



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

December 2022

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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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.

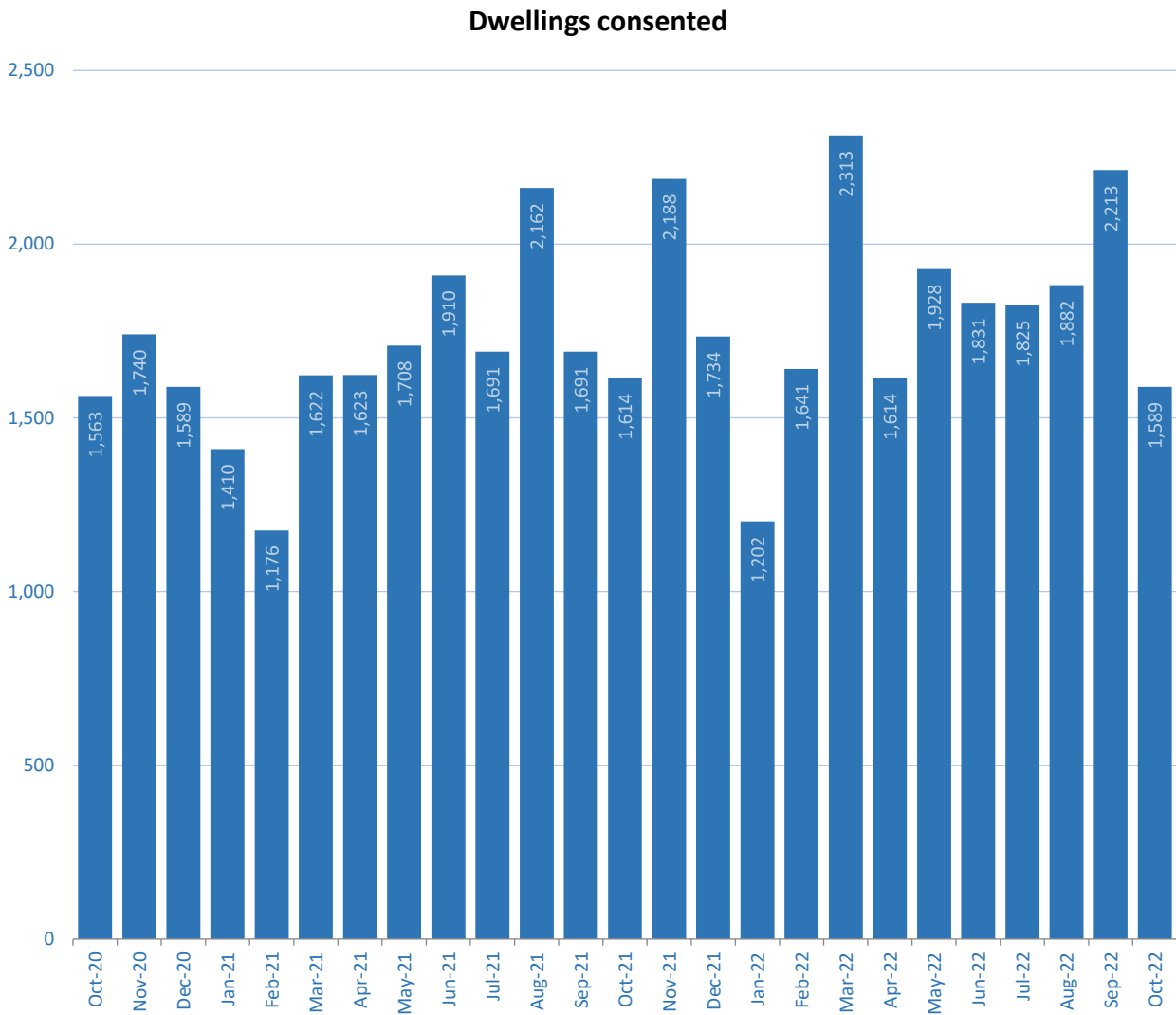
2 Highlights

- 1589 dwellings were consented in October 2022.
- In the year ending October 2022, 21,960 dwellings were consented in the region.
- 22 per cent of new dwellings consented in October 2022 were houses, 15 per cent were apartments and 63 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 56 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in October 2022.
- 1468 dwellings consented in October 2022 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 25 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in October 2022.
- 218 dwellings were within hazard zones, accounting for 14 per cent of total dwellings consented. Over the past 12 months, 9 per cent of new dwellings were consented within a hazard zone.
- 1160 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in October 2022.
- In the year ending October 2022, 13,461 dwellings had a CCC issued.
- 1063 new residential parcels under 5000m² were created in November 2022.
- In the past 12 months, 12,019 new residential parcels under 5000m² were created – an average of 1002 each month.
- In November 2022, 1072 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in August 2022 were 5869.
- 892 public housing applications have been housed in the September quarter 2022.

3 Dwellings Consented

In October 2022, 1589 dwelling consents were issued, which saw 21,960 consents issued for the past 12 months.

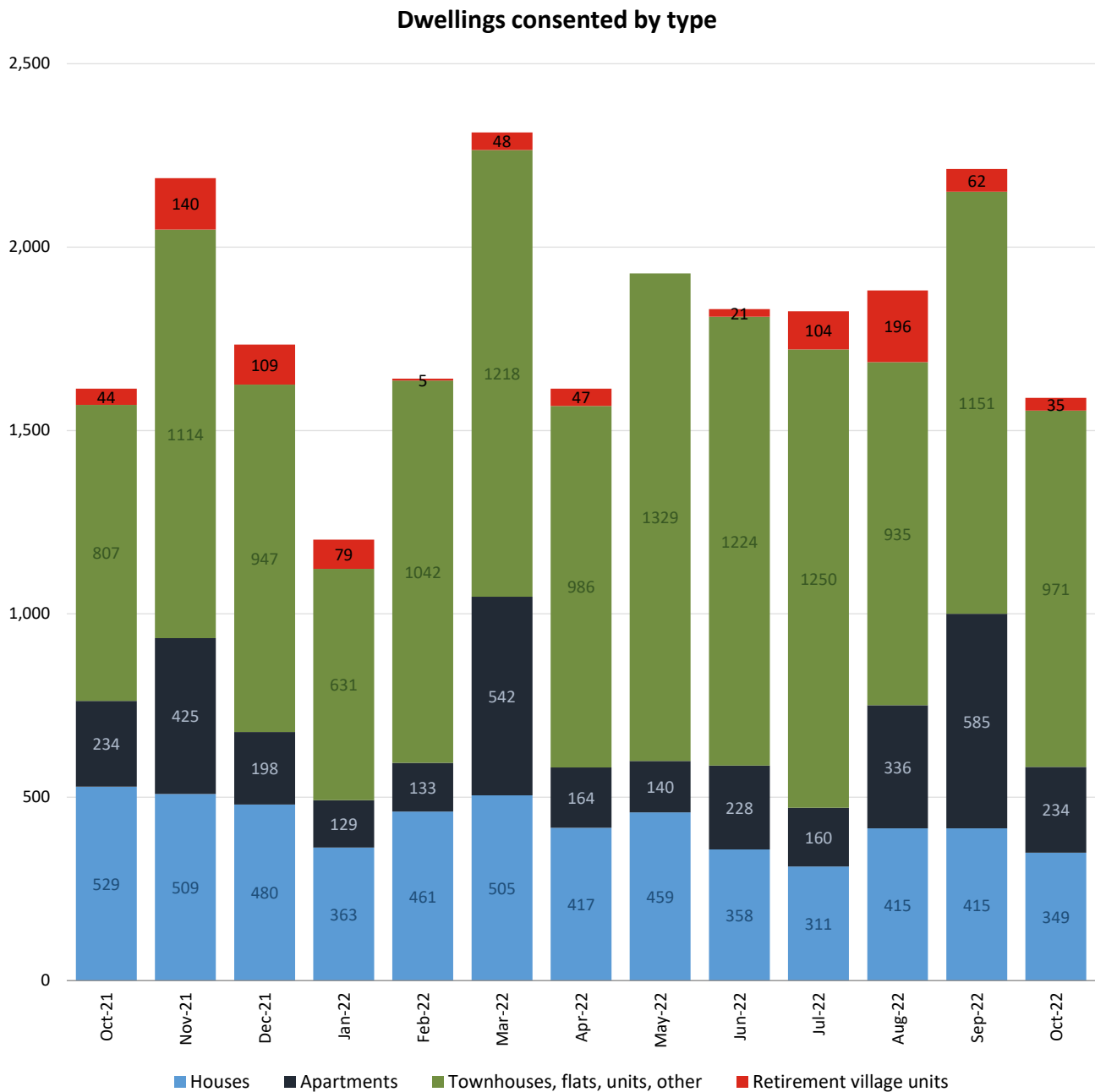
Oct 21	July 22	Aug 22	Sep 22	Oct 22
1614	1825	1882	2213	1589



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in October 2022, 349 were houses, 234 were apartments, and 1006 were townhouses, flats, units, retirement village units or other types of attached dwellings.



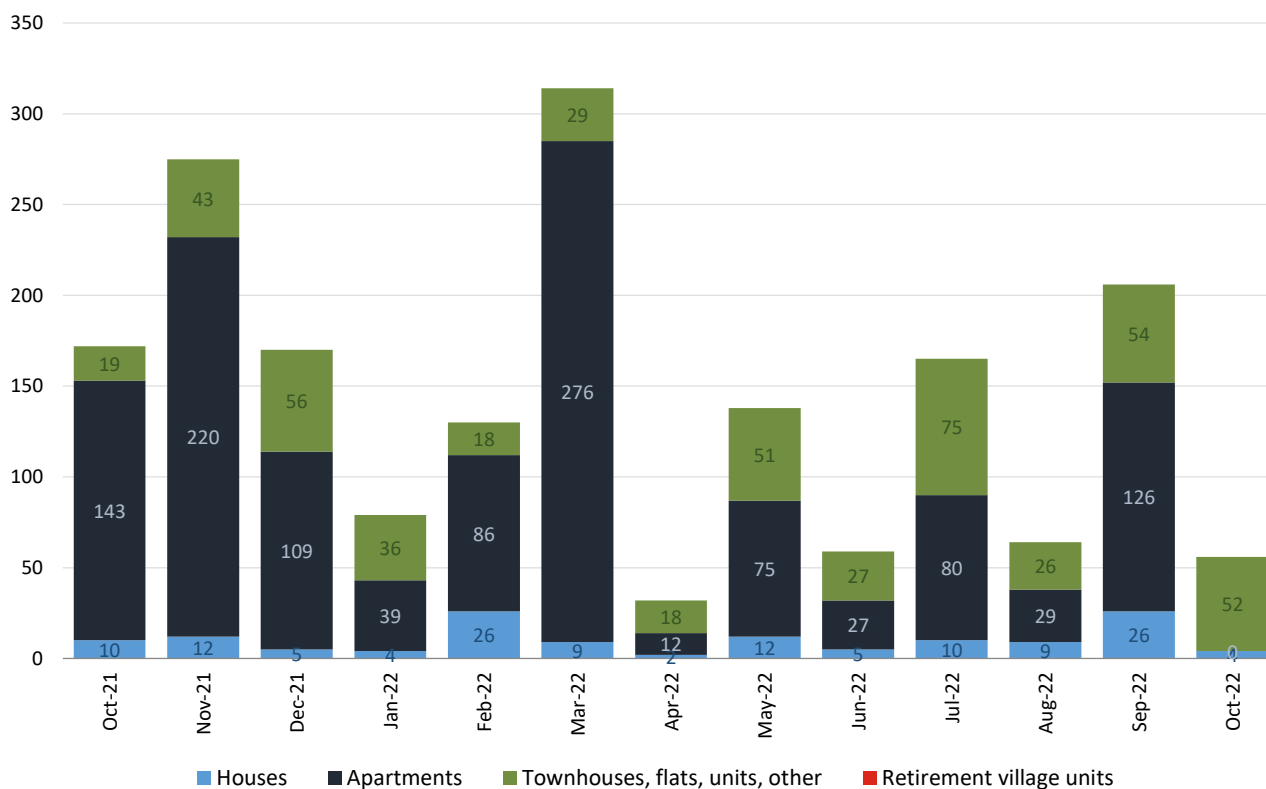
Data source: Statistics New Zealand

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

In October 2022, 56 dwellings (4 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 4 houses and 52 townhouses, flats, and other attached dwelling types.

	Oct 21	July 22	Aug 22	Sep 22	Oct 22
Number of KO/TRC dwellings consented	172	165	64	206	56
Percentage of total dwellings consented	11%	9%	3%	9%	4%

Dwellings consented by type (KO/TRL land)



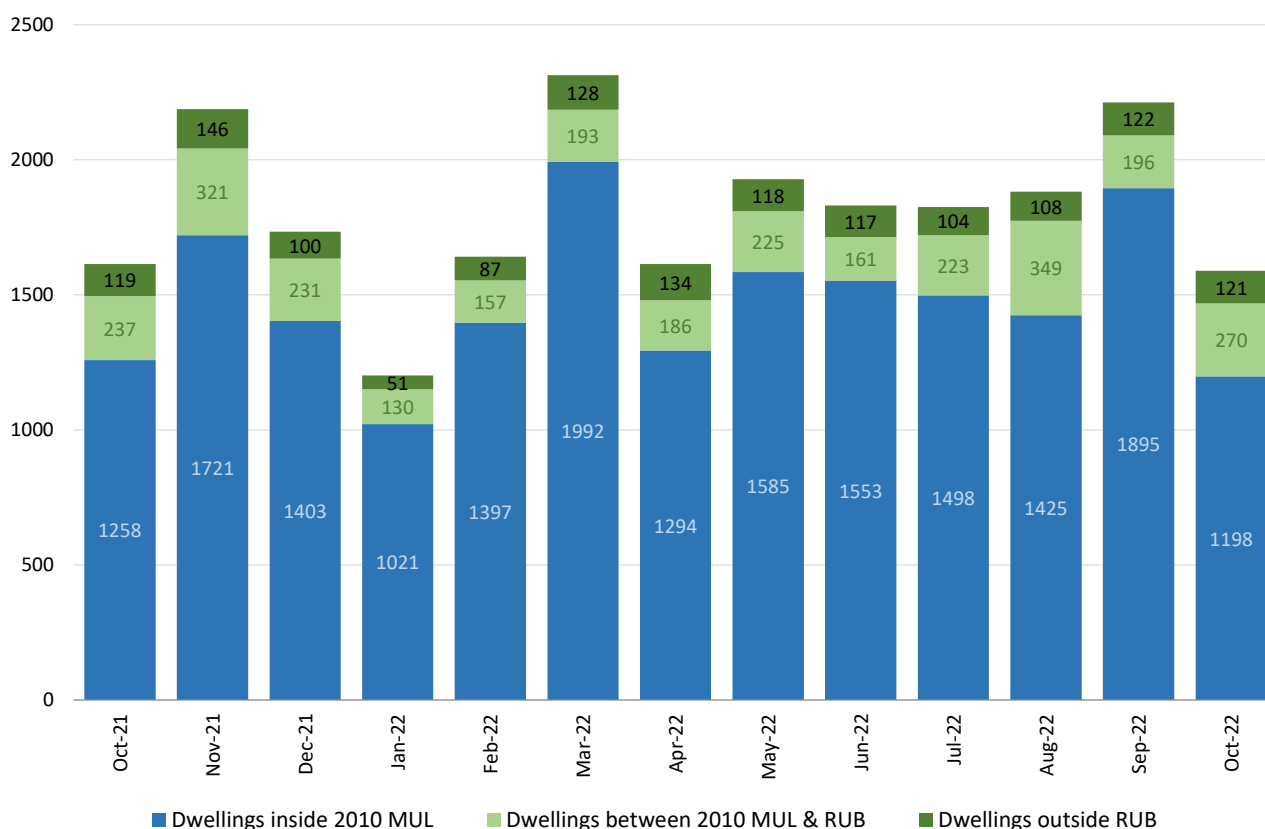
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In October 2022, 1198 dwellings consented were inside 2010 MUL and a total of 1468 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Oct 21	July 22	Aug 22	Sep 22	Oct 22
Inside 2010 MUL	1258	1498	1425	1895	1198
Between 2010 MUL and RUB	237	223	349	196	270
Outside RUB	119	104	108	122	121

Dwellings consented by Auckland Plan monitoring boundaries

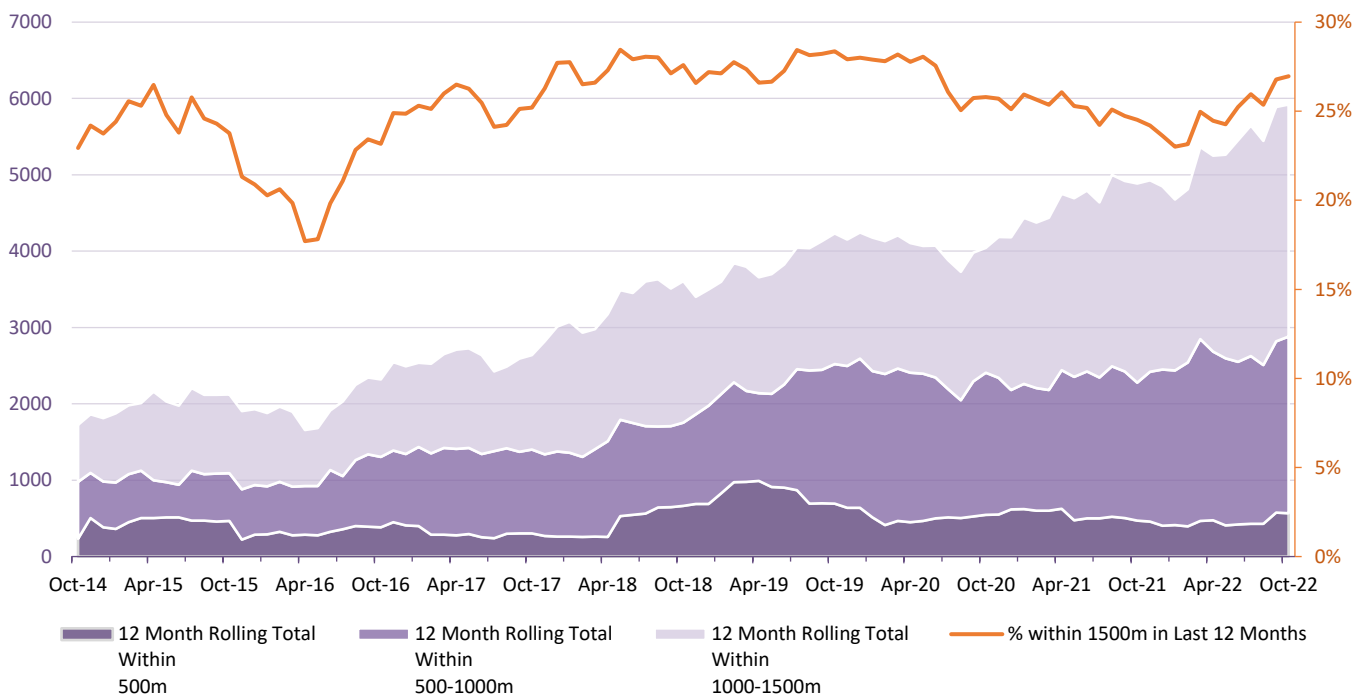


7 Dwellings consented along the rapid transit network

In October 2022, 404 dwellings (25% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 5921 dwellings were consented inside the 1500m RTN walking catchments.

	Oct 21	July 22	Aug 22	Sep 22	Oct 22
Dwellings consented inside the 1500m RTN walking catchments	370	468	369	905	404
Percentage of total dwellings consented	23%	26%	20%	41%	25%
12-month rolling total inside RTN walking catchments	4888	5644	5442	5887	5921
Proportion from the last 12-month inside RTN walking catchments	25%	26%	25%	27%	27%

Dwellings consented inside RTN walking catchments



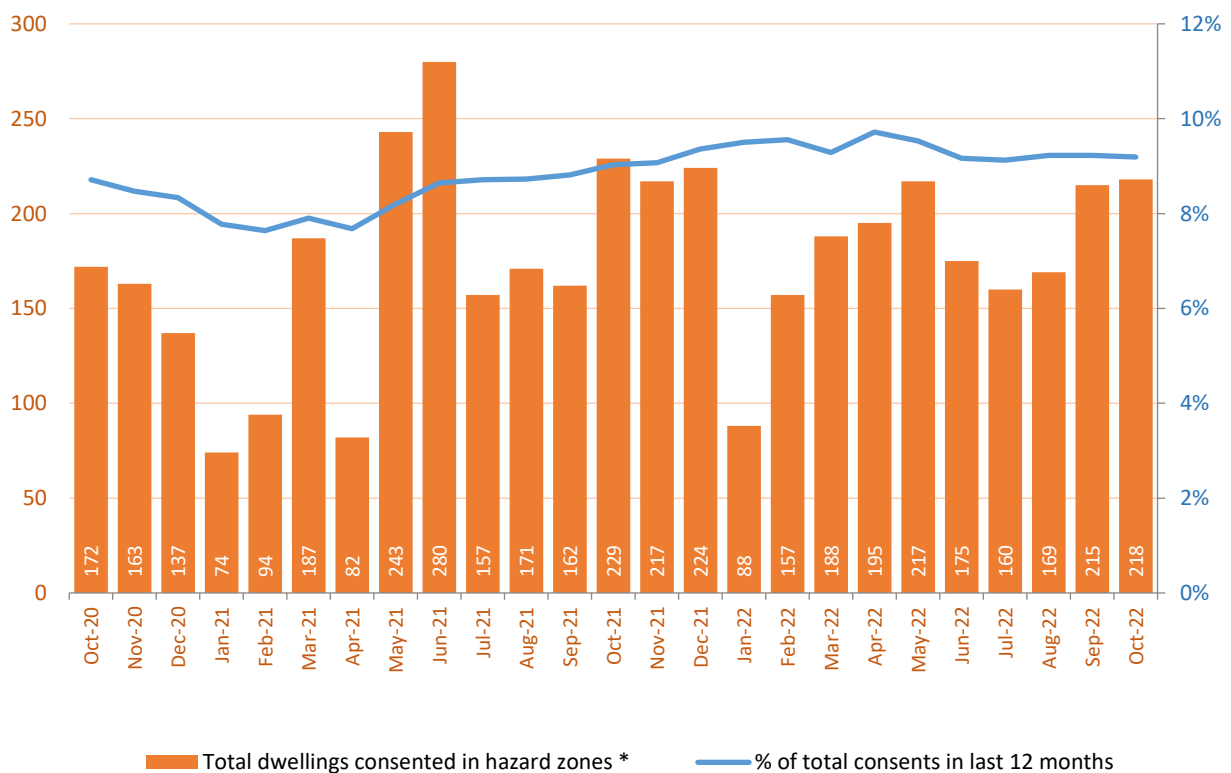
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

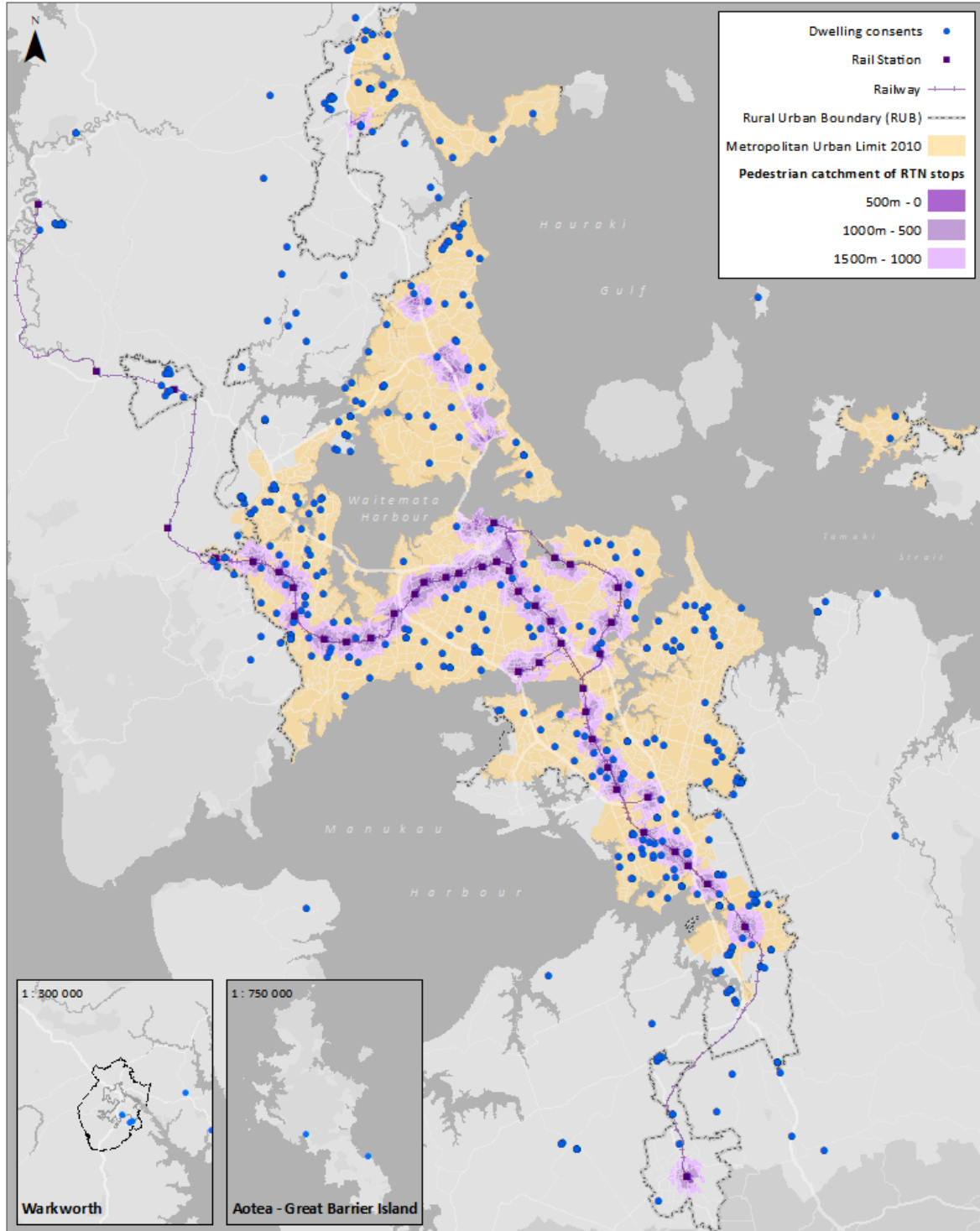
In October 2022, 218 dwellings (14% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2223 dwellings (9% of total dwellings) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, evacuation zones, areas of coastal inundation and erosion zones.

	Oct 21	July 22	Aug 22	Sep 22	Oct 22
Dwellings consented within hazard zones	229	160	169	215	218
Percentage of total dwellings consented	9%	9%	9%	10%	14%
12-month rolling total inside hazard zones	1979	2183	2181	2234	2223
Proportion from the last 12-month within hazard zones	9%	9%	9%	9%	9%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



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**Dwelling Consents Issued
 October 2022**

0 2 4 6
 Kilometres
**Scale @ A4
 = 1:300,000**
**Date Printed:
 6/12/2022**

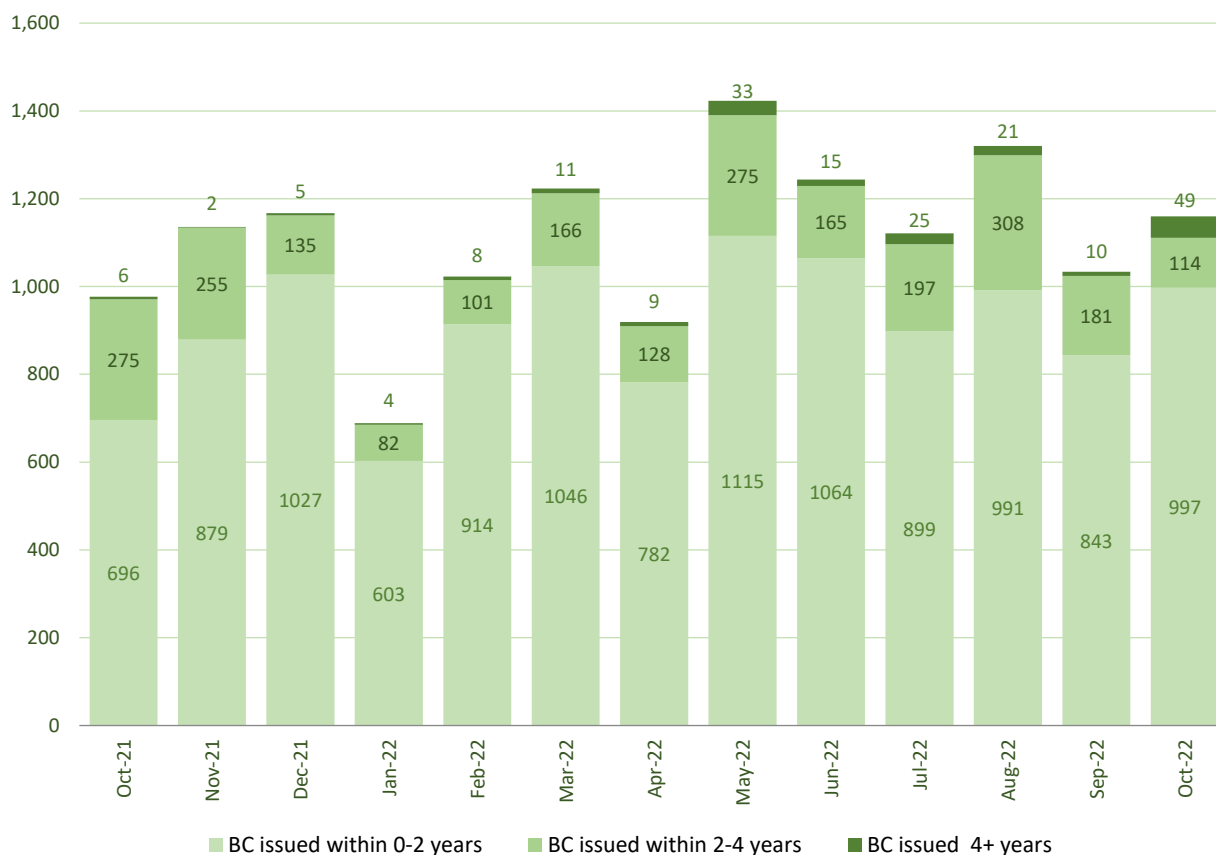


10 Dwellings with CCCs issued (completions)

1160 dwelling units had received CCCs in October 2022. 86 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Oct 21	July 22	Aug 22	Sep 22	Oct 22
0-2 years	696	899	991	843	997
2-4 years	275	197	308	181	114
4+ years	6	25	21	10	49

Dwellings with CCCs issued



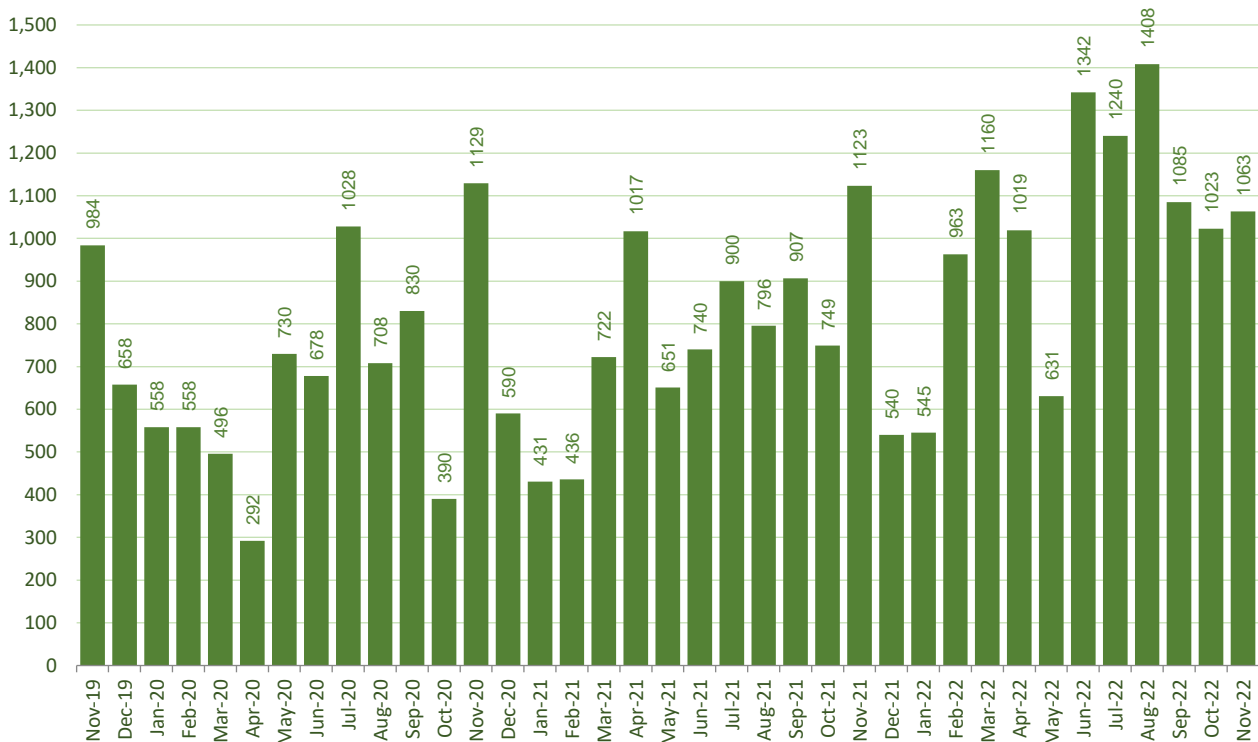
Data source: Auckland Council

11 Residential parcels created

In November 2022, the total number of residential parcels under 5000m² created was 1063.

Parcel size category	Nov 21	Aug 22	Sep 22	Oct 22	Nov 22
Less than 1000 m ²	1072	1347	1048	987	1032
1000 m ² to 1999 m ²	37	39	28	11	13
2000 m ² to 2999 m ²	5	11	2	19	5
3000 m ² to 3999 m ²	5	7	2	5	8
4000 m ² to 4999 m ²	4	4	5	1	5
Total number of residential parcels < 5000m ²	1123	1408	1085	1023	1063

New residential zoned parcels (< 5000m²)

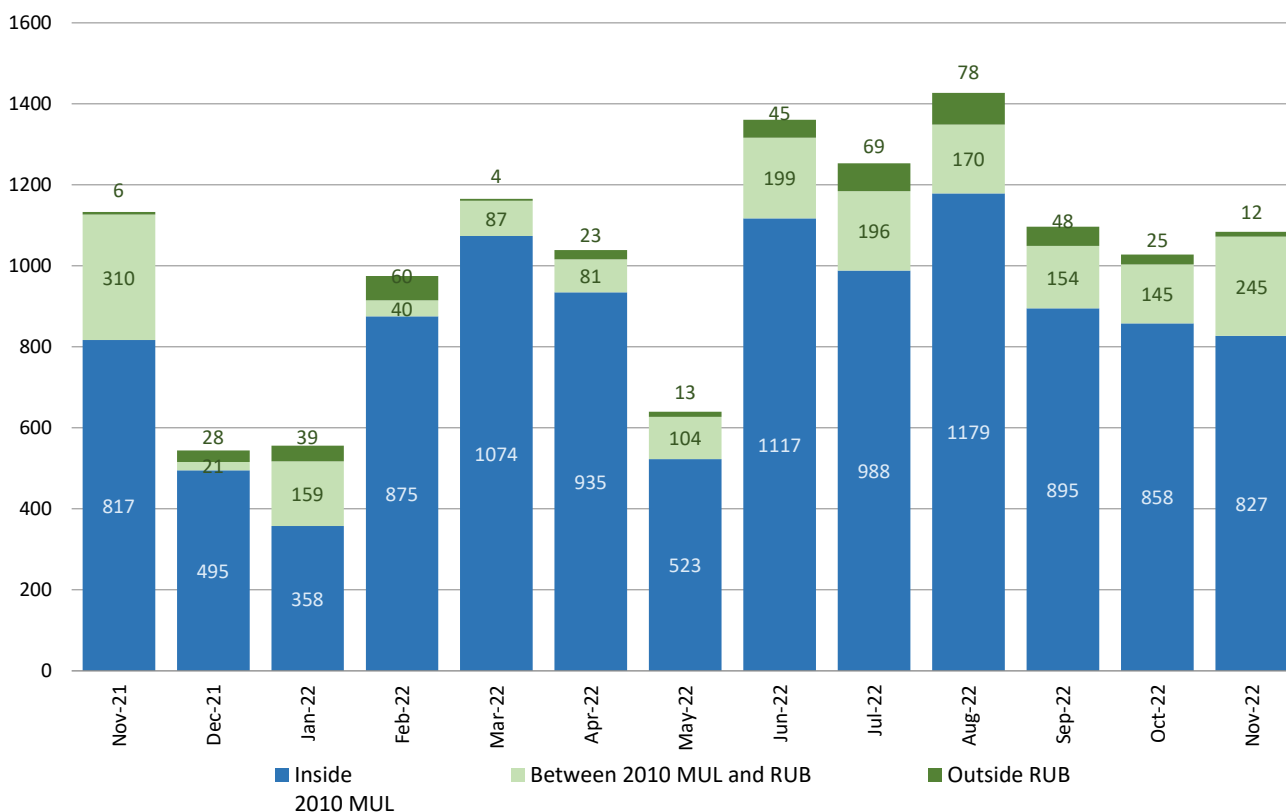


12 Residential parcels by Auckland Plan monitoring boundaries

827 of new residential parcels of all sizes created in November 2022 were inside the 2010 MUL and a total of 1072 new residential parcels were inside the RUB.

	Nov 21	Aug 22	Sep 22	Oct 22	Nov 22
Inside 2010 MUL	817	1179	895	858	827
Between 2010 MUL and RUB	310	170	154	145	245
Outside RUB	6	78	48	25	12

Residential parcels created by Auckland Plan monitoring boundaries

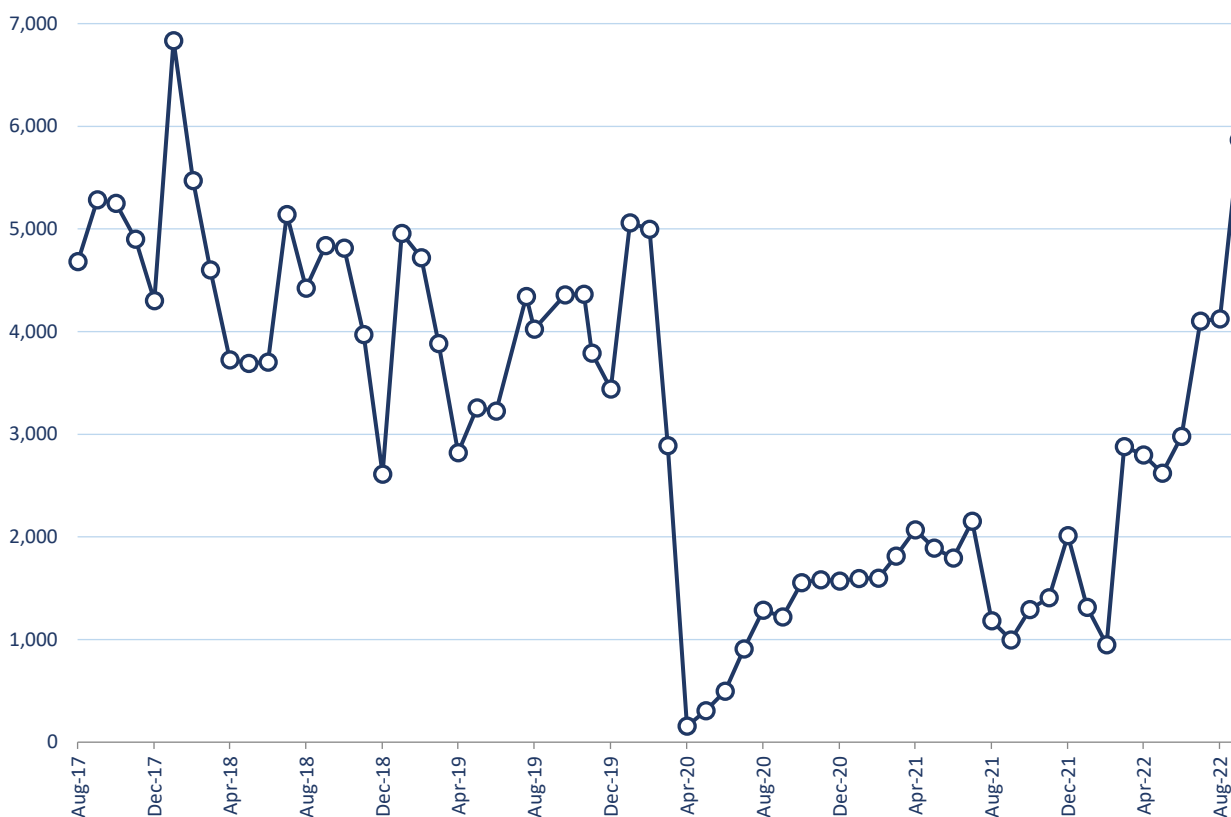


13 Permanent and long-term migration

Long-term arrival number in September 2022 was 5869. 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.

	Sep 21	June 22	July 22	Aug 22	Sep 22
Arrivals	995	2980	4102	4125	5869
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

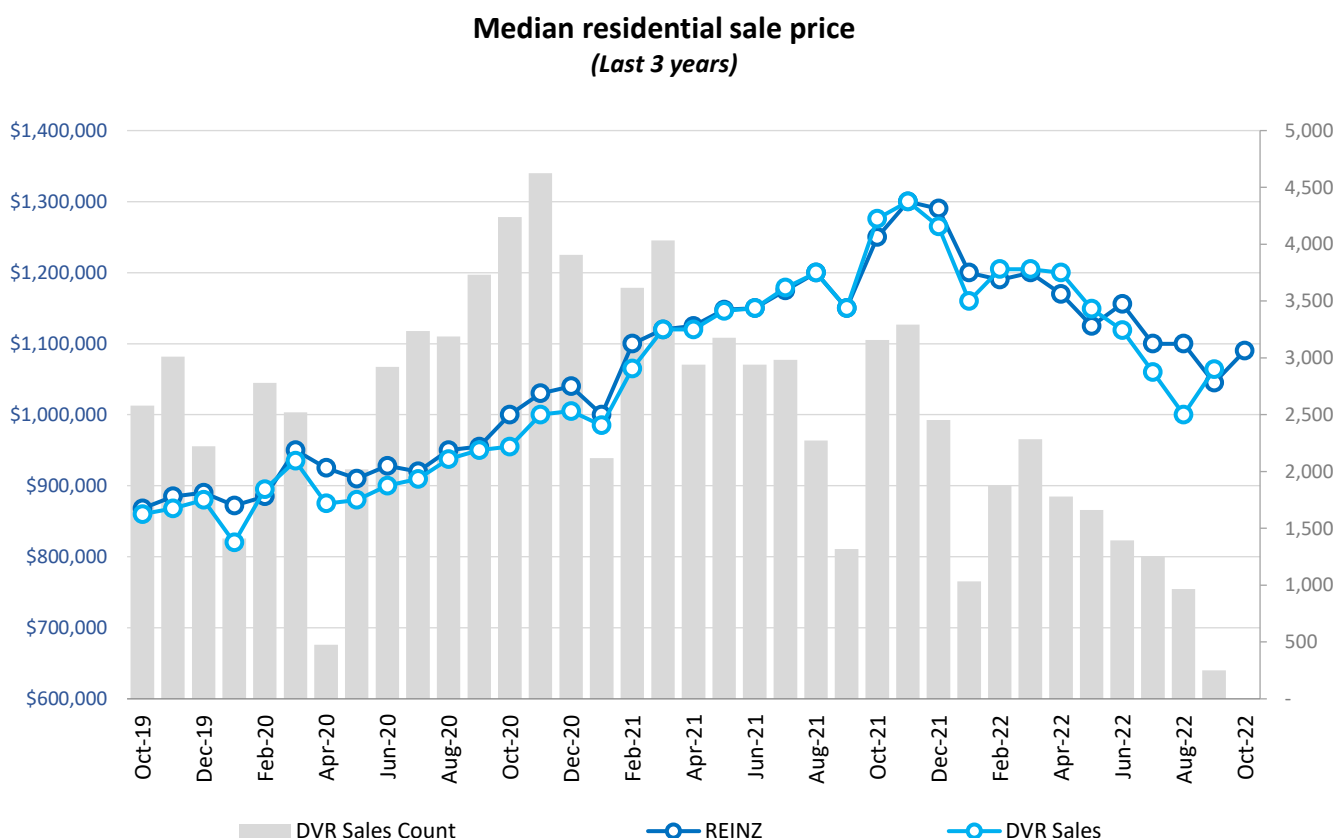
Permanent and long-term arrivals in Auckland
(last five years)



14 Median residential sale price

The median residential sales price from REINZ in October 2022 was \$1,090,000. The District Valuation Roll (DVR) median sales price data is unavailable this month.

Data source	Oct 21	July 22	Aug 22	Sep 22	Oct 22
REINZ	\$1,250,000	\$1,100,000	\$1,100,000	\$1,045,000	\$1,090,000
DVR sales ¹	\$1,276,000	\$1,060,000	\$1,000,000	\$1,063,000	NA
Count of DVR sales	3157	1250	996	252	NA



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.

15 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 September quarter 2022, 892 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2021	December quarter 2021	March quarter 2022	June quarter 2022	September quarter 2022
Public housing stock	35,064	35,192	35,291	35,780	35,996
Public housing register - housing register (top row) and transfer register (bottom row)	8377	8471	8712	8551	8066
	2287	2443	2492	2538	2396
Public housing register – applications housed	578	672	648	815	892
Accommodation Supplement Recipients	120,211	121,383	116,593	115,163	115,073

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/>

16 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
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