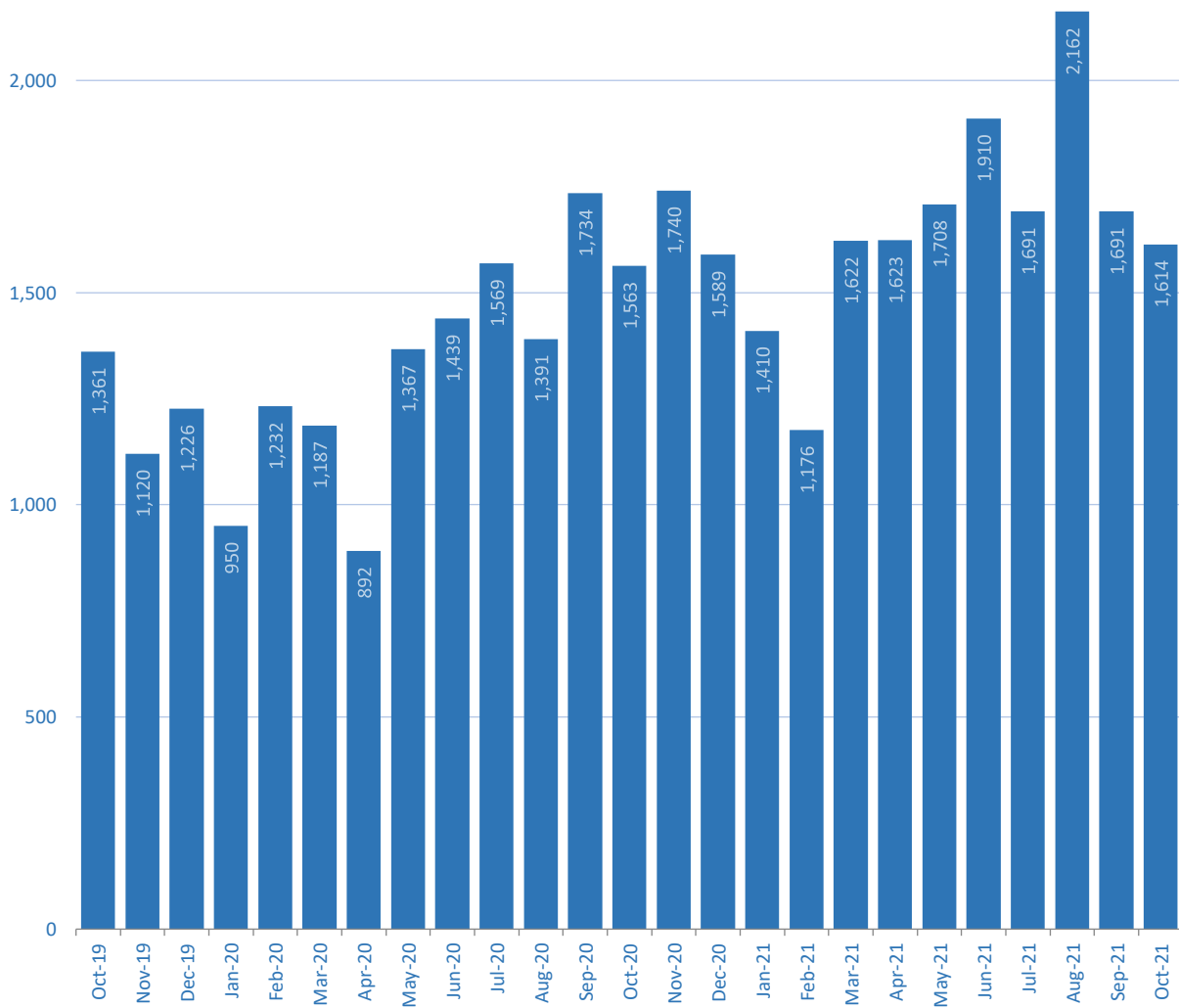
- 1614 dwellings were consented in October 2021.
- In the year ending October 2021, 19,936 dwellings were consented in the region.
- 33 per cent of new dwellings consented in October 2021 were houses, 14 per cent were apartments and 53 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 172 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in October 2021.
- 1495 dwellings consented in October 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 October 2021.
- 977 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in October 2021.
- In the year ending October 2021, 13,577 dwellings had a CCC issued.
- 1123 new residential parcels under 5000m² were created in November 2021.
- In the past 12 months, 9062 new residential parcels under 5000m² were created – an average of 755 each month.
- In November 2021, 1127 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in September 2021 were 995.
- 770 public housing applications have been housed in the June quarter 2021.

3. Dwellings consented

In October 2021, 1614 dwelling consents were issued, which saw 19,936 consents issued for the past 12 months.

Oct 20	July 21	Aug 21	Sept 21	Oct 21
1563	1691	2162	1691	1614

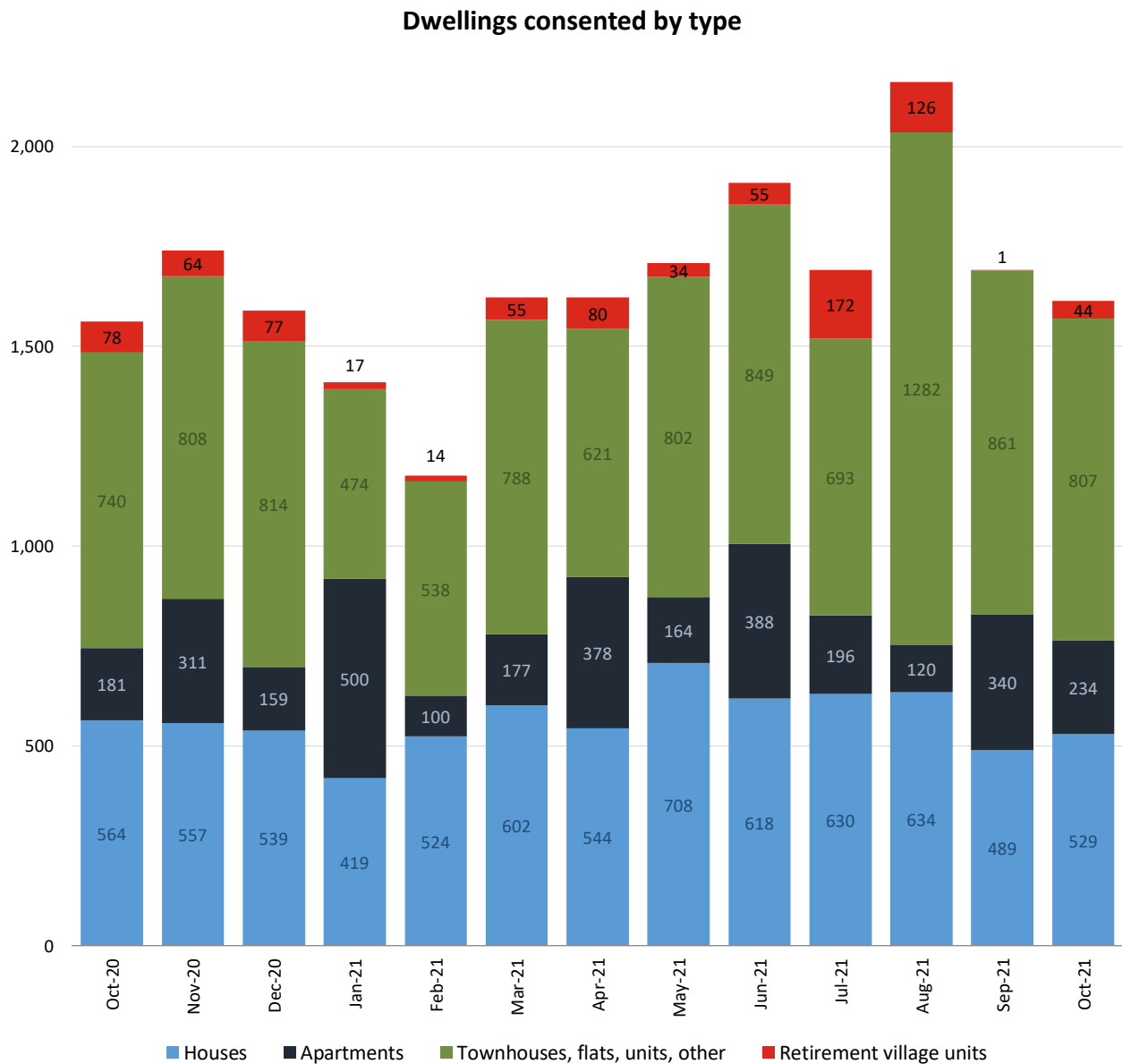
Dwellings consented



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwellings consented in October 2021, 529 were houses, 234 were apartments, and 851 were townhouses, flats, units, retirement village units or other types of attached dwellings.



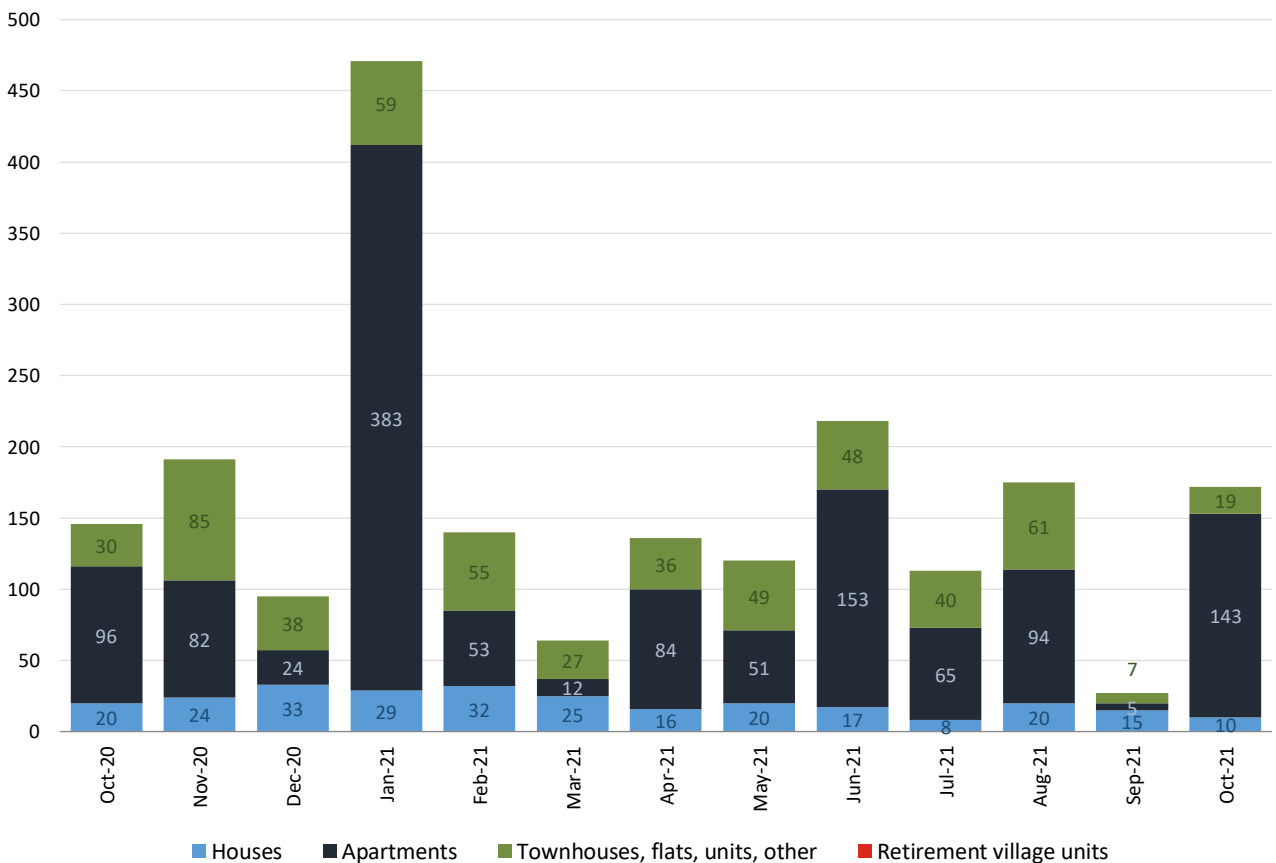
Data source: Statistics New Zealand

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

In October 2021, 172 dwellings (11 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 143 apartment units, 10 houses and 19 townhouses, flats, and other attached dwelling types.

	Oct 20	July 21	Aug 21	Sep 21	Oct 21
Number of KO/TRC dwellings consented	146	113	175	27	172
Percentage of total dwellings consented	9%	7%	8%	2%	11%

Dwellings consented by type (KO/TRL land)

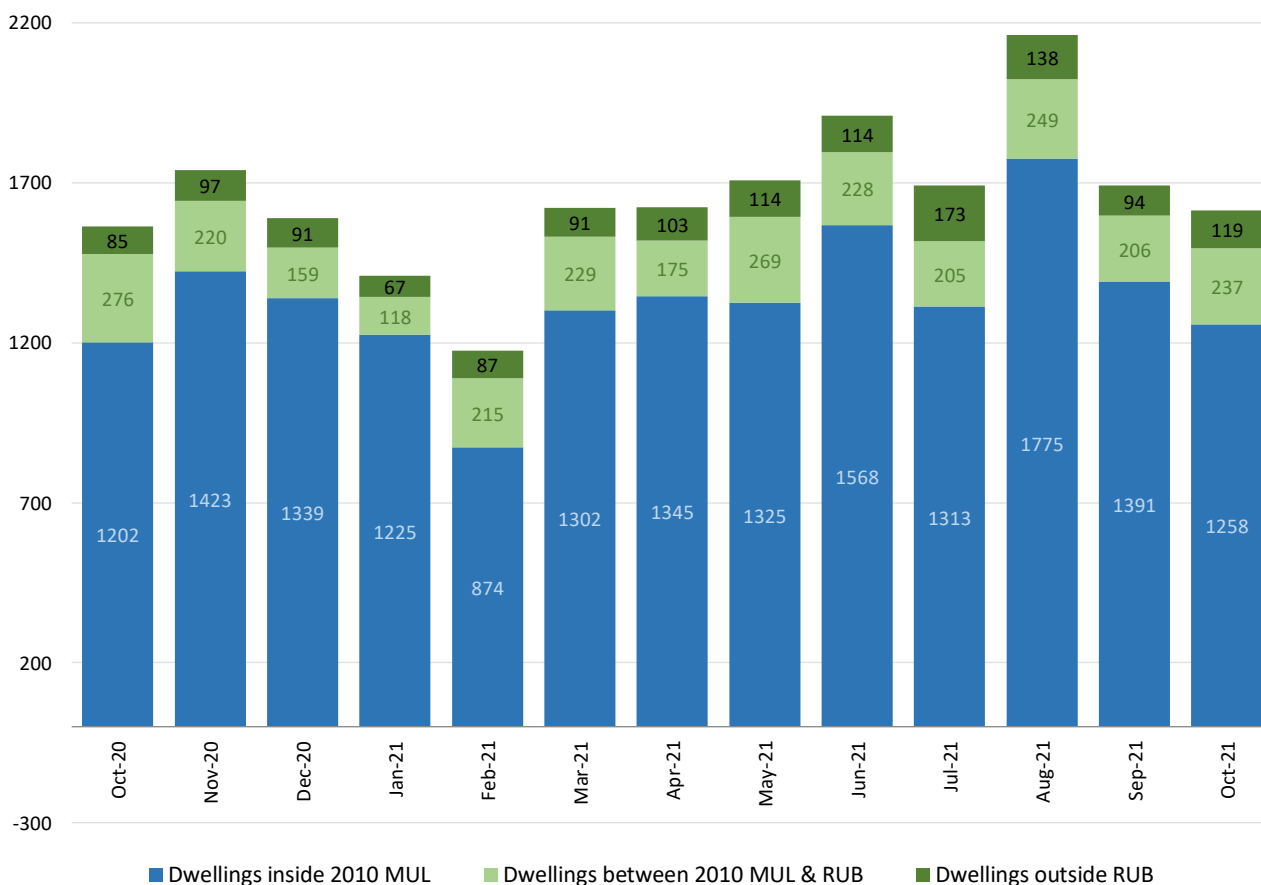


6. Dwellings consented by Auckland Plan monitoring boundaries

In October 2021, 1258 dwellings consented were inside 2010 MUL and a total of 1495 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Oct 20	June 21	July 21	Aug 21	Oct 21
Inside 2010 MUL	1202	1313	1775	1391	1258
Between 2010 MUL and RUB	276	205	249	206	237
Outside RUB	85	173	138	94	119

Dwellings consented by Auckland Plan monitoring boundaries

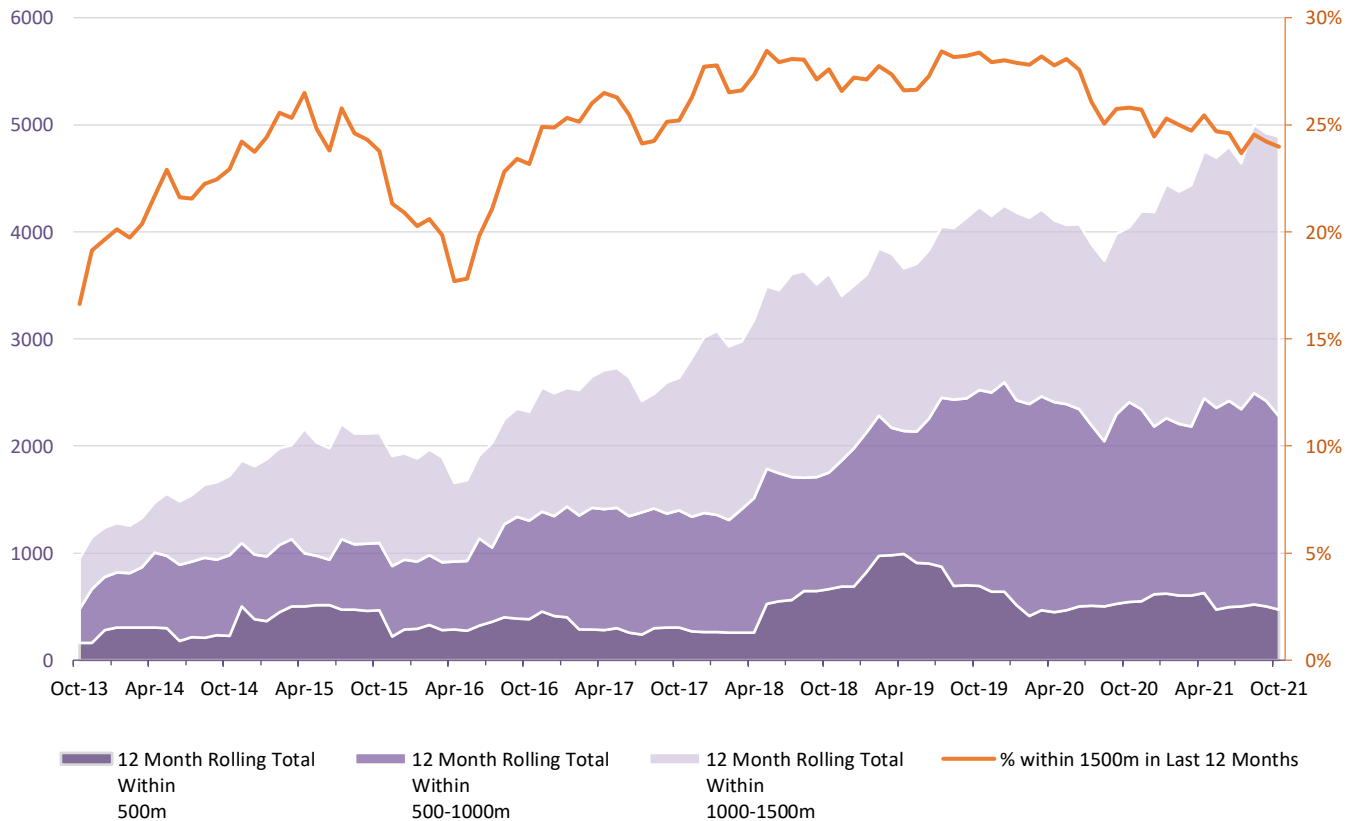


7. Dwellings consented along the rapid transit network

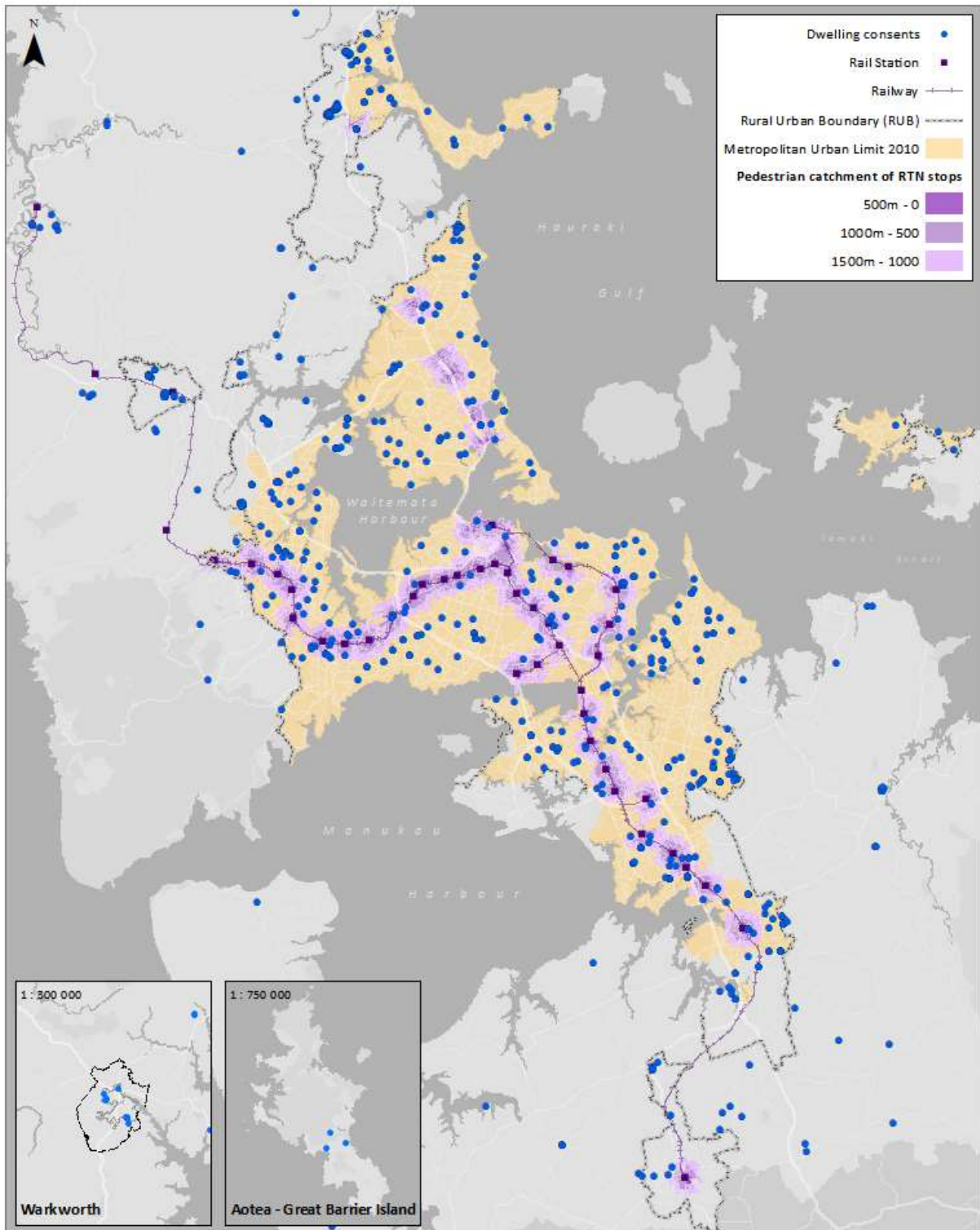
In October 2021, 370 dwellings (23 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4888 dwellings were consented inside the 1500m RTN walking catchments.

	Oct 20	July 21	Aug 21	Sep 21	Oct 21
Dwellings consented inside the 1500m RTN walking catchments	402	276	571	460	370
Percentage of total dwellings consented	26%	16%	26%	27%	23%
12-month rolling total inside RTN walking catchments	4043	4641	4999	4920	4888
Proportion from the last 12-month inside RTN walking catchments	26%	24%	25%	24%	24%

Dwellings consented inside RTN walking catchments



Spatial distribution of dwelling consents



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Dwelling Consents Issued
 October 2021

0 2 4 6
 Kilometers
 Scale @ A4
 = 1:300,000
 Date Printed:
 7/12/2021



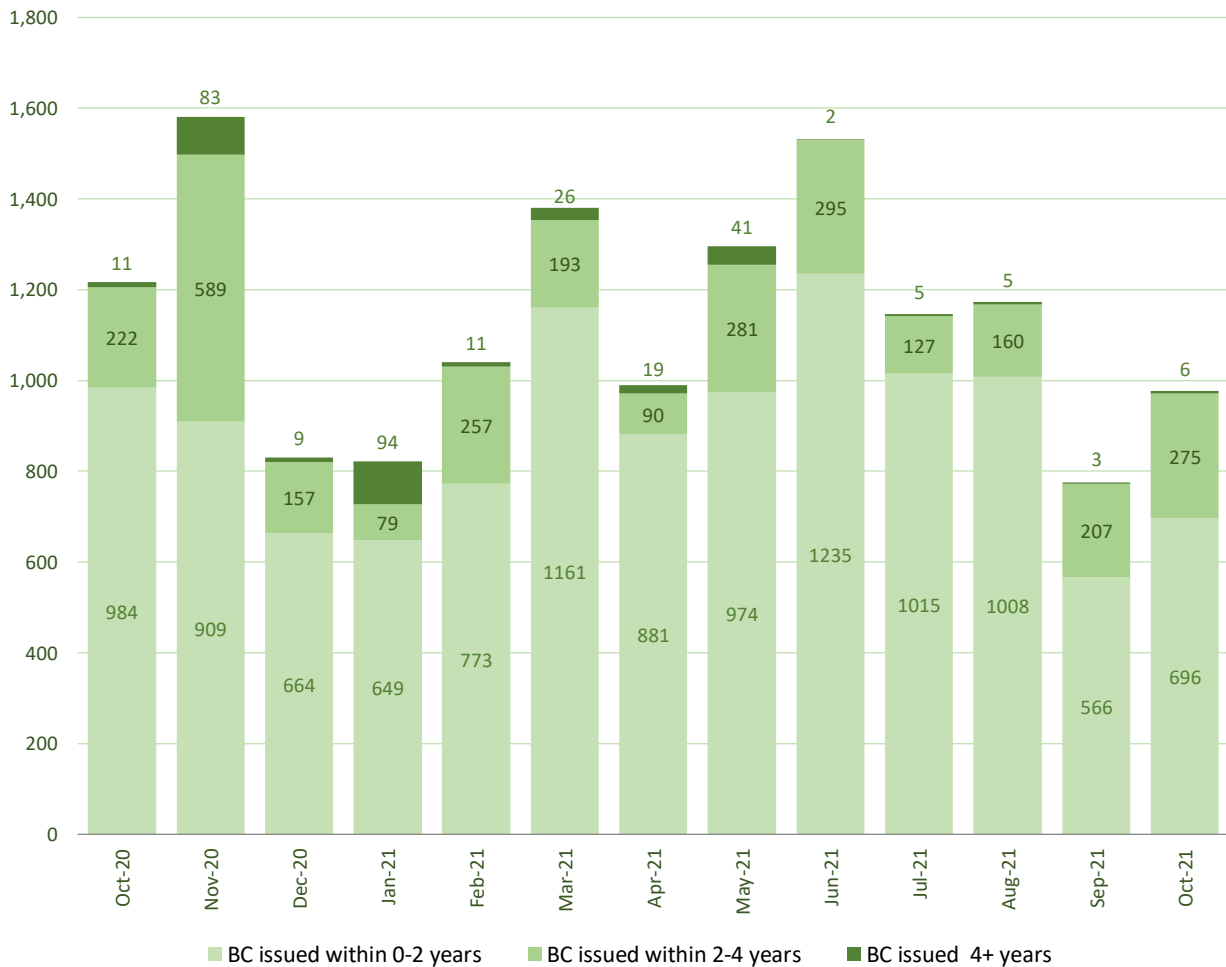
December 2021, Title: geoweb/stated/CPO/ADP/Housing/Housing/MapBook and Mapping/Land Use/Research/Project/Monthly Housing Update/11_Q12021_1110_mapping.mxd

8. Dwellings with CCCs issued (completions)

977 dwelling units had received CCCs in October 2021. 71 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Oct 20	July 21	Aug 21	Sep 21	Oct 21
0-2 years	984	1015	1008	566	696
2-4 years	222	127	160	207	275
4+ years	11	5	5	3	6

Dwellings with CCCs issued



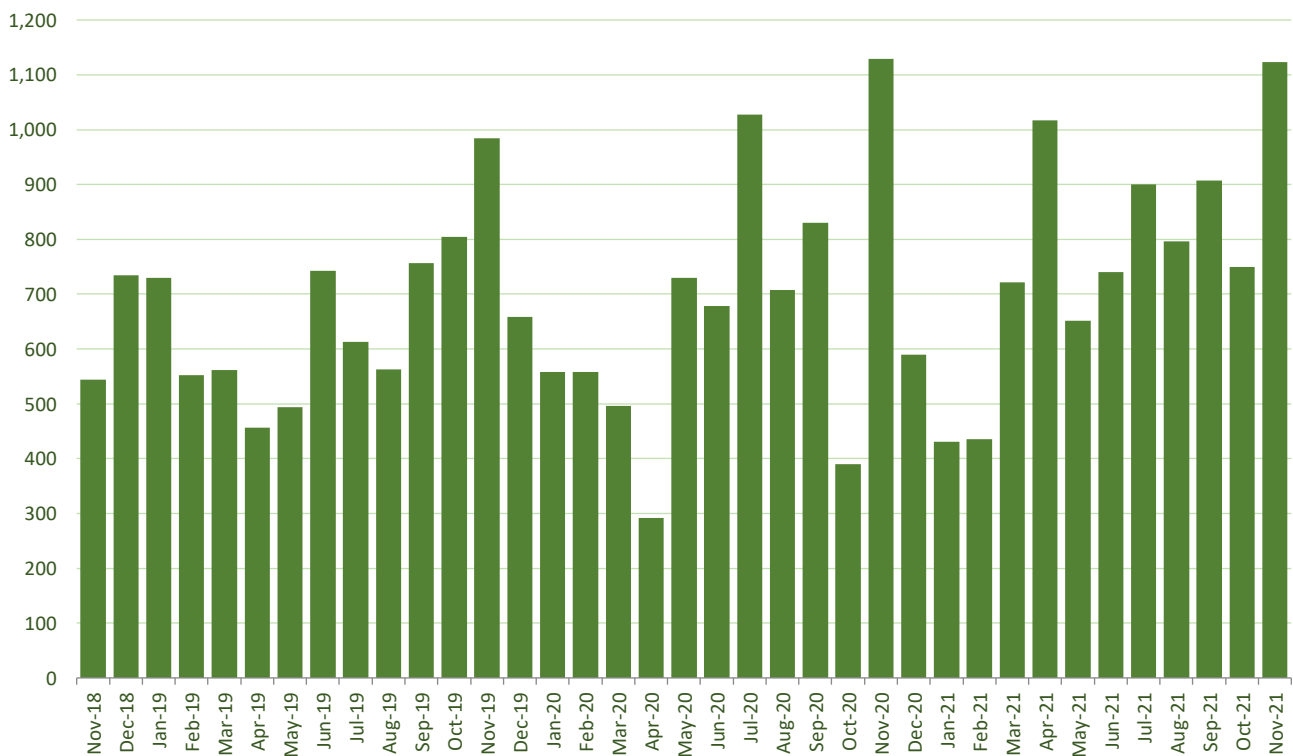
Data source: Auckland Council

9. Residential parcels created

In November 2021, the total number of residential parcels under 5000m² created was 1123.

Parcel size category	Nov 20	Aug 21	Sep 21	Oct 21	Nov 21
Less than 1000 m ²	1088	776	872	716	1072
1000 m ² to 1999 m ²	26	12	15	19	37
2000 m ² to 2999 m ²	6	4	9	9	5
3000 m ² to 3999 m ²	6	3	7	3	5
4000 m ² to 4999 m ²	3	1	4	2	4
Total number of residential parcels < 5000m²	1129	796	907	749	1123

New residential zoned parcels (< 5000m²)

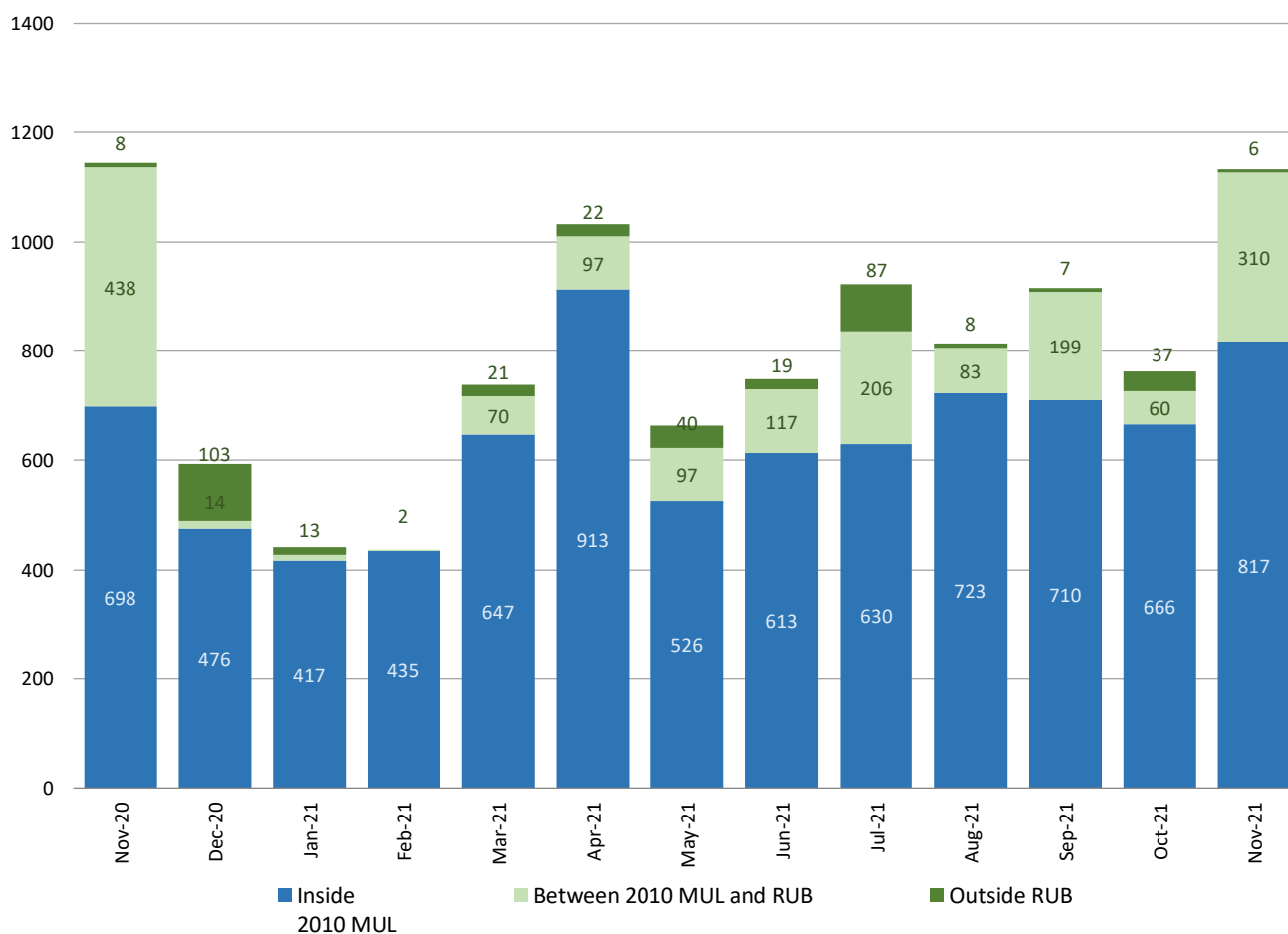


10. Residential parcels by Auckland Plan monitoring boundaries

817 of new residential parcels of all sizes created in November 2021 were inside 2010 MUL and a total of 1127 new residential parcels were inside the RUB.

	Nov 20	Aug 21	Sep 21	Oct 21	Nov 21
Inside 2010 MUL	698	723	710	666	817
Between 2010 MUL and RUB	438	83	199	60	310
Outside RUB	8	8	7	37	6

Residential parcels created by Auckland Plan monitoring boundaries

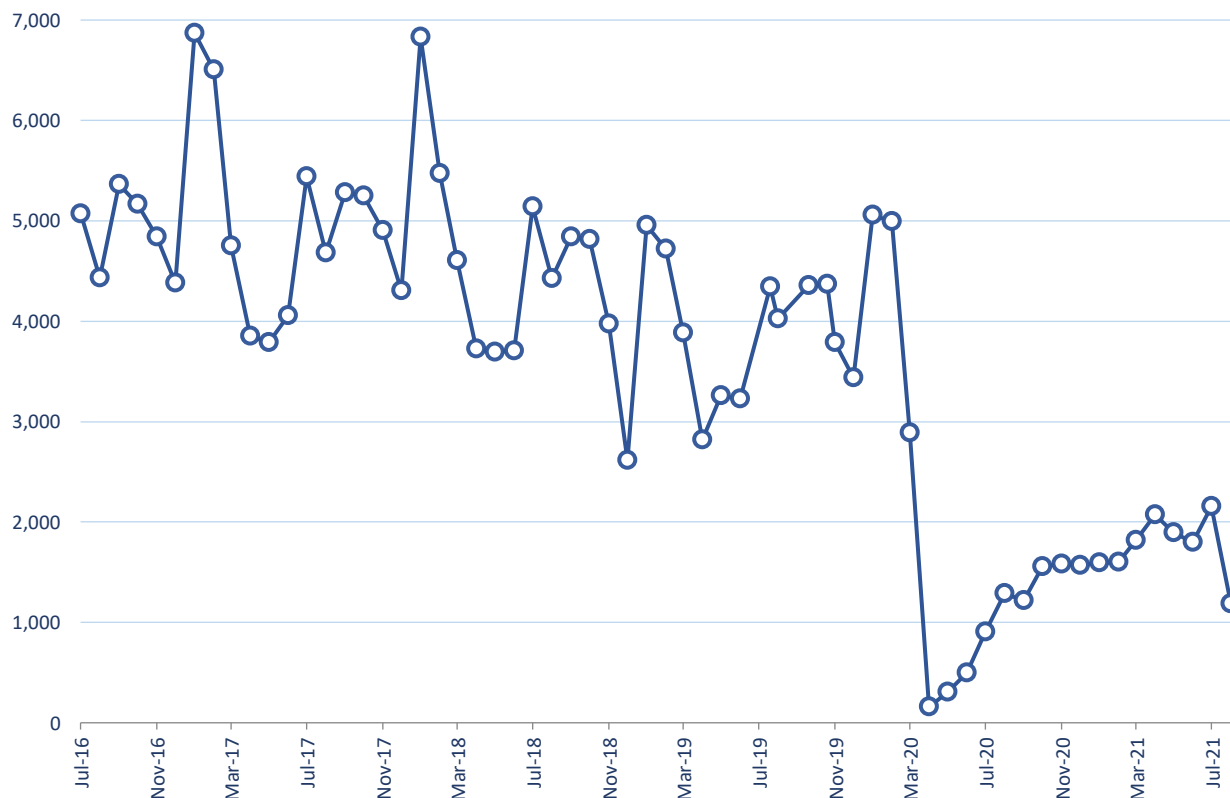


11. Permanent and long-term migration

Long-term arrival number in September 2021 was 995. 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	Sep 20	June 21	July 21	Aug 21	Sep 21
Arrivals	1220	1796	2152	1183	995
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)



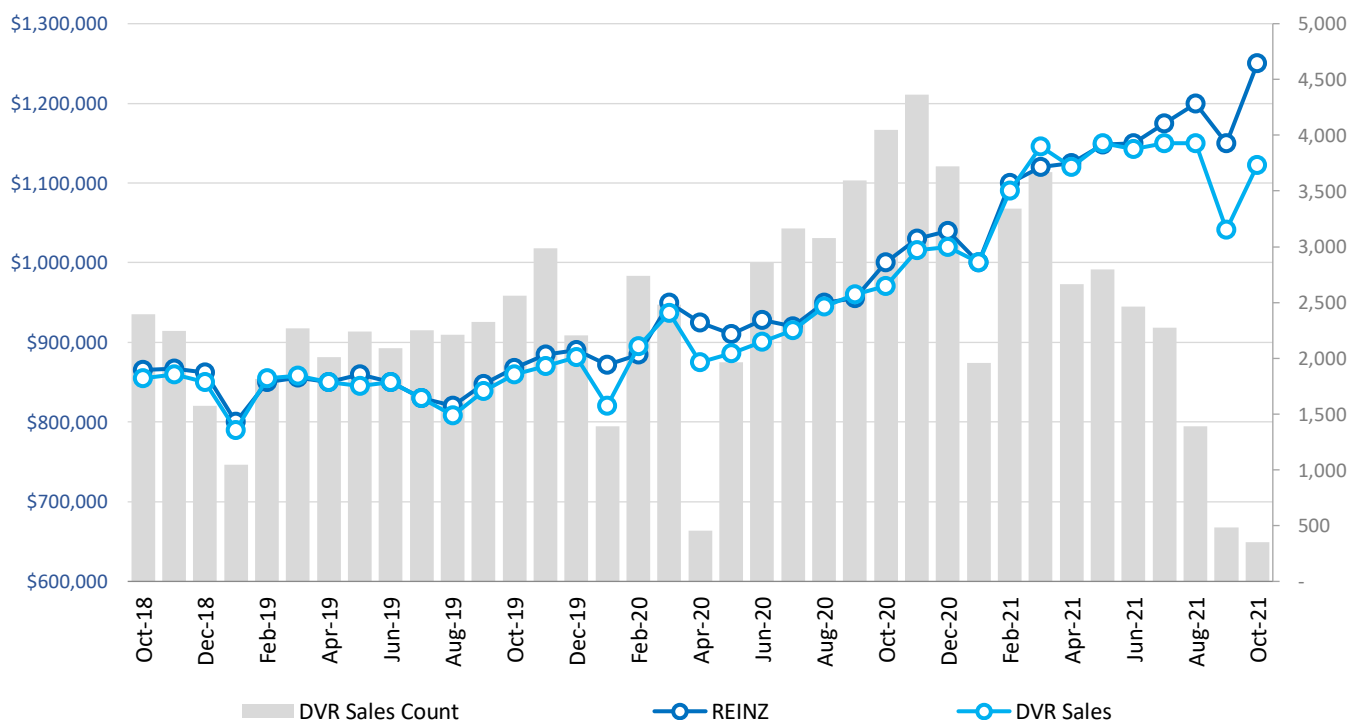
Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in October 2021 was \$1,250,000. The District Valuation Roll (DVR) median sales price in October 2021 was \$1,122,500 (based on 354 sales currently reported).

Data source	Oct 20	Jul 21	Aug 21	Sep 21	Oct 21
REINZ	\$1,000,000	\$1,175,000	\$1,200,000	\$1,150,000	\$1,250,000
DVR sales¹	\$970,500	\$1,150,000	\$1,150,000	\$1,041,000	\$1,122,500
Count of DVR sales	4050	2274	1389	483	354

Median residential sale price
(Last 3 years)



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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