



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

April 2022

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



Auckland Monthly Housing Update

April 2022

Spatial Analysis and Modelling Team

Research and Evaluation Unit

For general enquiries please contact Andrew Price, Senior Spatial Analyst

Email: Andrew.Price@aucklandcouncil.govt.nz

ISSN 2815-732X

© 2022 Auckland Council, New Zealand

Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw or omission contained in it.

This document is licensed for re-use under the [Creative Commons Attribution 4.0 International licence](https://creativecommons.org/licenses/by/4.0/).

In summary, you are free to copy, distribute and adapt the material, as long as you attribute it to the Auckland Council and abide by the other licence terms.



Table of contents

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

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

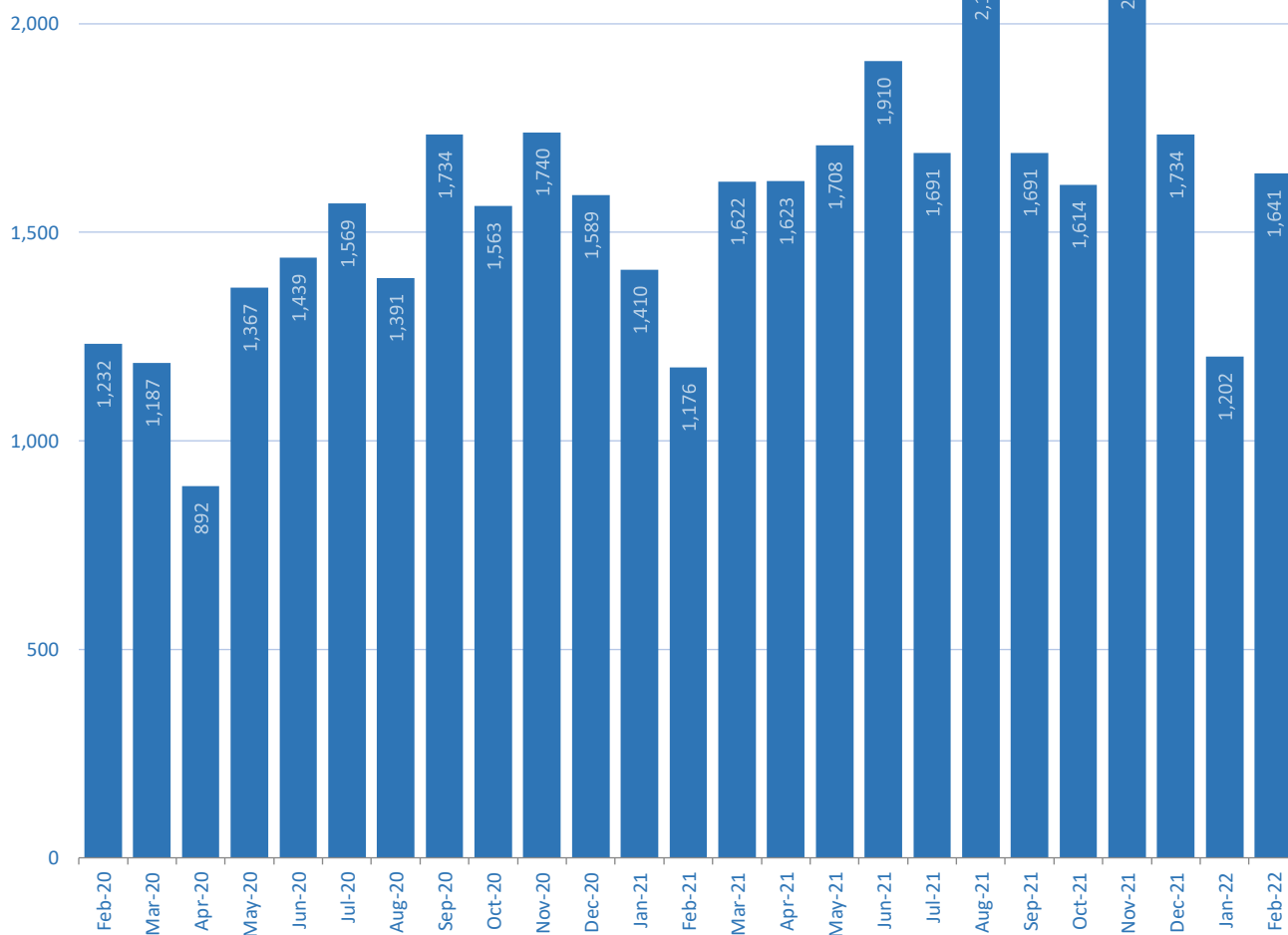
- 1641 dwellings were consented in February 2022.
- In the year ending February 2022, 20,786 dwellings were consented in the region.
- 28 per cent of new dwellings consented in February 2022 were houses, 8 per cent were apartments and 63 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 130 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in February 2022.
- 1554 of dwellings consented in February 2022 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 February 2022.
- 1023 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in February 2022.
- In the year ending February 2022, 13,319 dwellings had a CCC issued.
- 1160 new residential parcels under 5000m² were created in March 2022.
- In the past 12 months, 10,091 new residential parcels under 5000m² were created – an average of 841 each month.
- In March 2022, 1161 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in December 2021 were 1315.
- 578 public housing applications have been housed in the September quarter 2021.

3 Dwellings Consented

In February 2022, 1641 dwelling consents were issued, which saw 20,786 consents issued for the past 12 months.

Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
1176	2188	1734	1202	1641

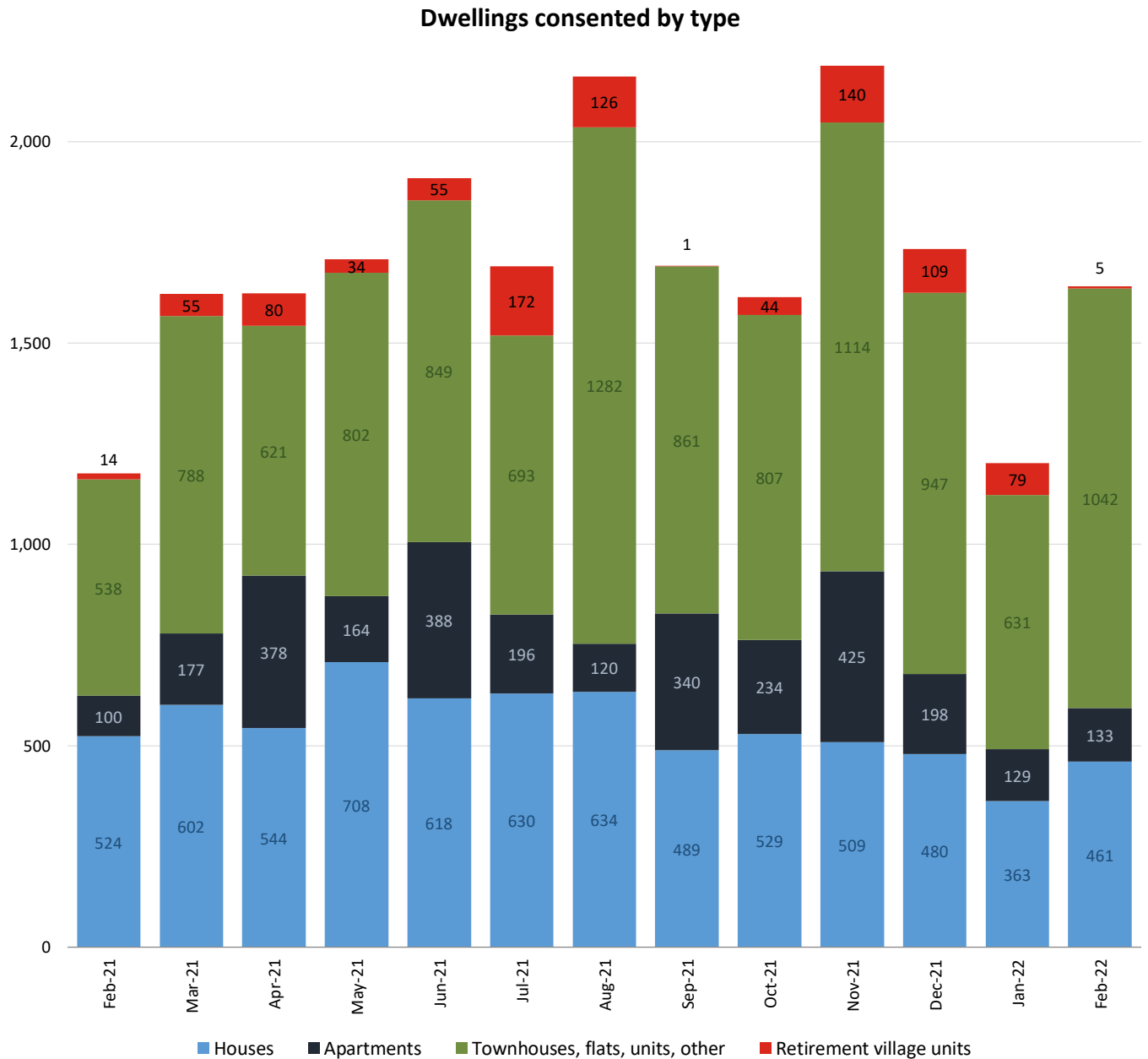
Dwellings consented



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in February 2022, 461 were houses, 133 were apartments, and 1047 were townhouses, flats, units, retirement village units or other types of attached dwellings.



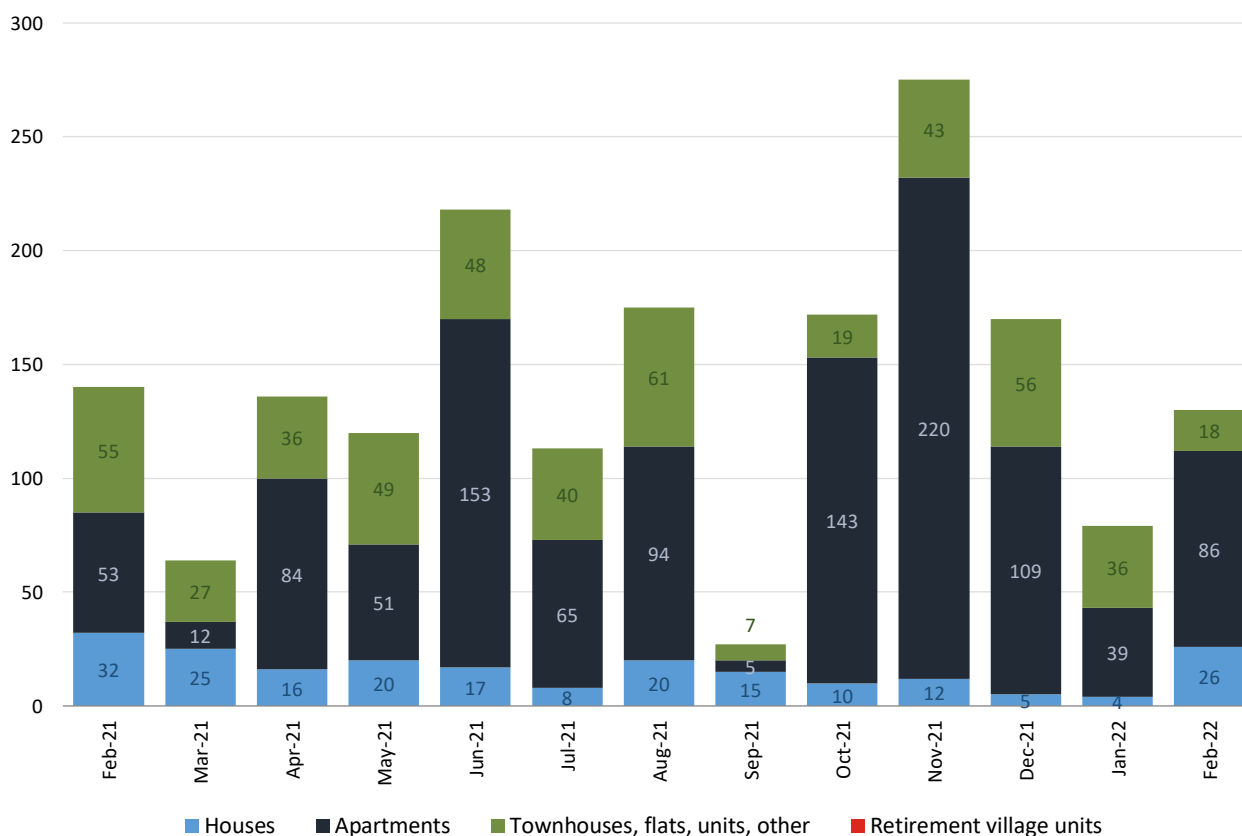
Data source: Statistics New Zealand

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

In February 2022, 130 dwellings (8 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 86 apartment units, 26 houses and 18 townhouses, flats, and other attached dwelling types.

	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
Number of KO/TRC dwellings consented	140	275	170	79	130
Percentage of total dwellings consented	12%	13%	10%	7%	8%

Dwellings consented by type (KO/TRL land)

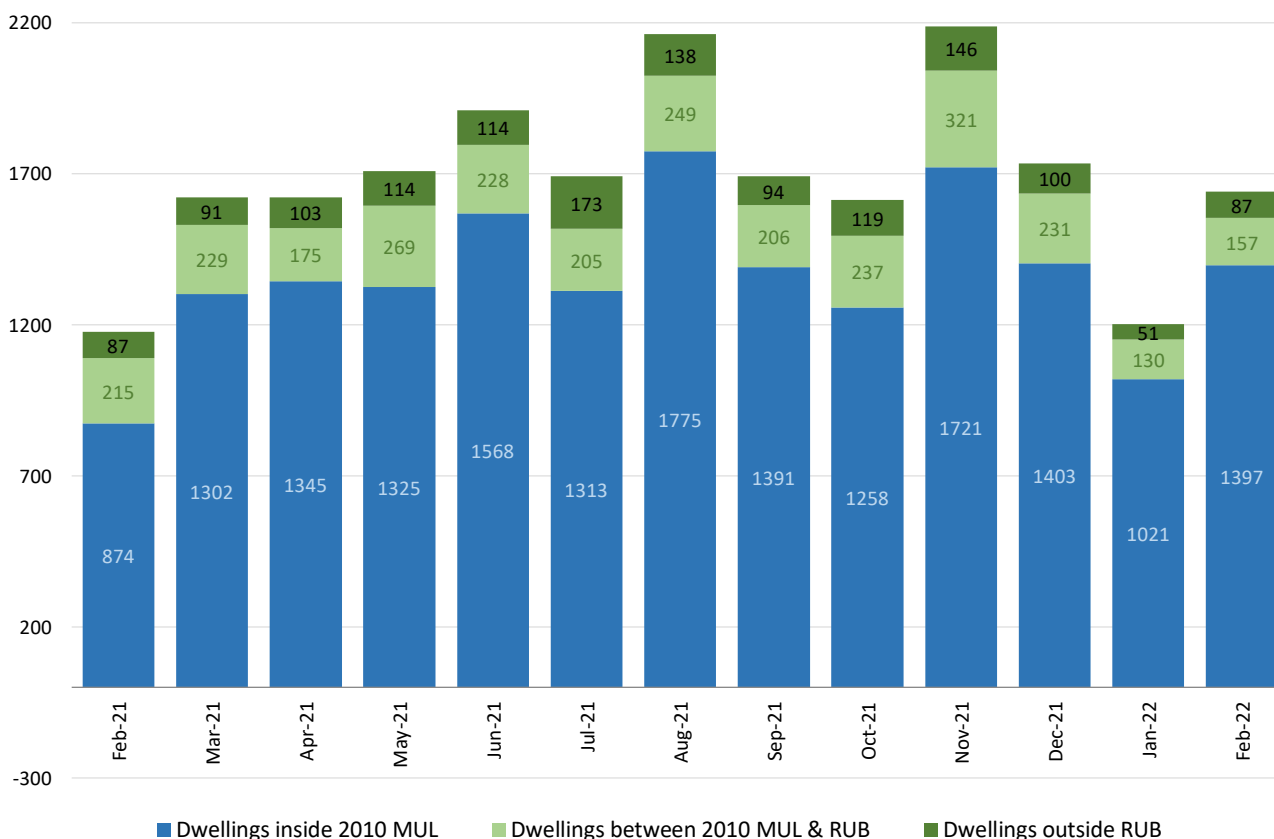


6 Dwellings consented by Auckland Plan monitoring boundaries

In February 2022, 1397 dwellings consented were inside 2010 MUL and a total of 1554 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
Inside 2010 MUL	874	1721	1403	1021	1397
Between 2010 MUL and RUB	215	321	231	130	157
Outside RUB	87	146	100	51	87

Dwellings consented by Auckland Plan monitoring boundaries

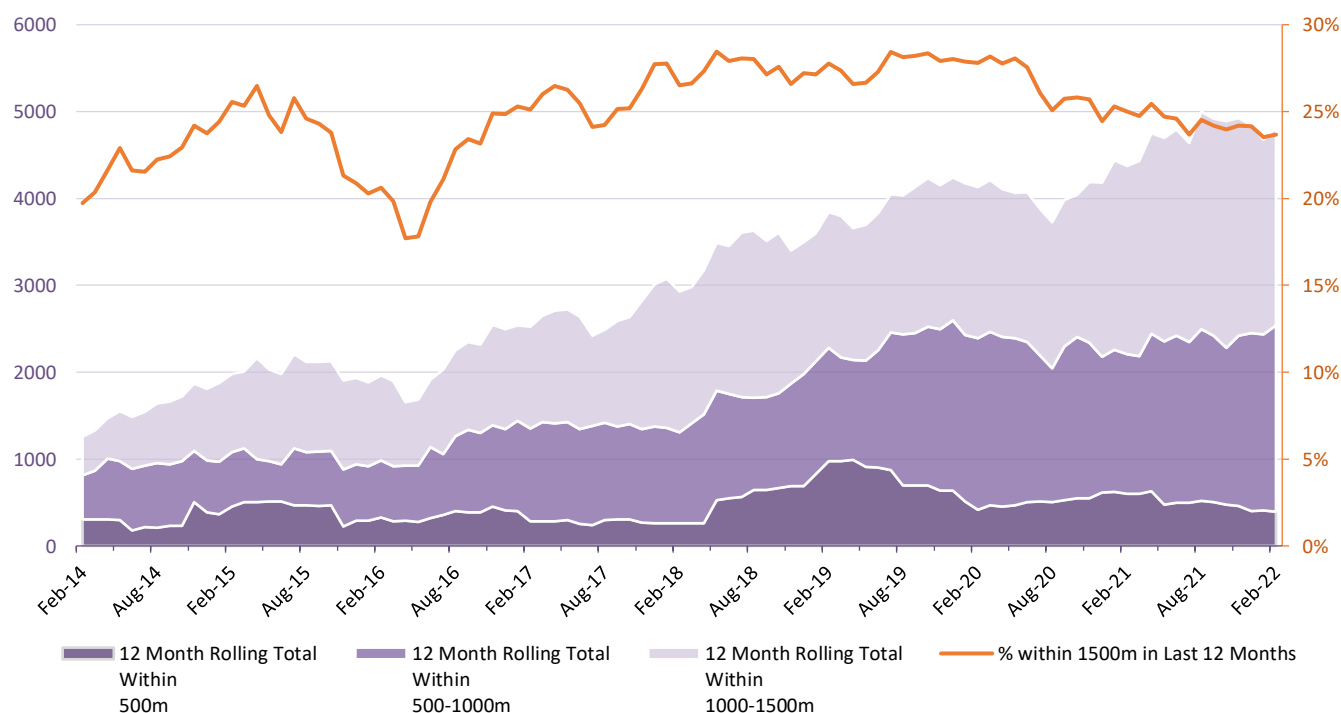


7 Dwellings consented along the rapid transit network

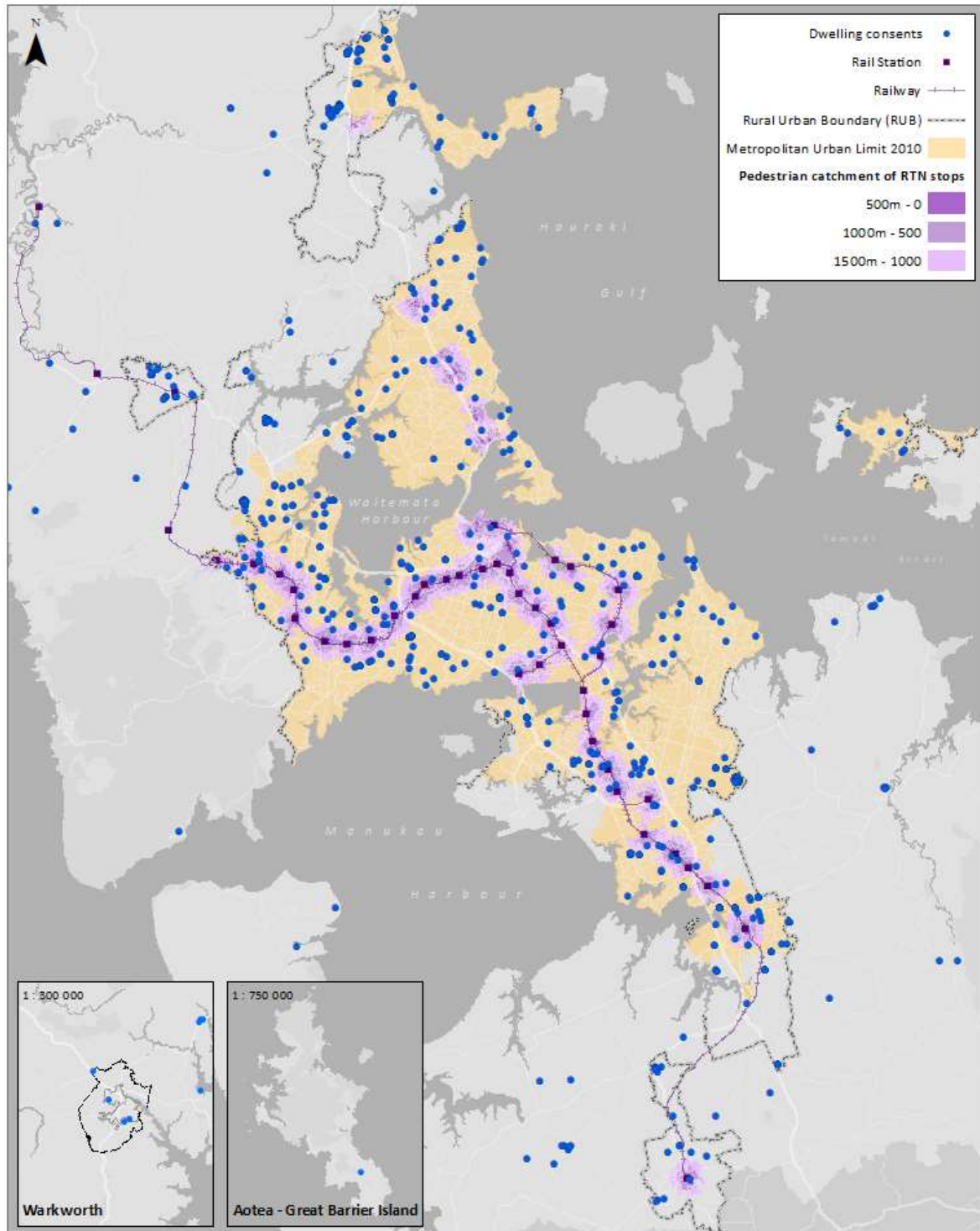
In February 2022, 354 dwellings (22 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4813 dwellings were consented inside the 1500m RTN walking catchments.

	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
Dwellings consented inside the 1500m RTN walking catchments	216	486	366	335	354
Percentage of total dwellings consented	18%	28%	21%	28%	22%
12-month rolling total inside RTN walking catchments	4374	4930	4849	4675	4813
Proportion from the last 12-month inside RTN walking catchments	25	24%	24%	24%	24%

Dwellings consented inside RTN walking catchments



8 Spatial distribution of dwelling consents



DISCLAIMER:
 This map is illustrative only and all information should be independently verified prior to use before taking any action. Copyright Auckland Council. Land Parcel Boundary Information from LINZ Crown Copyright Reserved. While due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map and accepts no liability for any error, omission or use of the information. High Detail Auckland 1:40k.

**Dwelling Consents Issued
 February 2022**

0 2 4 6
 Kilometres
 Scale @ A4
 = 1:300,000
 Date Printed:
 5/04/2022

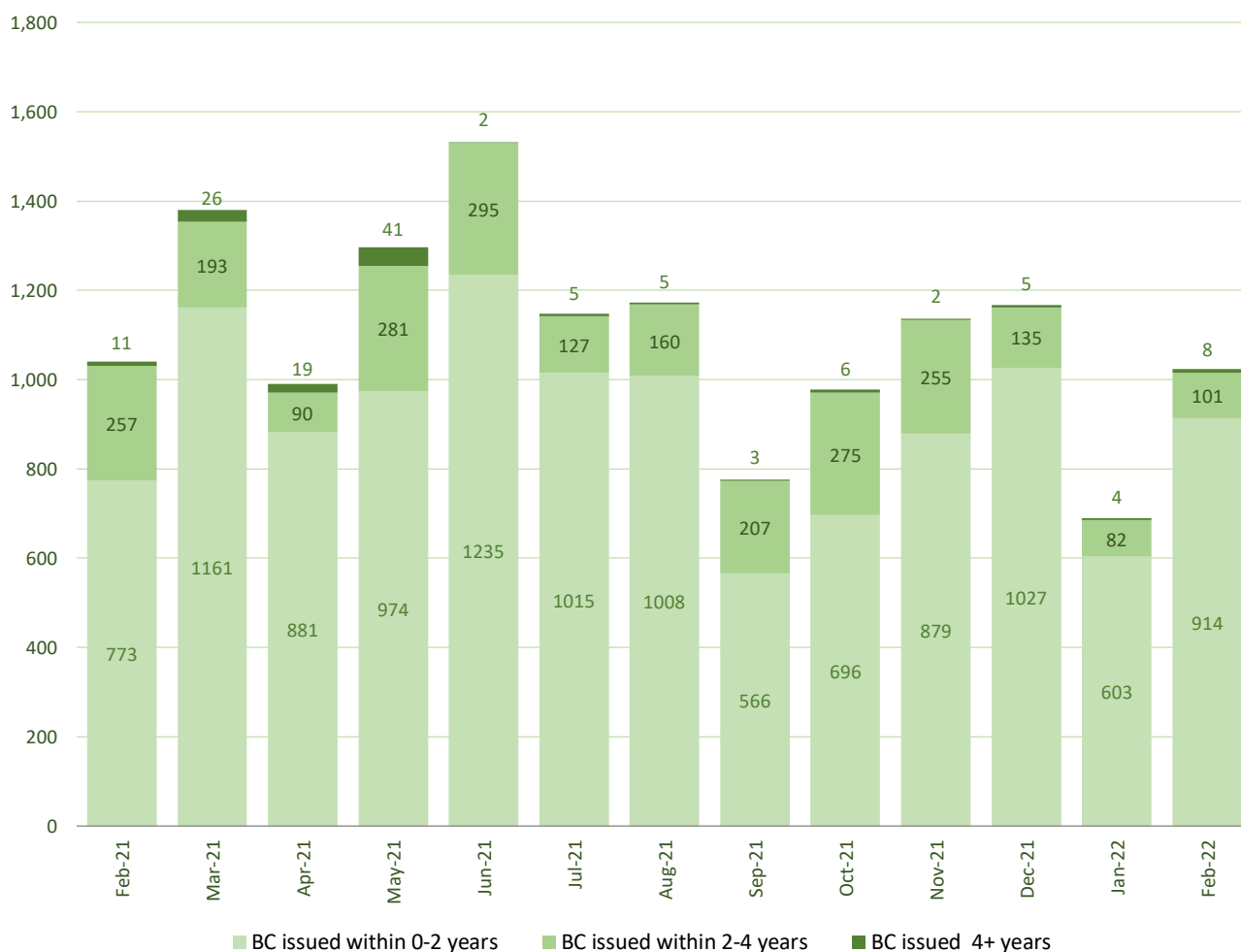


9 Dwellings with CCCs issued (completions)

1023 dwelling units had received CCCs in February 2022. 89 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
0-2 years	773	879	1027	603	914
2-4 years	257	255	135	82	101
4+ years	11	2	5	4	8

Dwellings with CCCs issued



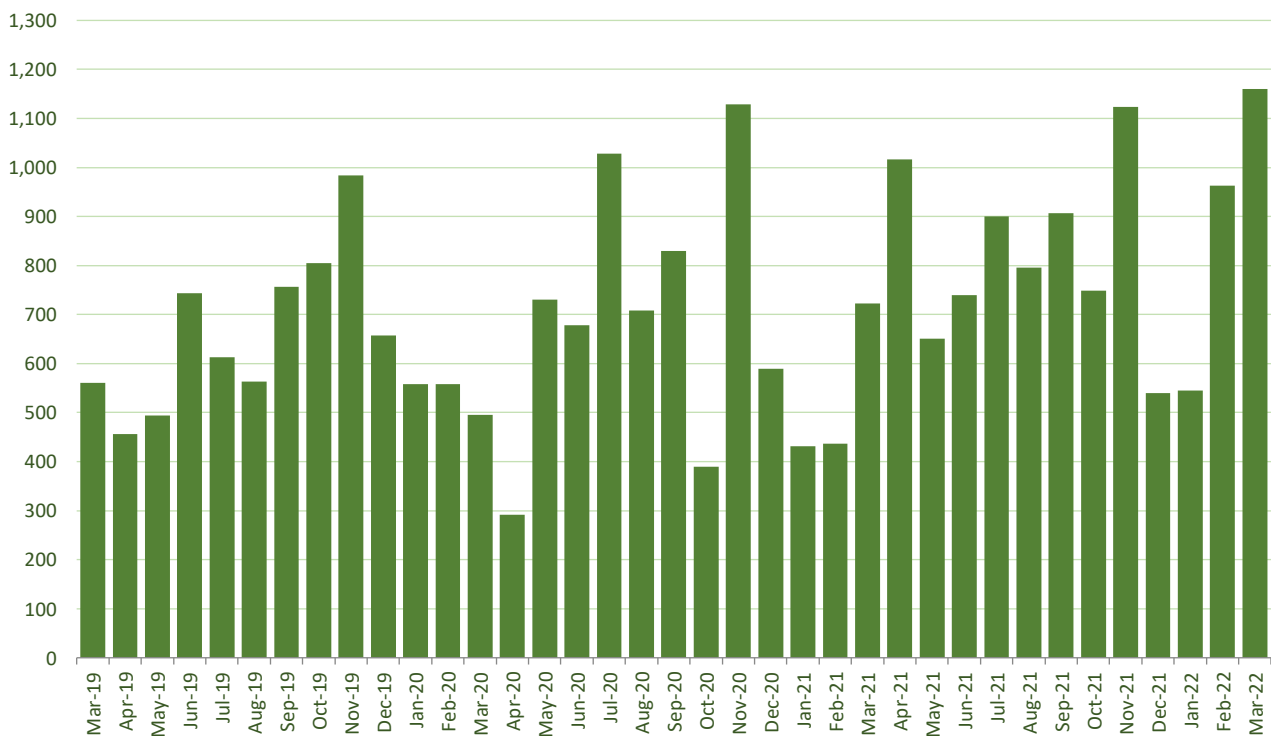
Data source: Auckland Council

10 Residential parcels created

In March 2022, the total number of residential parcels under 5000m² created was 1160.

Parcel size category	Mar 21	Dec 21	Jan 22	Feb 22	Mar 22
Less than 1000 m ²	699	529	521	916	1133
1000 m ² to 1999 m ²	11	9	11	23	17
2000 m ² to 2999 m ²	7	0	9	11	6
3000 m ² to 3999 m ²	3	2	2	10	3
4000 m ² to 4999 m ²	2	0	2	3	1
Total number of residential parcels < 5000m²	722	540	545	963	1160

New residential zoned parcels (< 5000m²)

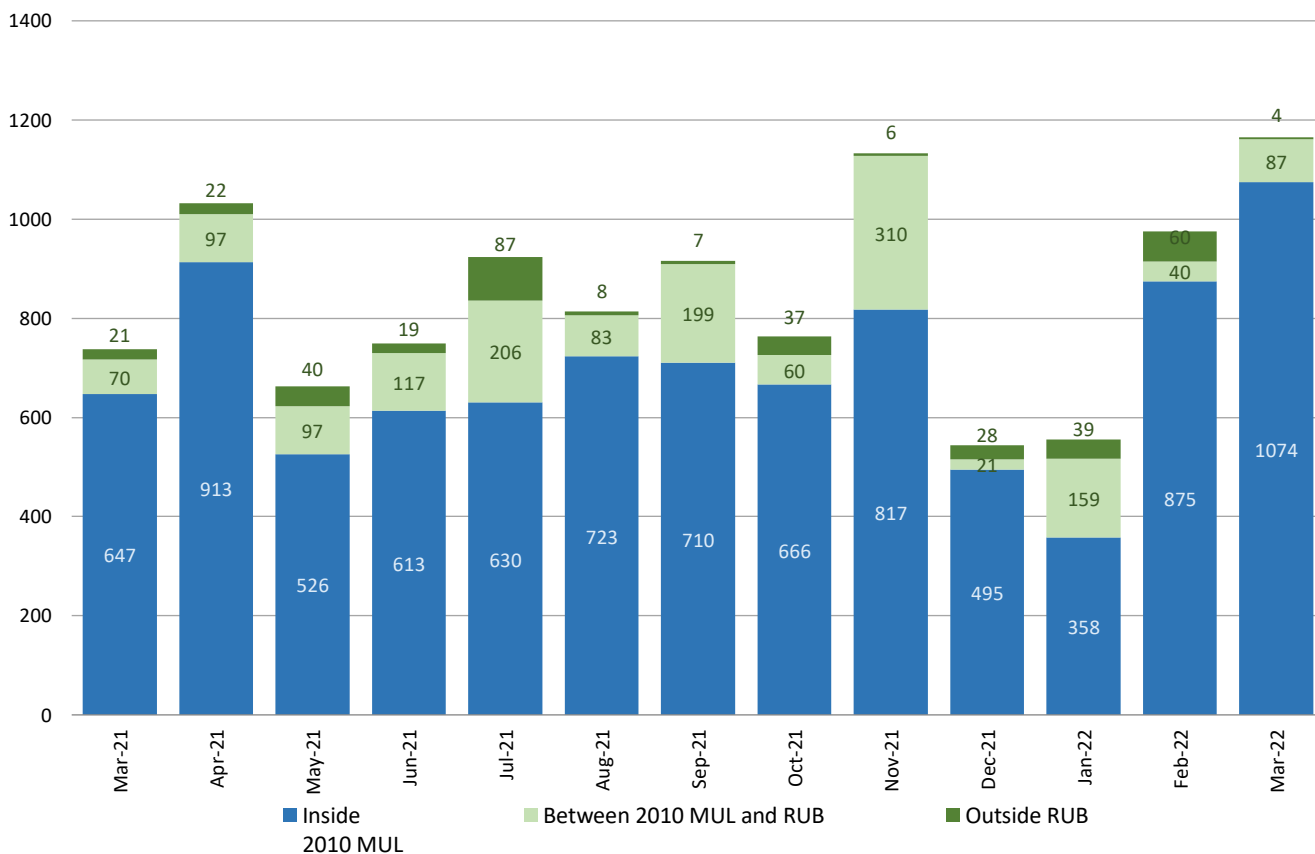


11 Residential parcels by Auckland Plan monitoring boundaries

1074 of new residential parcels of all sizes created in March 2022 were inside 2010 MUL and a total of 1161 new residential parcels were inside the RUB.

	Mar 21	Dec 21	Jan 22	Feb 22	Mar 22
Inside 2010 MUL	647	495	358	875	1074
Between 2010 MUL and RUB	70	21	159	40	87
Outside RUB	21	28	39	60	4

Residential parcels created by Auckland Plan monitoring boundaries

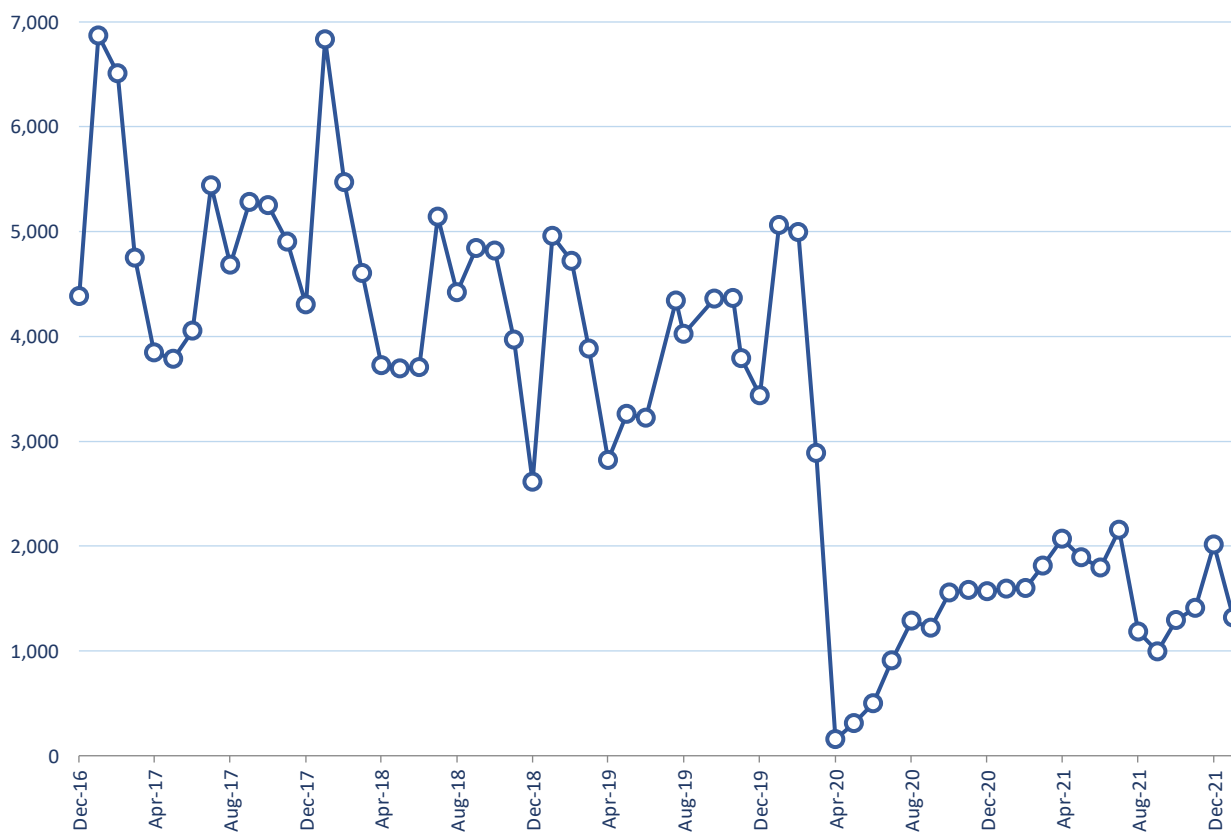


12 Permanent and long-term migration

Long-term arrival number in December 2021 was 2012. 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.

	Jan 21	Oct 21	Nov 21	Dec 21	Jan 22
Arrivals	1595	1292	1408	2012	1315
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)

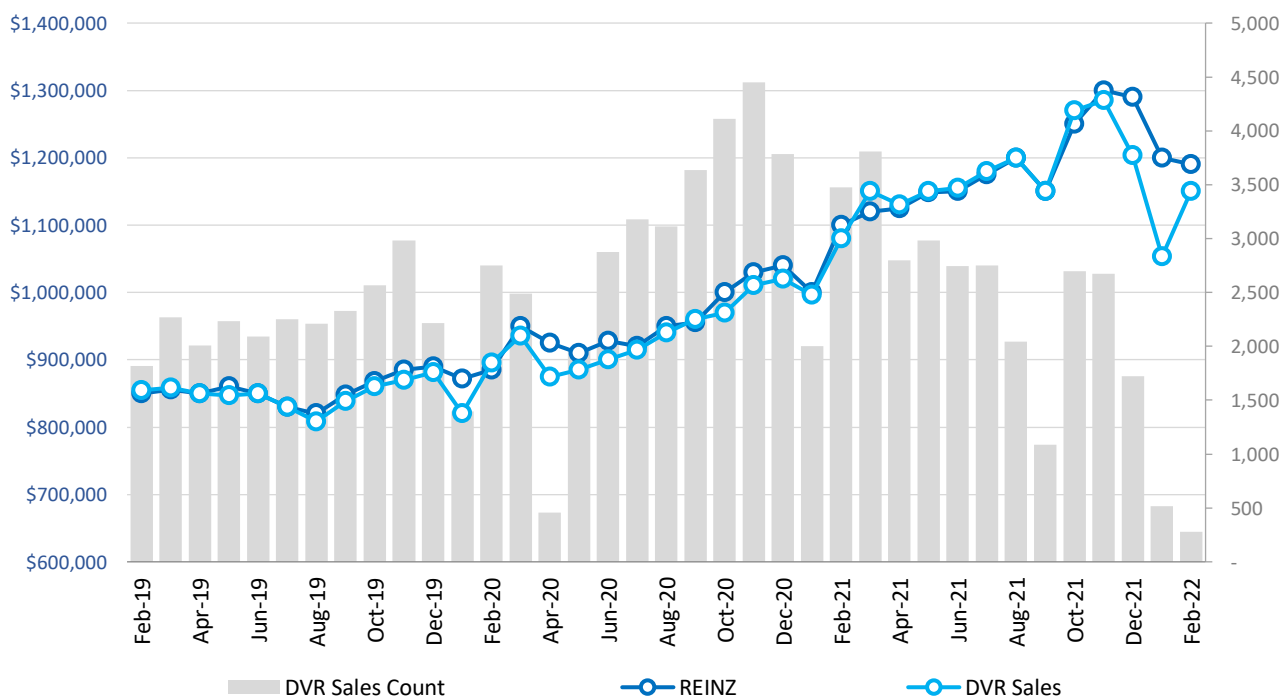


13 Median residential sale price

The median residential sales price from REINZ in February 2022 was \$1,190,000. The District Valuation Roll (DVR) median sales price in February 2022 was \$1,150,000 (based on 281 sales currently reported).

Data source	Feb 21	Nov 21	Dec 21	Jan 22	Feb 22
REINZ	\$1,100,000	\$1,300,000	\$1,290,000	\$1,200,000	\$1,190,000
DVR sales ¹	\$1,080,000	\$1,285,000	\$1,203,250	\$1,053,000	\$1,150,000
Count of DVR sales	3478	2675	1720	518	281

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.

14 Public housing in Auckland

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.

	September quarter 2020	December quarter 2020	March quarter 2021	June quarter 2021	September quarter 2021
Public housing stock	33,724	34,281	34,584	34,743	35,064
Public housing register - housing register (top row) and transfer register (bottom row)	7823	8043	8377	8386	8377
	1864	1979	2061	2170	2287
Public housing register - applications housed	806	1045	736	770	578
Accommodation Supplement Recipients	121,780	125,940	121,940	117,730	120,211

Data source: Ministry of Housing and Urban Development

¹ 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/>

15 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>)

Find out more: rimu@aucklandcouncil.govt.nz
or visit knowledgeauckland.org.nz and
aucklandcouncil.govt.nz

