



Auckland Residential Property Developer Survey

July 2025

Tim Guo

January 2026

Survey Report

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Strategic Advice
and Research

SARU





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Land Use Research and Evaluation Team
Strategic Advice and Research Unit
Policy Department

Auckland Council
Survey Report

Approved for Auckland Council publication by:

Name: Sarah Lomas

Position: Manager Land Use Research and Evaluation

Name: Denise O'Shaughnessy

Position: Head of Strategic Advice and Research

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For inquiries please, contact Dr Tim Guo, Senior Socio-Spatial Researcher

Email: tim.guo@aucklandcouncil.govt.nz

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Summary

Residential property developers play a key role in shaping Auckland's housing and urban environment. To better understand their challenges, motivations, and plans, Auckland Council's Land Use Research and Evaluation Team conduct developer surveys twice a year. These insights help the council make informed decisions and develop evidence-based policy responses to support housing delivery and ensure a liveable and well-functioning urban environment.

This report presents results from the first round of the Auckland Residential Property Developer Survey.

Over the past year, participating developers largely prioritised housing activity on brownfield sites, with a strong focus on the standalone and townhouse dwelling typologies. Development companies, compared to self-employed developers, demonstrated more capacity to deliver diverse project types.

The results also indicated that developers are still cautious about undertaking future development over the next 12 months. Many, especially self-employed developers, are indicating plans to pause or scale back the current level of project delivery.

Some key barriers to future development activity included infrastructure funding and provision challenges, uncertain market conditions, and regulatory and procedural processes.

On the flip side, developers also expressed optimism about the potential positive impacts of ongoing planning system reforms and lower interest rates.

Overall, development companies tended to hold more negative views on constraints affecting their near-future projects, while self-employed developers showed less certainty about the future.

Contents

Summary	i
List of figures.....	iii
List of tables.....	iv
1 Introduction	1
1.1 Bi-annual residential property developer survey programme	1
2 Survey Distribution and Response	3
2.1 Response profile	3
3 Results	5
3.1 Development activity	5
3.2 Residential development	8
3.3 Residential dwelling	11
3.4 Intended buyer	15
3.5 Location for development	16
3.6 Factors affecting future plan.....	20
4 Discussion.....	23
Appendix A. Auckland Council's Residential Property Developer Survey Questions	24
Appendix B. Comparison of Survey Responses and Building Consenting Applicants	32
Appendix C. Unique Building Consenting Applicants Between July 2024 and June 2025.....	33

List of figures

Figure 1: Percentage of participants, by the size of company employees (n=103)	3
Figure 2: Percentage of participants by years of experience in undertaking residential development activities in Auckland (n=101).....	4
Figure 3: Percentage of participants by types of development activity undertaken in Auckland over the past three years (n=103).....	6
Figure 4: Percentage of participants by types of development activity undertaken in Auckland over the past three years, self-employed developers vs. development companies.....	7
Figure 5: Percentage of participants having development operations in Auckland over the past three years, only one type vs. multiple types of development activities.....	7
Figure 6: Percentage of participants by types of residential development undertaken in Auckland, past 12-month experience vs. next 12-month intention.....	8
Figure 7: Number of participants indicating the extent of future development plans, by types of residential development.....	9
Figure 8: Percentage of participants by types of residential development undertaken in Auckland, past 12-month experience vs. next 12-month intention, by developer group.	10
Figure 9: Percentage of participants undertaking residential development in Auckland over the past 12 months, only one type vs. multiple types.	11
Figure 10: Percentage of participants by types of residential dwelling undertaken in Auckland, past 12-month experience vs. next 12-month intention.	12
Figure 11: Number of participants indicating the extent of future development plans, by types of residential dwelling.....	13
Figure 12: Percentage of participants by types of residential dwelling undertaken in Auckland, past 12-month experience vs. next 12-month intention, by developer group.....	14
Figure 13: Percentage of participants undertaking residential dwellings in Auckland over the past 12 months, only one type vs. multiple types.	15
Figure 14: Percentage of participants indicating their intended buyers, past 12-month experience vs. next 12-month intention.	16
Figure 15: Percentage of participants identifying locations where they undertook residential development over the past 12 months.....	18
Figure 16: Percentage of participants identifying locations for future residential development in the next 12 months.	19
Figure 17: Percentage of participants reporting expectations on factors affecting their future development plans in the next 12 months (n=97). Note: Factors are ordered by the proportion of negative expectations (highest to lowest). 'Don't know' responses are displayed as values exceeding 100 per cent.	21
Figure 18: Percentage of participants reporting expectations on factors affecting their future development plans in the next 12 months, self-employed developer (left) vs. development company (right). Factors are ordered by the proportion of negative expectations (highest to lowest).....	22

List of tables

Table 1: Percentage of participants by range of dwellings built over past 12 months, by types of residential dwelling (n=93)	12
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1 Introduction

The construction sector is a major contributor to New Zealand's economy and workforce. Despite falling revenue in recent years, the industry still contributed an average of 6.6 per cent of the country's Gross Domestic Product between 2020 and 2025, and provided nearly 197,000 jobs (8.2 per cent of all jobs across the country) as at the end of 2024.^{1,2}

Within the industry, residential development has seen strong investment growth since the end of the 2010s. However, this trend slowed from late 2022, which was likely due to a combination of rising construction and financing costs alongside declining housing prices. In the Auckland region, the total number of new residential dwelling consents reached a peak in the year ended September 2022, with a record high of 21,985 consents issued by Auckland Council. This number has since returned to approximate levels of early 2020, with 14,347 new dwellings consented in the year ended July 2025.³ In addition to these trends, there has been a significant shift in the typology of new builds from standalone to multi-unit dwellings over the past decade.

Residential developers, as the primary suppliers of new dwellings, play a central role in shaping the built environment. This requires them to navigate the opportunities and constraints of the regulatory system, work within the prevailing economic conditions, and respond to consumer demand. It is therefore important for Auckland Council (the council) to understand:

- how the developer community is enabled and impacted by planning, policy and market conditions
- what developments are likely to be delivered under current economic and planning considerations and future growth assumptions
- how shifts in the wider industry, planning system and economy may shape future development intentions.

1.1 Bi-annual residential property developer survey programme

In 2022, the council surveyed the developer community and identified strong preferences for shifting development building types over the following decade, with growing interests in high-density residential and mixed-use developments.⁴

The council has now initiated a bi-annual Auckland Residential Property Developer Survey programme to better understand developers' challenges, intentions and aspirations, and to inform evidence-based policy decisions. The survey programme is also a key mechanism for responding to the requirements under the National Policy Statement on Urban Development (NPS-UD), which mandates engagement

¹ Stats NZ. 2025. Gross domestic product: June 2025 quarter. Detail data can be sourced from <https://www.stats.govt.nz/information-releases/gross-domestic-product-june-2025-quarter/>

Table 5: Gross domestic product by industry – annual values.

² Stats NZ. 2025. Employment indicators: December 2024. Detail data can be sourced from <https://www.stats.govt.nz/information-releases/employment-indicators-december-2024/>

³ Auckland Council. 2025. Auckland Monthly Housing Update, September 2025. More details are available at <https://www.knowledgeauckland.org.nz/publications/auckland-monthly-housing-update-september-2025/>

⁴ Results of Auckland Council's Property Developer Survey 2022 can be found via <https://www.knowledgeauckland.org.nz/publications/housing-and-business-development-capacity-assessment-for-the-auckland-region-national-policy-statement-on-urban-development-2020/> Section 2

with the development sector to inform both the Future Development Strategy (FDS) and the Housing and Business Development Capacity Assessment (HBA).⁵

The survey collects insights into developer sentiment and expectations for residential development activity in the near future, while also exploring perceptions of factors influencing development plans. This helps forecast potential shifts in the housing market and deepens understanding of the drivers behind past changes. Over time, findings from the survey will support the council and key stakeholders, including Central Government, in developing a long-term view of developer perceptions, which can be combined with other time-series data to generate greater insights.

This report presents the findings of the Auckland Residential Property Developer Survey July 2025. Section 2 outlines the survey distribution and response profile. Section 3 presents the data analysis and key findings by different themes. Section 4 discusses the survey results.

⁵ Ministry for the Environment. National Policy Statement on Urban Development. More details are available at <https://environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-urban-development/>

2 Survey Distribution and Response

Survey invitations were distributed on 14 July 2025 via the council's online survey platform to 1816 developers. These developers were identified as having applied for at least one building consent for new residential dwellings between June 2024 and May 2025, covering a 12-month period selected to align with the survey questions on developers' past experiences and development activity. A reminder email was sent two weeks after the initial invitation to the developers who had not responded or had not completed their responses. The survey remained open for four weeks and closed on 10 August 2025. Survey questions are included in Appendix A.

In total, 181 responses were received. After applying response completion checks and screening criteria,⁶ 103 responses were retained for data analysis. This report primarily presents results, figures and tables in percentage terms, with the corresponding total numbers also provided for context.

2.1 Response profile

Of the 103 participants, 51 per cent identified themselves as self-employed or sole traders, 42 per cent as companies with between one and ten employees, and 5 per cent as companies with more than ten employees (Figure 1). This report presents further analysis by grouping participants into sub-categories: self-employed developers and development companies (with at least one employee). The results of this comparative analysis are shown in the following sections accordingly.

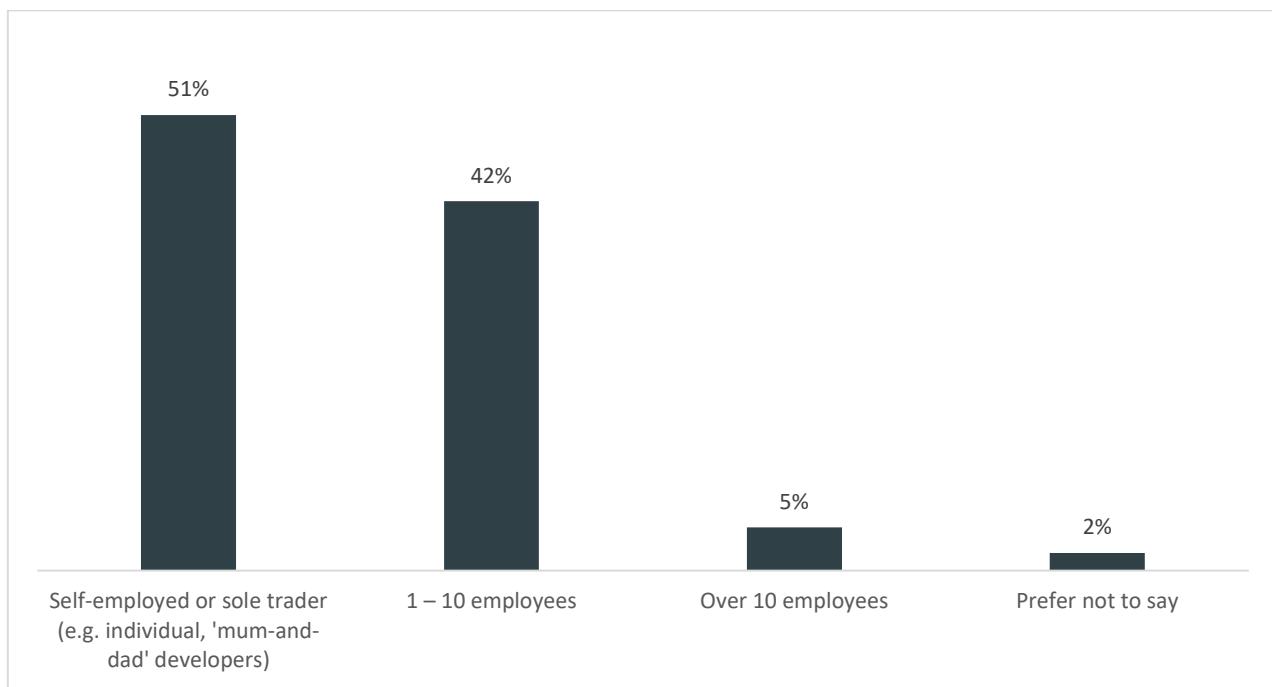


Figure 1: Percentage of participants, by the size of company employees (n=103).

Compared with self-employed developers, participants identifying as development companies reported greater experience in undertaking residential development across the Auckland region. Over

⁶ Given that the scope of the survey focuses on residential developers, participants involved exclusively in commercial building developments were excluded during the data cleaning process. However, there is a consideration for conducting a survey targeting commercial building developers to better understand the landscape of business-use development.

70 per cent of company respondents indicated they had six or more years of experience in residential development activities, while two-thirds of self-employed developers had less than six years of experience (Figure 2).

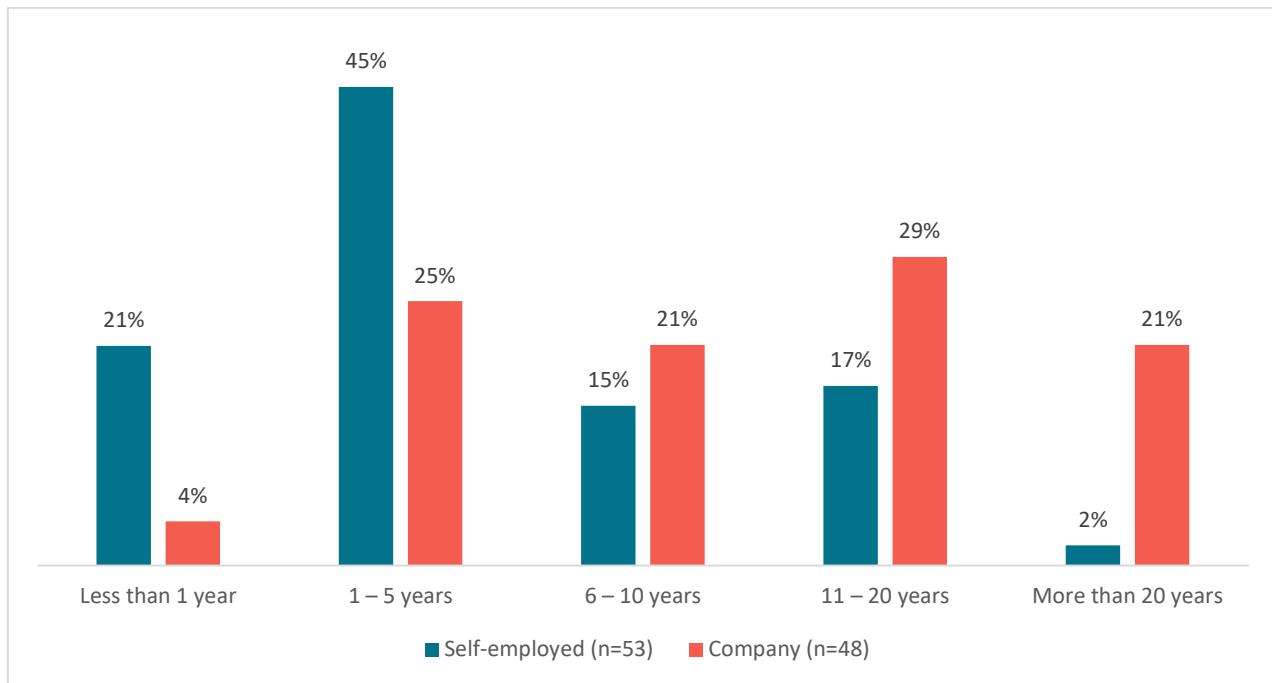


Figure 2: Percentage of participants by years of experience in undertaking residential development activities in Auckland (n=101).

3 Results

This section presents the survey results by organising questions into thematic areas: development activity, residential development, residential dwelling, intended buyers, location for development, and factors affecting future plan. Where applicable, the analysis further disaggregates results between self-employed developers and development.

Multiple terms are used in the survey and this report; therefore, before presenting detailed analytical results, those terms are defined below to ensure consistency and avoid any potential misinterpretations of data used in the report.

Development activity

Development activity refers broadly to development operations across a range of types, including residential, business use (e.g. commercial, industrial), mixed-use (i.e. residential and business within the same development), and land subdivision or development.

Residential development

Residential development is a sub-category of development activity, including land or housing development undertaken on brownfield, greenfield or rural land areas.

Residential dwelling

Residential dwelling refers to a variety of housing typologies including standalone houses, attached townhouses, apartments, and mixed-use dwellings.

Brownfield and greenfield land

Brownfield land is defined as existing developed land in urban area, while greenfield land refers to recently urbanised land.

3.1 Development activity

As shown in Figure 3, ‘Residential’ development was the predominant activity reported by 96 per cent of participants. Other residential-related development activities were also reported, with nearly one-quarter of participants involved in ‘Developing or subdividing land for sale and further development’ and 3 per cent undertaking ‘Mixed-use’ development in Auckland. In addition, 6 per cent of participants also indicated involvement in ‘Business-use’ development in Auckland over the past three years.

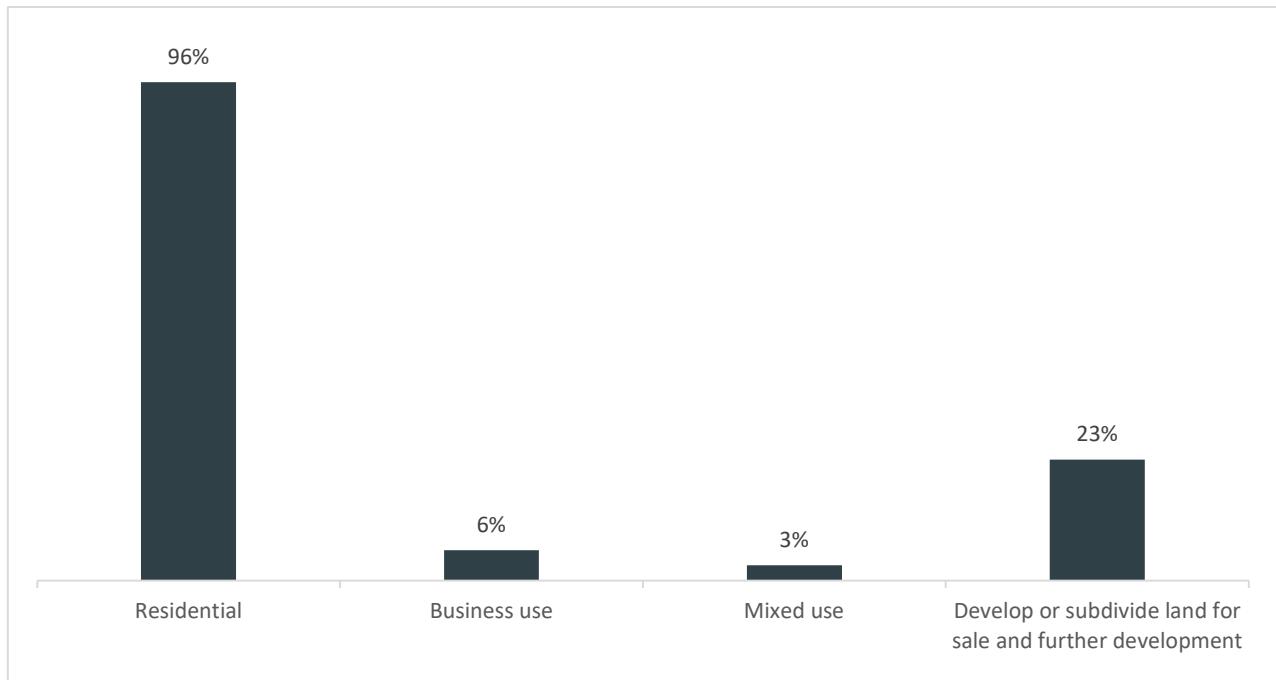


Figure 3: Percentage of participants by types of development activity undertaken in Auckland over the past three years (n=103).

When disaggregating the analysis by developer group, development companies were found to be more engaged in diverse development activities than self-employed developers. 40 per cent of company participants had undertaken land development or subdivision over the past three years, as shown in Figure 4, compared with only 9 per cent of self-employed developers. A small proportion of companies also reported delivering business-use (13 per cent) or mixed-use (6 per cent) developments during the period, while neither development activity was reported by self-employed developers.

Furthermore, by examining whether participants had undertaken more than one type of development activity over the past three years (Figure 5), development companies demonstrated a greater capacity to engage in multiple development operations. One-third of company respondents had undertaken more than one type of development during the period, compared with 9 per cent of self-employed developers.

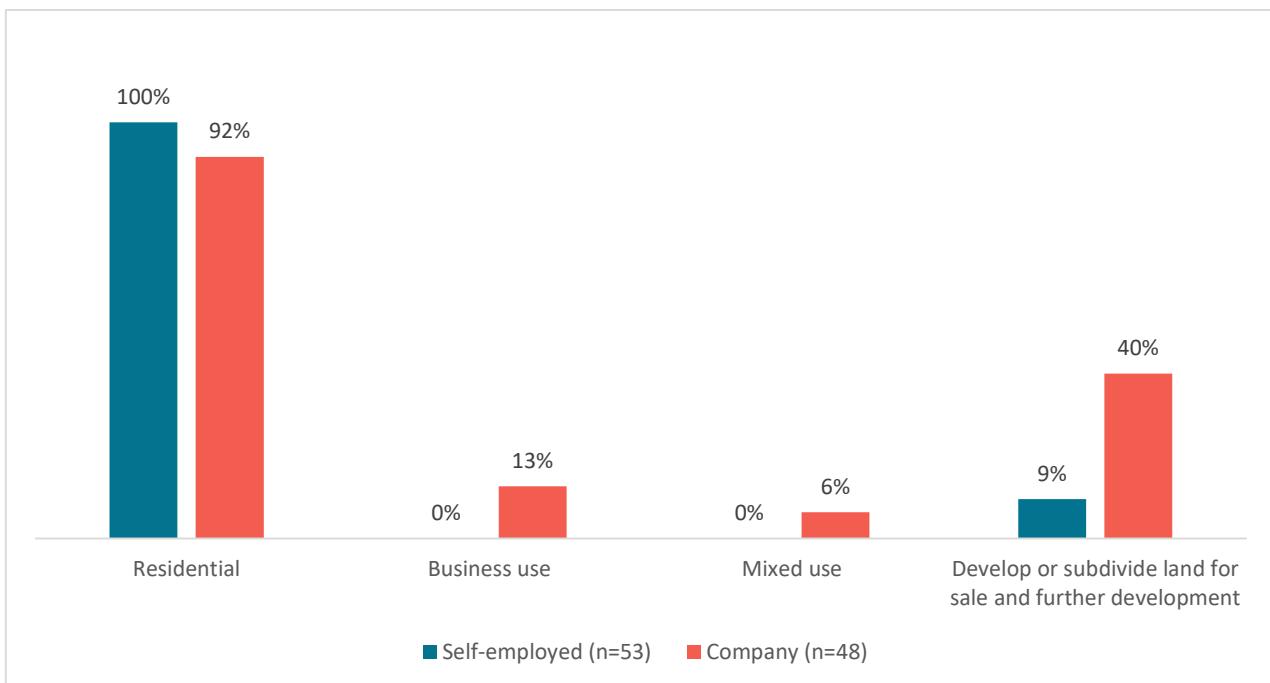


Figure 4: Percentage of participants by types of development activity undertaken in Auckland over the past three years, self-employed developers vs. development companies.

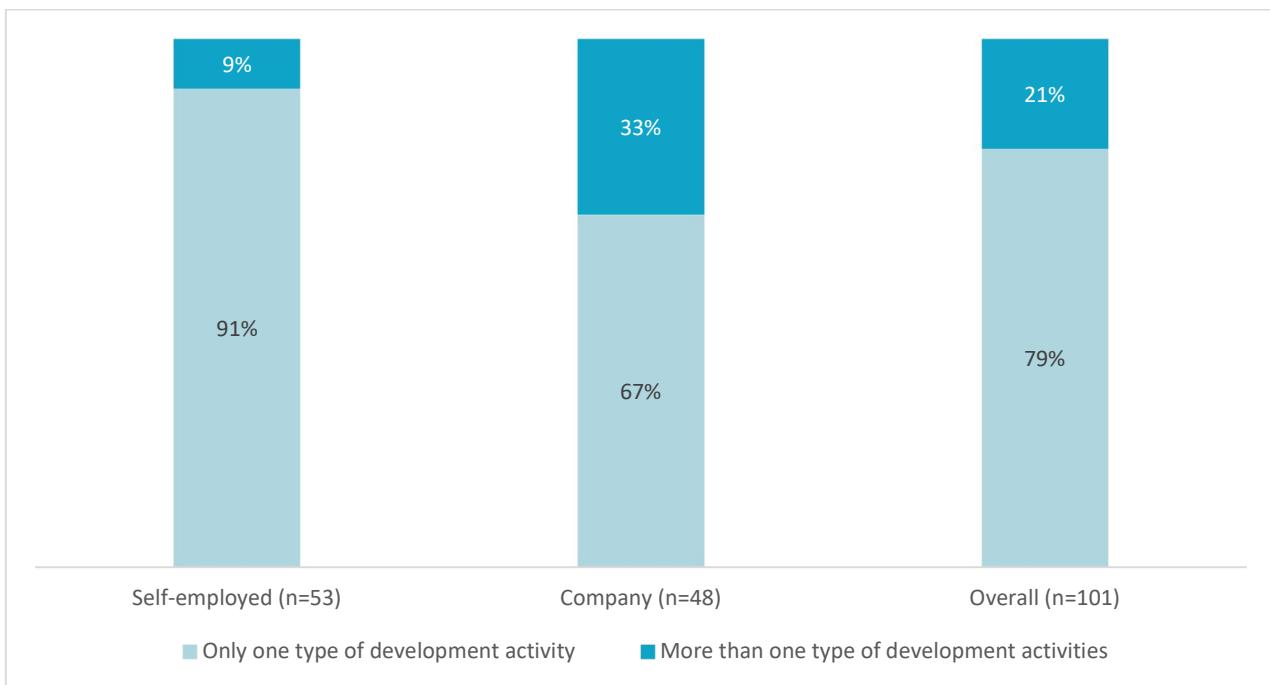


Figure 5: Percentage of participants having development operations in Auckland over the past three years, only one type vs. multiple types of development activities.

3.2 Residential development

The survey asked what types of residential development participants had undertaken previously and compared with their future development plans. In general terms, developers had focused more on housing developments rather than land or rural development, and prioritised development on 'brownfield' sites (i.e. existing developed urban areas) over 'greenfield' sites (i.e. recently urbanised areas). However, future intentions declined across all types of brownfield and greenfield development activities, particularly for brownfield housing projects.

Specifically, as shown in Figure 6, half of the participants undertook brownfield housing developments over the past 12 months, followed by greenfield housing development (28 per cent) and brownfield land development (24 per cent). Greenfield land development and rural/lifestyle development were each reported by 12 per cent of participants.

In contrast, in the next 12 months, fewer participants are likely to undertake residential development (Figure 6). This decreasing trend is particularly pronounced for brownfield housing development, with only one-third of developers indicating an intention to pursue this type of residential development in the next 12 months. Future plans for greenfield housing development and brownfield land development were each reported by less than one-quarter of developers, followed by rural/lifestyle development (12 per cent) and greenfield land development (11 per cent).

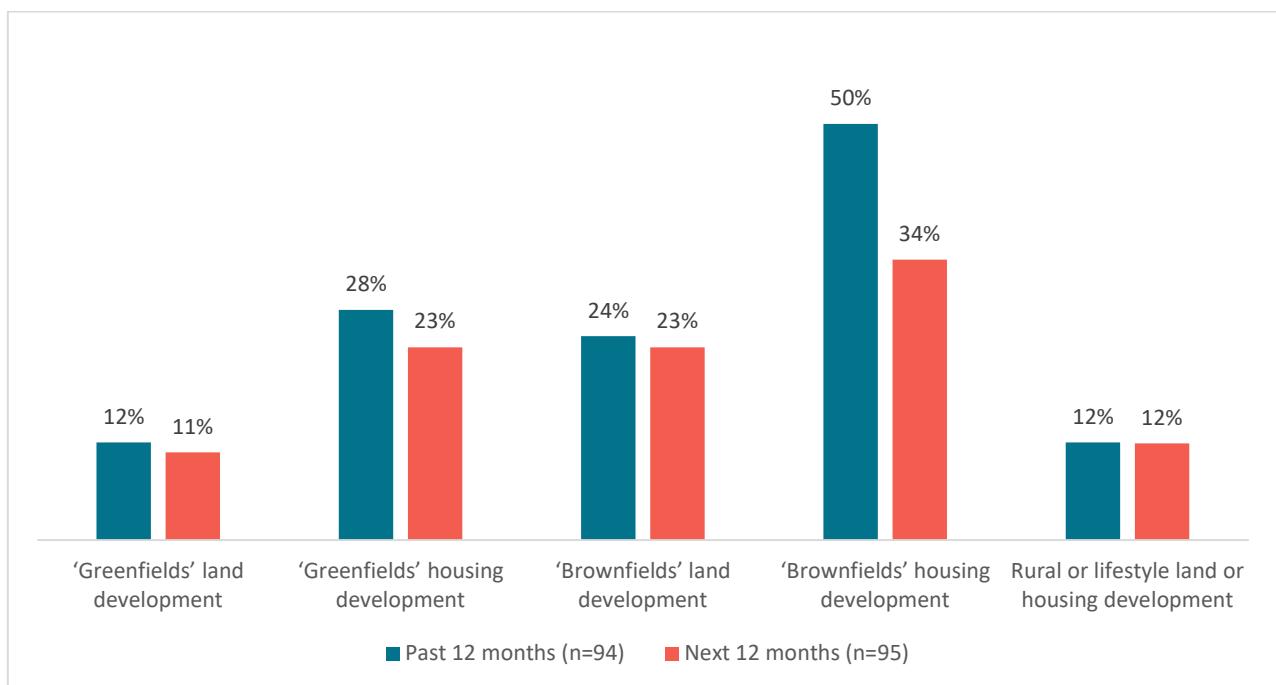


Figure 6: Percentage of participants by types of residential development undertaken in Auckland, past 12-month experience vs. next 12-month intention.

This survey further investigated the extent of developers' future intentions among those who indicated they would remain delivering residential developments in the next 12 months. As shown in Figure 7, a substantial proportion of participants indicated plans to undertake fewer projects for both brownfield housing (11 out of 33 developers) and greenfield housing development (7 out of 22 developers), as well as brownfield land development (7 out of 22 developers).

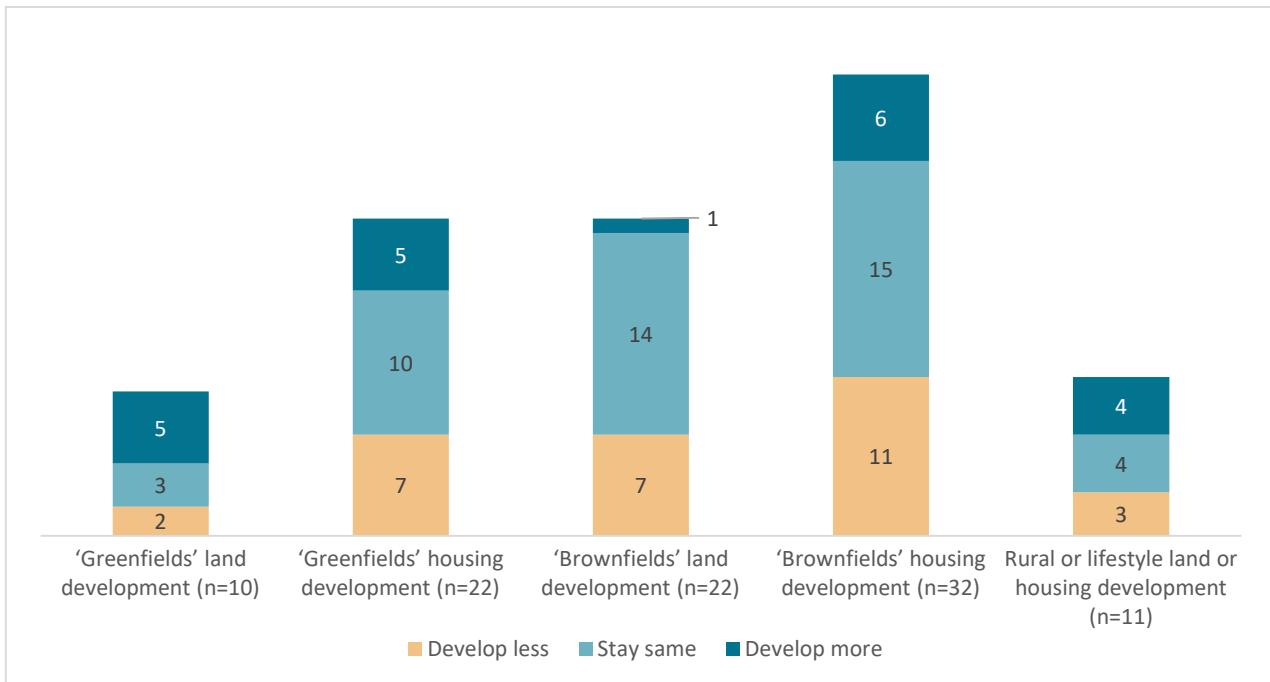


Figure 7: Number of participants indicating the extent of future development plans, by types of residential development.

When participants were grouped into self-employed developers and development companies, this study found variations across different types of residential development. Over the past 12 months, the majority of self-employed developers focused on housing development on both brownfield and greenfield sites, accounting for 52 per cent and 31 per cent, respectively (Figure 8). However, their intentions for future projects dropped noticeably, with only 29 per cent indicating plans for brownfield housing development and 21 per cent for greenfield housing development.

Although development companies also prioritised brownfield housing projects over the past 12 months, with 48 per cent reporting involvement in this type of residential development, a larger proportion of companies undertook other residential development types, compared with self-employed developers (Figure 8). This is consistent with the findings of Figure 9, which shows more companies engaging in multiple types of residential development than self-employed developers. Looking ahead, development companies indicated a relatively stable pattern overall, with an expected decline in brownfield housing developments, minor shifts in greenfield housing and land developments, and no change in brownfield land or rural/lifestyle developments (Figure 8).

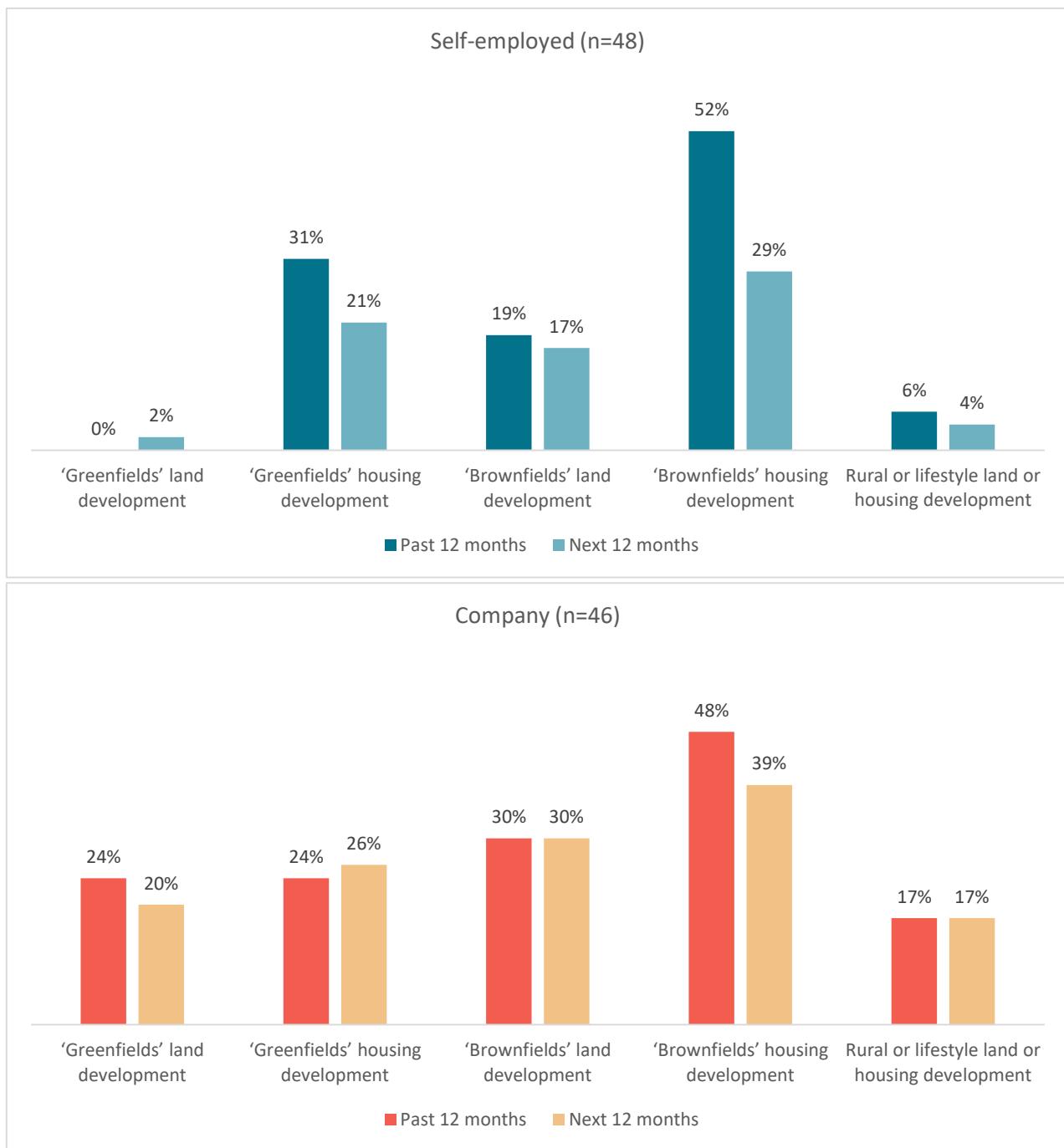


Figure 8: Percentage of participants by types of residential development undertaken in Auckland, past 12-month experience vs. next 12-month intention, by developer group.

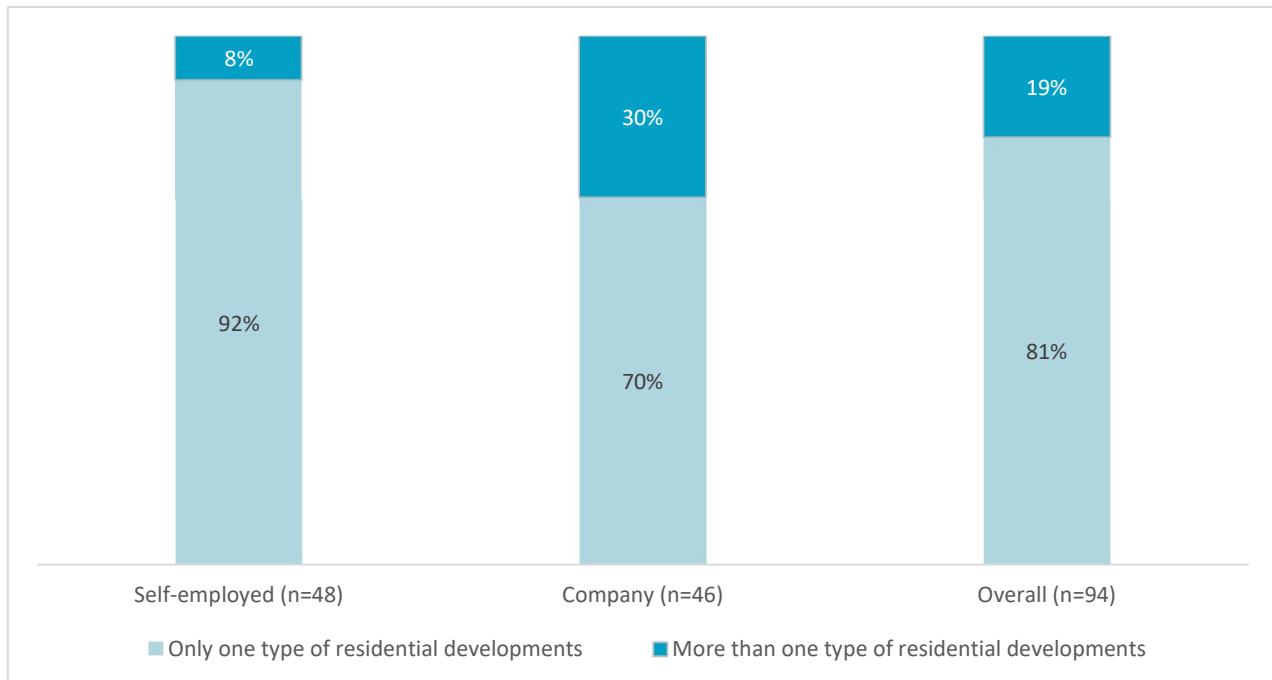


Figure 9: Percentage of participants undertaking residential development in Auckland over the past 12 months, only one type vs. multiple types.

3.3 Residential dwelling

Over the past 12 months, standalone houses and townhouses were the dominant types of dwellings developed, reported by 78 per cent and 59 per cent of participants, respectively (Figure 10). For standalone housing developments, the majority of participants (70 per cent) built between one and ten dwellings (Table 1). By comparison, 37 per cent of townhouse developers completed no more than ten dwellings, while 12 per cent developed between 11 and 30 townhouses over the past 12 months.

Future intentions for both standalone and townhouse dwellings declined, with 60 per cent of participants indicating their plans to develop standalone houses in the next 12 months and 50 per cent for townhouses (Figure 10). While fewer participants had developed apartments (11 per cent) or mixed-use units (6 per cent) over the past 12 months, future intentions for these dwelling types appear steady.

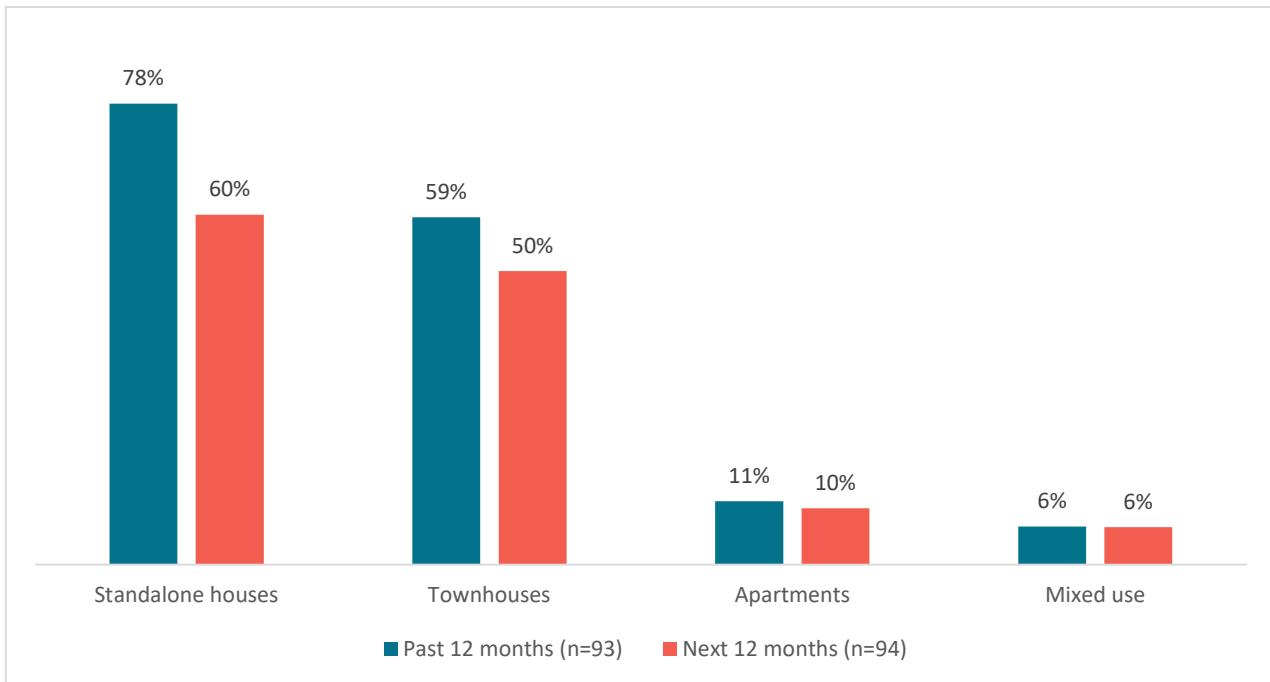


Figure 10: Percentage of participants by types of residential dwelling undertaken in Auckland, past 12-month experience vs. next 12-month intention.

Table 1: Percentage of participants by range of dwellings built over past 12 months, by types of residential dwelling (n=93).

Dwelling Type	1-10	11-30	31-50	51-100	101-200	Over 200
Standalone houses	70%	2%	-	3%	2%	1%
Townhouses	37%	12%	4%	2%	2%	2%
Apartments	4%	3%	1%	1%	1%	-
Mixed use	5%	1%	-	-	-	-

Note: A comparison of survey responses and Building Consenting data is presented in Appendix B.

Different patterns were seen between standalone-house and townhouse developers when further exploring the extent of their future development plans (Figure 11). For townhouses, only 7 out of 47 developers reported intentions to build more in the next 12 months, while 23 indicated they would reduce development in this dwelling type. For standalone houses, developers expressed greater ambition, with 23 out of 56 participants planning to increase activity and only 15 intended to reduce development in the next 12 months.

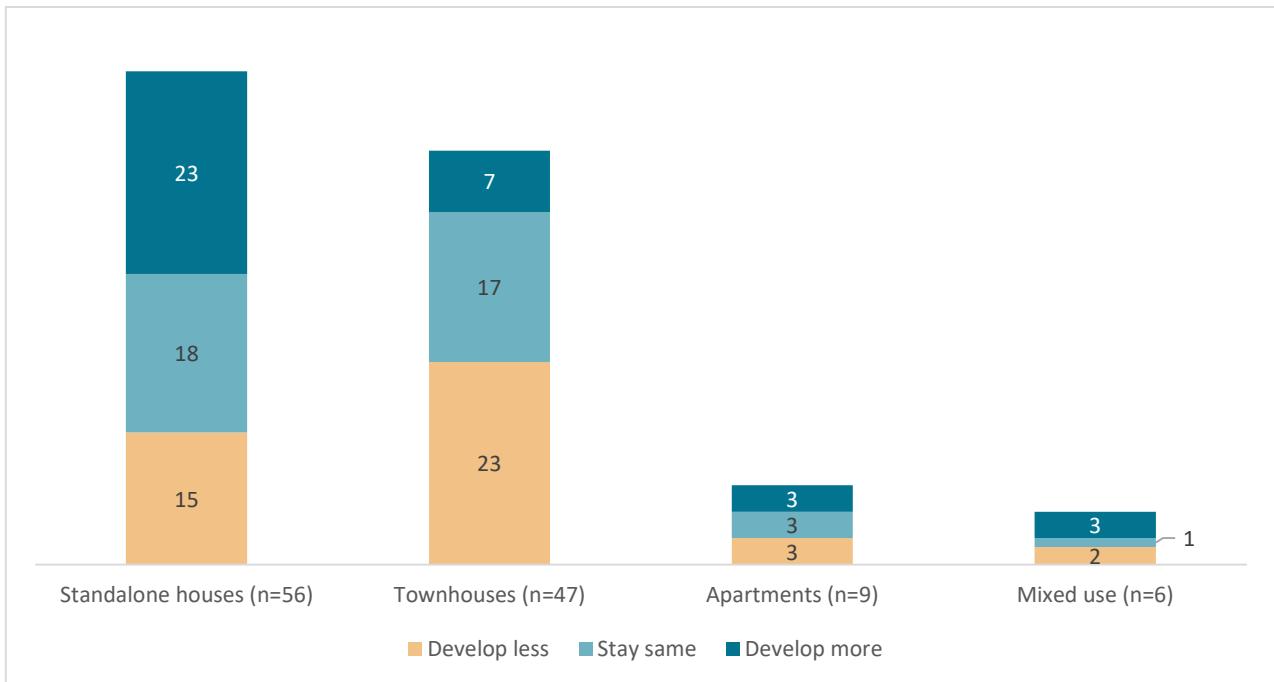


Figure 11: Number of participants indicating the extent of future development plans, by types of residential dwelling.

Over the past 12 months, as shown in Figure 12, there was no noticeable difference between self-employed developers and development companies in the proportion of participants undertaking standalone dwellings, reported by 77 per cent of self-employed developers and 79 per cent of companies. However, although both groups indicated fewer plans to build standalone houses, the decline was more pronounced among self-employed developers, with only half indicating they would continue building standalone dwellings in the next 12 months.

Townhouse developments were more commonly undertaken by development companies (69 per cent) than by self-employed developers (49 per cent) over the past 12 months. Future intentions for townhouse development declined slightly for both groups. 58 per cent of development companies and 41 per cent of self-employed developers indicated their plans to deliver such type of dwellings in the next 12 months.

For apartments and mixed-use dwellings, despite still representing relatively small proportions overall for both developer groups, development companies were more involved in delivering such projects over the past 12 months. Yet, self-employed developers expressed a slightly increased interest in undertaking apartments and mixed-use developments in the next 12 months, while company participants appeared more cautious about future involvement.

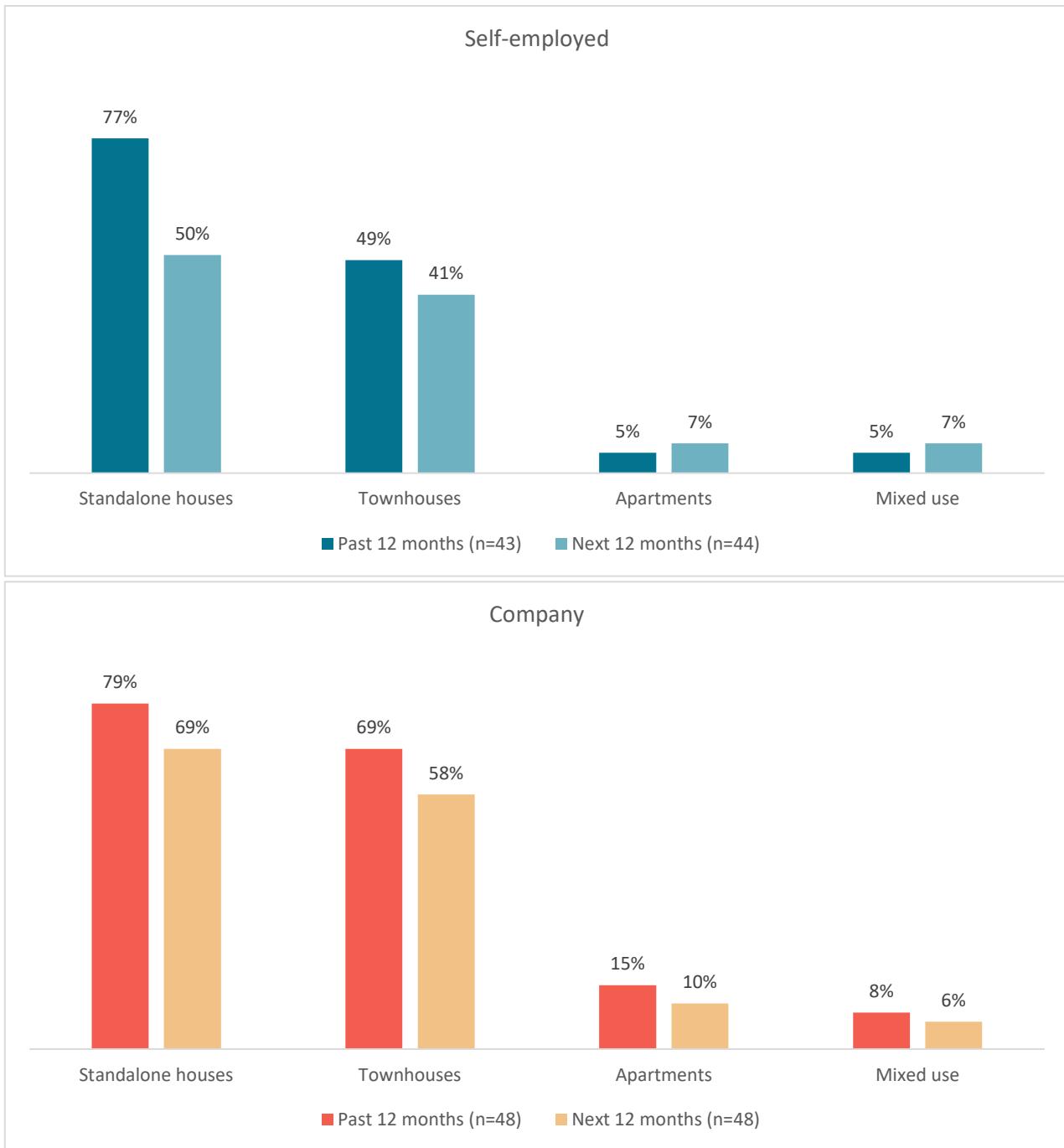


Figure 12: Percentage of participants by types of residential dwelling undertaken in Auckland, past 12-month experience vs. next 12-month intention, by developer group.

When looking at the capacity for delivering multiple types of residential dwellings, overall 42 per cent of participants had built more than one type of dwelling over the past 12 months. Company participants were over-represented in this category, with over half delivering multiple dwelling types compared with only 28 per cent of self-employed developers (Figure 12).

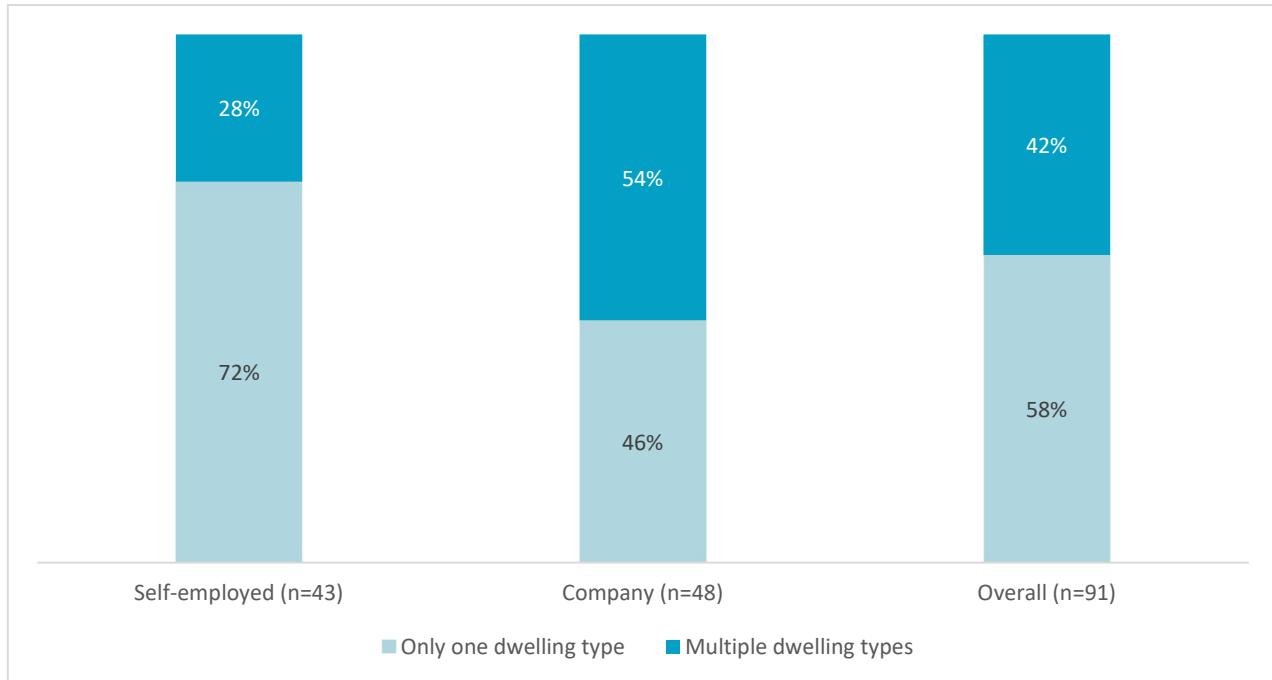


Figure 13: Percentage of participants undertaking residential dwellings in Auckland over the past 12 months, only one type vs. multiple types.

3.4 Intended buyer

The intended buyers (or target market) identified by participants remained relatively steady when comparing past experiences with future expectations. Unsurprisingly, the general public was the dominant buyer group over the past 12 months and is expected to remain so in the next 12 months, reported by 96 per cent and 98 per cent of developers, respectively (Figure 12). However, despite being reported by only a small proportion of participants (7 per cent), there was a slight increase in expectations for delivering residential developments to community housing providers in the next 12 months.

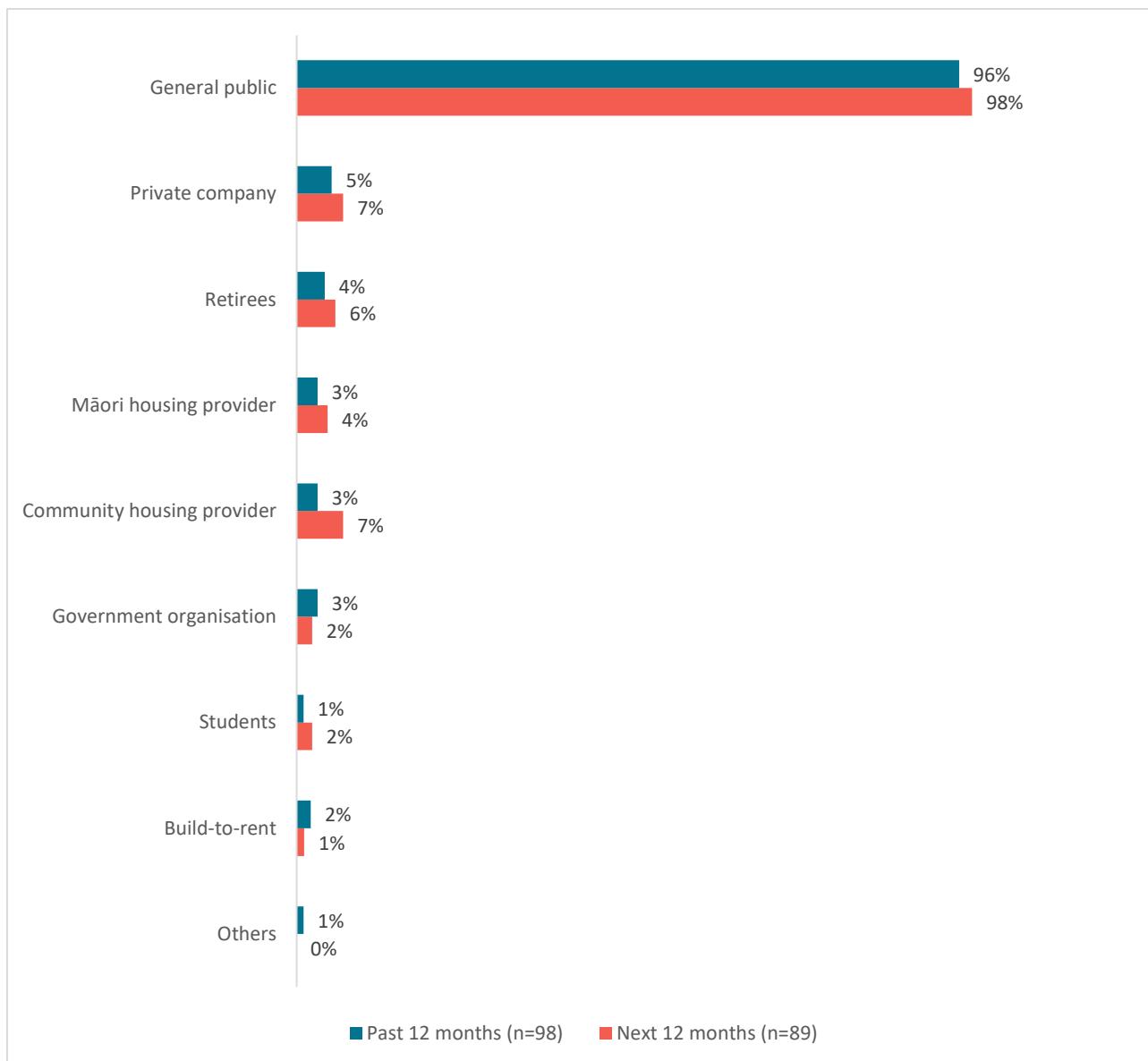


Figure 14: Percentage of participants indicating their intended buyers, past 12-month experience vs. next 12-month intention.

3.5 Location for development

This survey asked participants to list up to five suburbs where they had delivered residential development over the past 12 months and where they are likely to undertake residential development activity in the next 12 months. The suburb list was sourced from Land Information New Zealand to support further geospatial data matching for mapping applications.⁷ However, the data has limitations in accurately representing the exact locations of residential property projects undertaken or planned, particularly in greenfield areas where suburb boundaries tend to cover larger extents.

Over the past 12 months, Karaka and Māngere were the most commonly reported locations for residential development, each was identified by 6 per cent of participants (Figure 15). Other key locations included Blockhouse Bay, Glen Eden, Henderson, Mount Wellington, Papatoetoe, and Te

⁷ Land Information New Zealand. NZ Suburbs and Localities Dataset. Available at <https://data.linz.govt.nz/set/7364-nz-suburbs-and-localities-dataset/>

Atatū Peninsula, reported by 5 per cent of participants as areas where they had delivered residential projects. These locations were relatively consistent with the Building Consenting data extracted for the same 12-month period, which reinforced the representativeness of the survey participants. Further details of the Building Consenting data are provided in Appendix C.

For future development plans, Karaka remains the most frequently reported suburb, with 8 per cent of participants expressing their interest in undertaking residential property projects in the next 12 months, followed by Drury and Flat Bush (7 per cent each) (Figure 16). Papatoetoe, Manurewa and Mount Albert were identified by 6 per cent of participants as intended locations for future projects.

In numerical terms, the largest decline in intended future development locations was observed in West Auckland: Glen Eden was identified by five participants as a past development area but by none for future projects; Te Atatū Peninsula was reported by five participants for past development, with only one indicating plans to undertake future development in this area. In contrast, increased interest was expressed in Pakuranga, where no participants had reported past development, but three indicated future intentions of development. Comparable increases were also seen in Manurewa and Mount Albert, each identified by three more participants for future development.

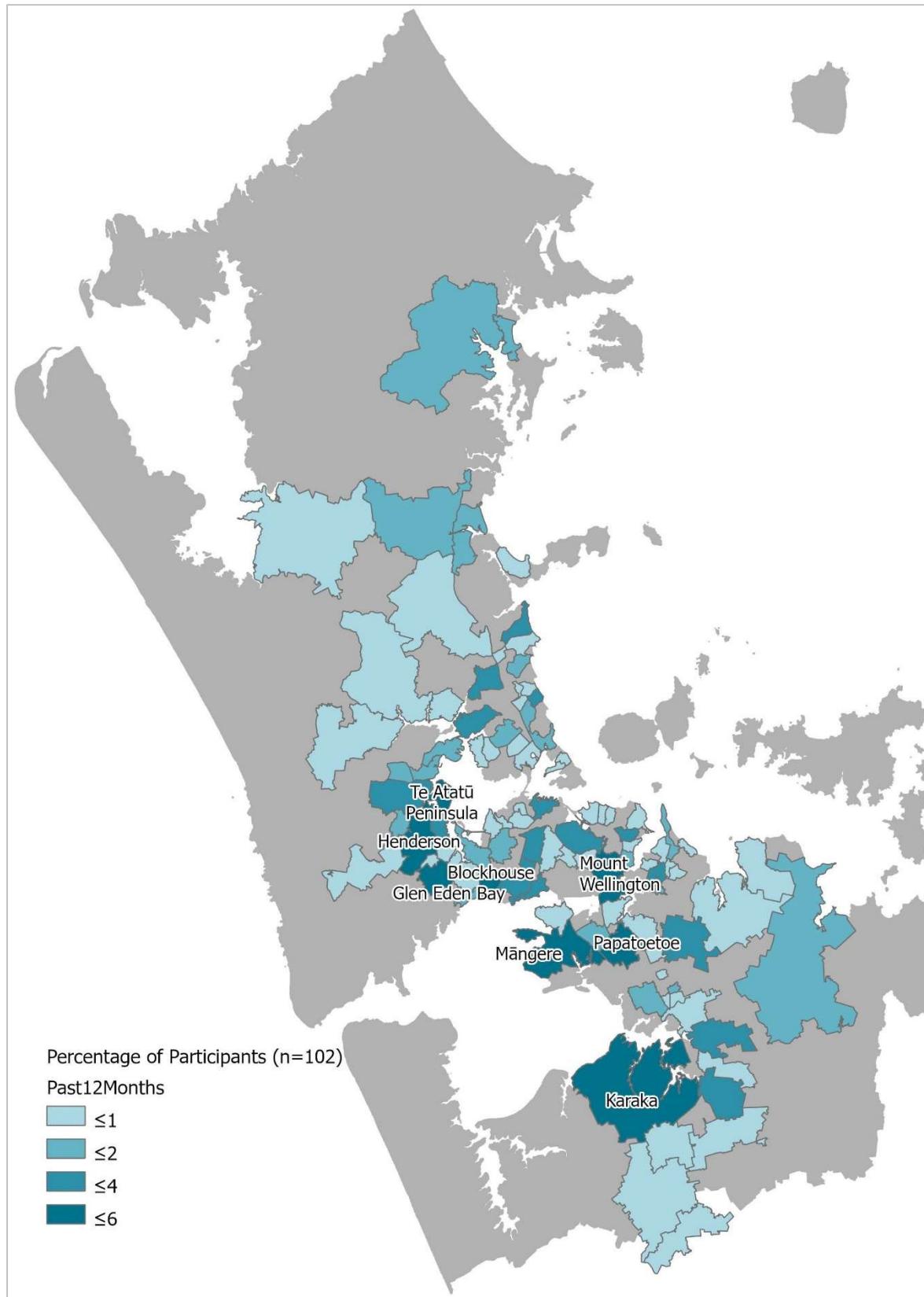


Figure 15: Percentage of participants identifying locations where they undertook residential development over the past 12 months.

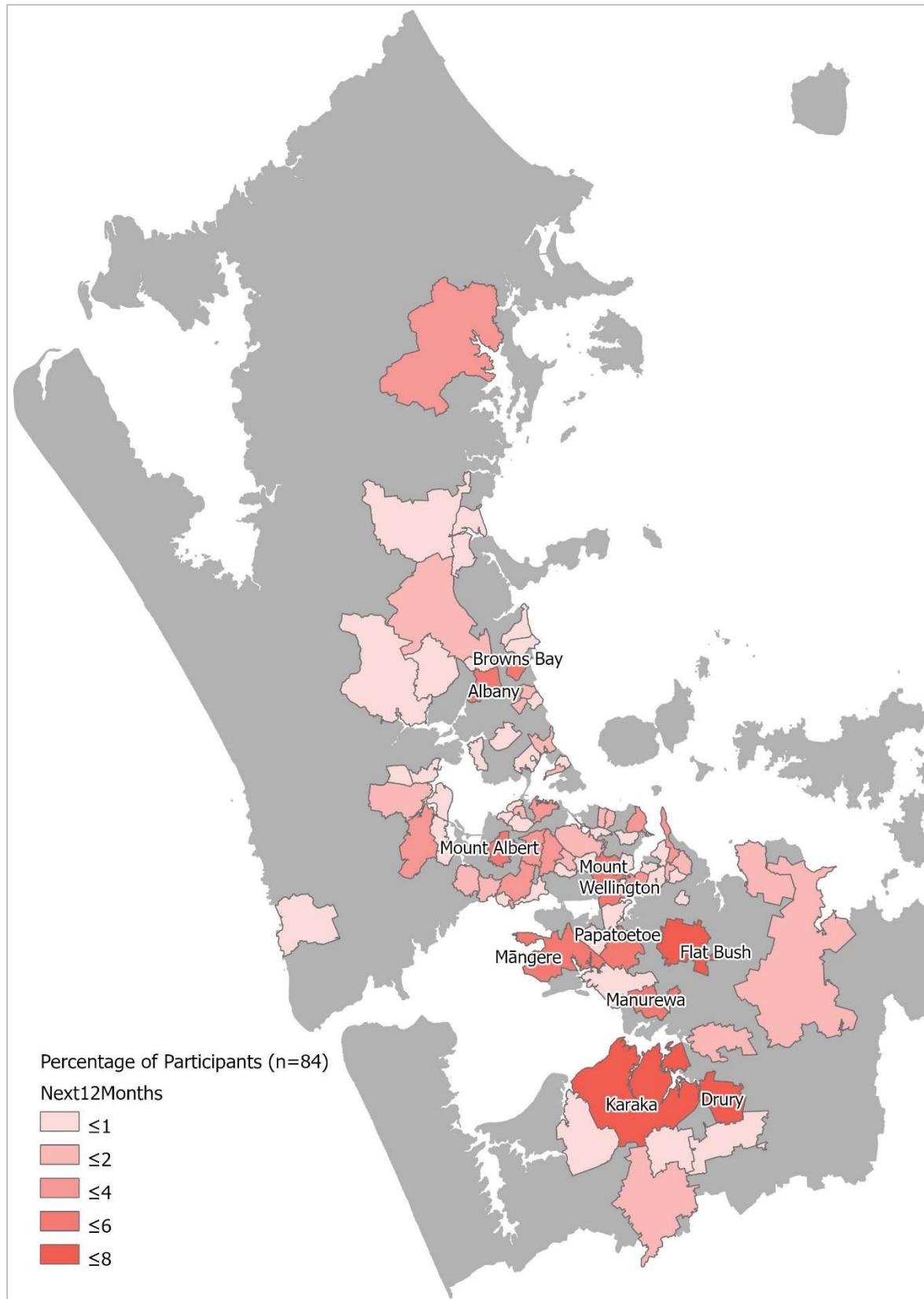


Figure 16: Percentage of participants identifying locations for future residential development in the next 12 months.

3.6 Factors affecting future plan

The survey explored the impacts of various factors on participants' future development plans in Auckland over the next 12 months. The most important enablers were associated with the current resource management system reforms and the government's Going for Housing Growth policy, with 39 per cent and 35 per cent of participants, respectively, anticipating positive impacts on their future housing projects (Figure 17). Positive expectations were also expressed for interest rates, reported by one-third of participants, reflecting the prospect that the rates would continue to decline in the near future.⁸

Conversely, the most significant negative influences were the Development Contributions policy (identified by 82 per cent of participants) and infrastructure provision (78 per cent). These were followed by housing market dynamics, including house prices and buyer confidence (each accounting for 77 per cent), and housing market demand (75 per cent). Consenting processes and planning rules were also cited as concerns, with over two-thirds of participants indicating negative impacts from these factors on future projects.

As shown in Figure 18, when the survey data were disaggregated into self-employed developers and development companies, expectation patterns reported by both groups were broadly consistent with the overall results. However, development companies expressed more negative expectations across most of those surveyed factors, while self-employed developers demonstrated greater uncertainty, as reflected in the larger share reporting 'Don't know' how those factors would affect their future plans.

The major differences observed were that companies expected more positive impacts of financing availability, interest rates, the Going for Housing Growth policy and land availability on their future projects, while self-employed developers expressed less concern about the impacts of the climate change policy, planning rules and inflation rates.

⁸ Reserve Bank of New Zealand. The Official Cash Rate (OCR). More details are available at <https://www.rbnz.govt.nz/monetary-policy/about-monetary-policy/the-official-cash-rate>

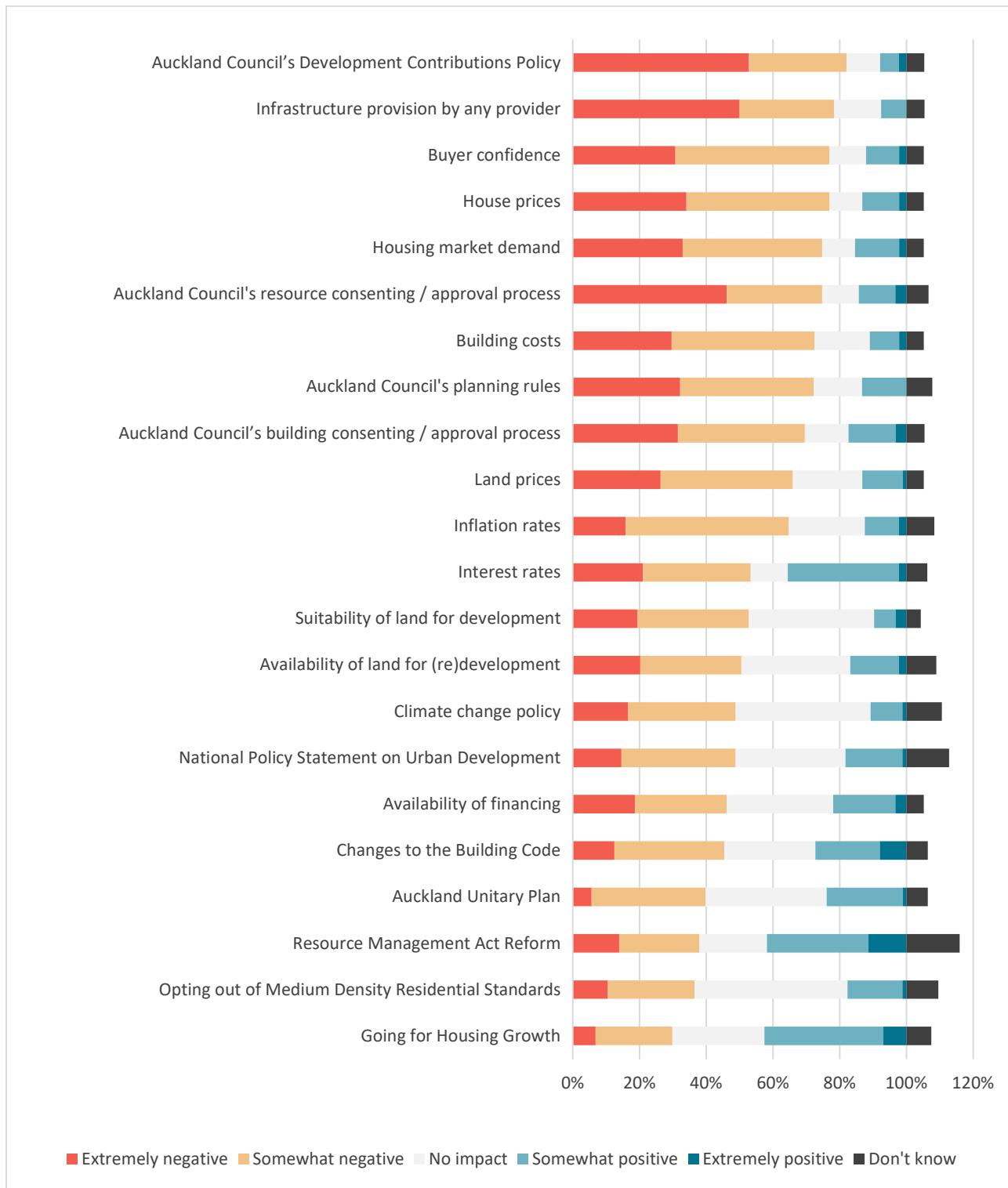


Figure 17: Percentage of participants reporting expectations on factors affecting their future development plans in the next 12 months (n=97). Note: Factors are ordered by the proportion of negative expectations (highest to lowest). 'Don't know' responses are displayed as values exceeding 100 per cent.

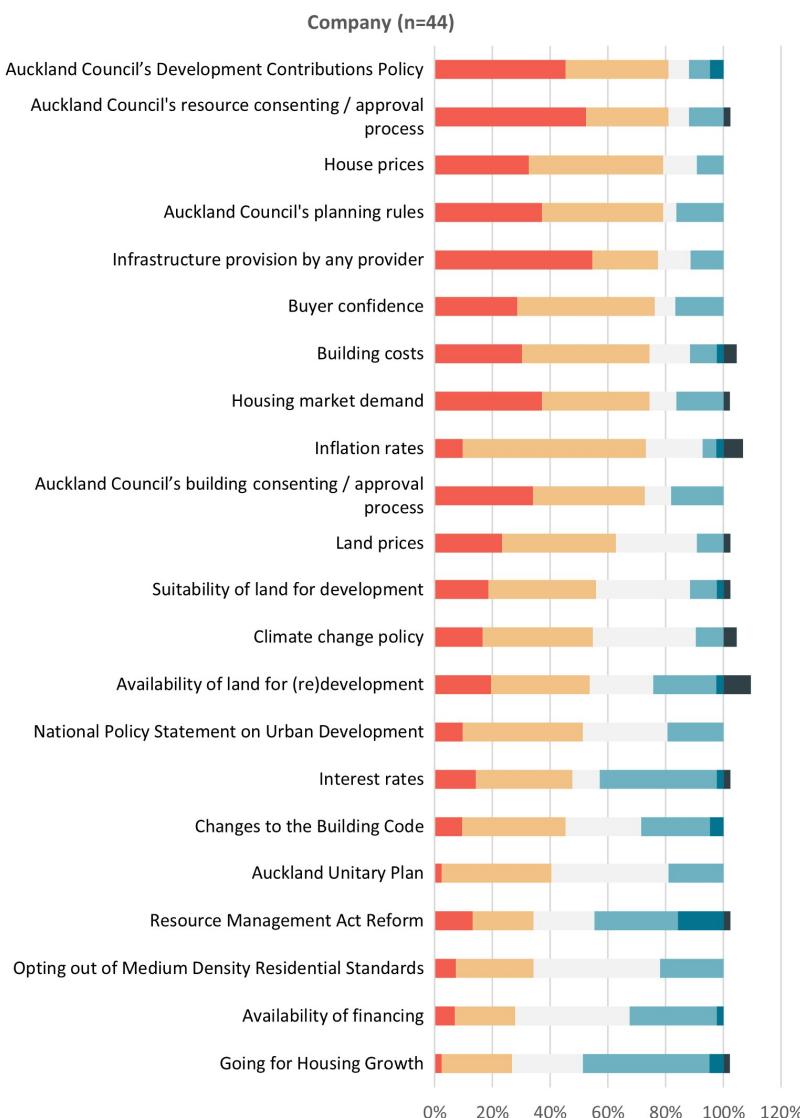
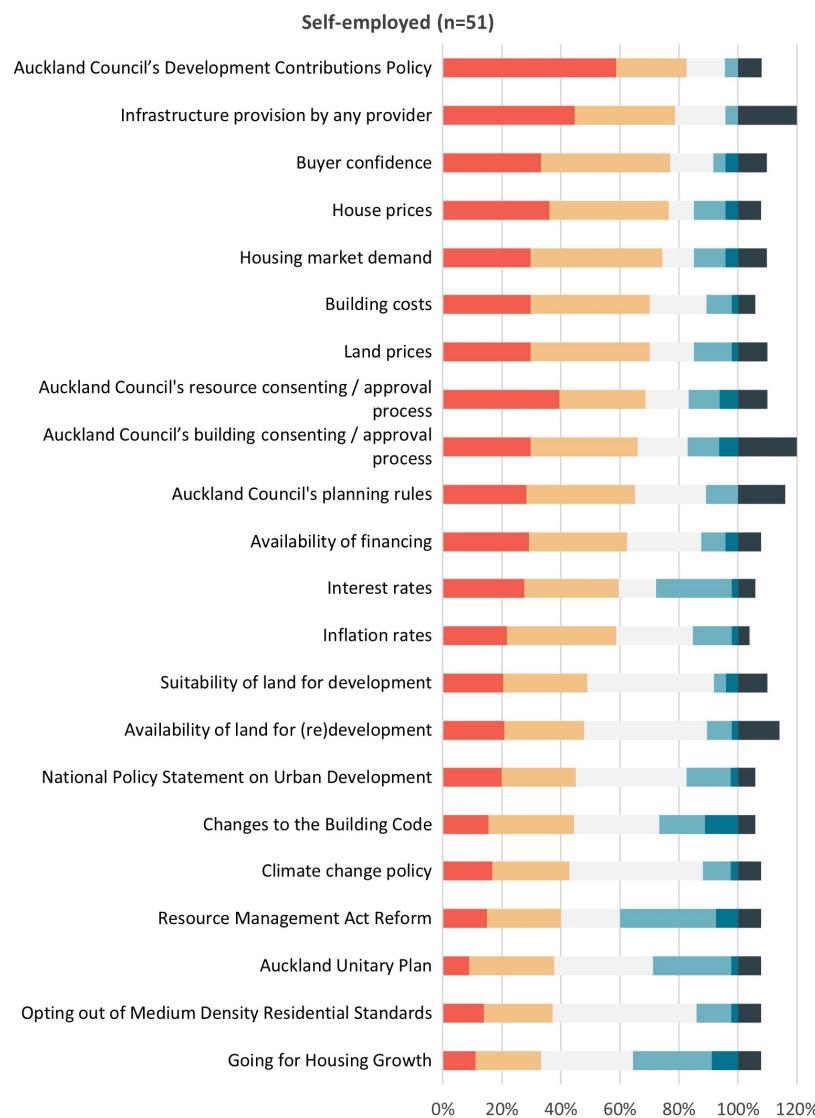


Figure 18: Percentage of participants reporting expectations on factors affecting their future development plans in the next 12 months, self-employed developer (left) vs. development company (right). Factors are ordered by the proportion of negative expectations (highest to lowest).

4 Discussion

The survey findings suggest a cautious outlook for residential development in Auckland, reflected in reduced intentions for future projects across the dominant development types. This sentiment aligns with trends seen in Building Consenting data, which shows a notable reduction in consents applications for new dwellings since 2022. According to the council's monthly housing reports, the number of new dwellings consented has dropped by approximately 35 per cent when comparing the peak 12-month period ending in September 2022 with the latest year-end data (July 2025). This implies that there are a broader range of challenges faced by the residential construction sector. This bi-annual survey programme is intended to provide ongoing insights into these challenges and support evidence-based policy development and targeted interventions.

Participants' responses indicate that the current economic conditions would continue to constrain development activity. Housing market uncertainty, falling house prices, and high building costs were frequently cited as major barriers to new dwelling delivery. However, the recent and anticipated further reductions in interest rates may help ease some financing pressures for developers and potentially improve project feasibility and investor confidence over the coming year.

Apart from the economic pressures, regulatory and procedural barriers remain significant areas of concern. Respondents highlighted prolonged consenting processes and complex planning rules as key challenges in timely project delivery. These issues are particularly relevant in light of the current resource management reform. Alongside the government's Going for Housing Growth policy, the reform aims to streamline planning and consenting processes and provide greater certainty for developers. These were generally viewed by participants as positive enablers.

Delivering high-quality and liveable homes relies heavily on adequate infrastructure provision. Currently, both councils and developers face significant challenges in funding and financing the enabling infrastructure required for housing development. The existing Development Contributions (DCs) approach has been frequently challenged by developers, particularly around the fairness and consistency of the charging calculation mechanism. This concern was also reflected in the survey findings, where respondents identified DCs as the most negative factor affecting decisions on development planning in the near future. As part of the resource management reform, the proposed Development Levy system is intended to replace the existing DCs framework. This new system is expected to enable a more fit-for-purpose and flexible approach to effectively recover the true costs of enabling growth and reinforce the "growth should pay for growth" principle.

At the local level, the council is also progressing Plan Change 120, which is proposed to replace Plan Change 78 and further enable residential intensification. Consultation on Plan Change 120 is underway. The eventual adoption of this new plan change is expected to maximise the benefits of investment in the City Rail Link and support better alignment with the ongoing resource management system changes. It would also provide developers with a clearer picture of anticipated growth areas, potentially helping to inform future investment more effectively.

Appendix A. Auckland Council's Residential Property Developer Survey Questions

Auckland Council's Residential Property Developer Survey Questions

Q1. What type(s) of development have you or your company undertaken over the past three years?
(Select as many as applicable)

- Residential
- Business use (e.g. commercial or industrial)
- Mixed use (i.e. residential and business in the same building/development)
- Develop or subdivide land for sale and further development
- Something else, please specify: _____

Q2. How many years have you or your company been undertaking residential development in Auckland?

- Less than 1 year
- 1 – 5 years
- 6 – 10 years
- 11 – 20 years
- More than 20 years
- Prefer not to say

Q3. What is the size of your company in terms of employees?

- Self-employed or sole trader (e.g. individual, 'mum-and-dad' developers)
- 1 – 10 employees
- 11 – 50 employees
- 51 – 200 employees
- 201 – 500 employees
- More than 500 employees
- Prefer not to say

Q4. Over the past 12 months, what type(s) of residential development have you or your company undertaken in Auckland? (Select as many as applicable)

- 'Greenfields' land development (e.g. conversion of farmland to sections or superlots for housing)
- 'Greenfields' housing development (e.g. development of housing on recently urbanised land)
- 'Brownfields' land development (e.g. clearing, servicing, or amalgamation of existing developed urban zoned land for redevelopment)
- 'Brownfields' housing development (e.g. redevelopment of existing developed urban sections)
- Rural or lifestyle land or housing development
- Prefer not to say
- Something else, please specify: _____

Q5. Over the past 12 months, how many residential dwellings / units of each following type have you or your company developed in Auckland?

	None	1-10	11-30	31-50	51-100	101-200	Over 200	Prefer not to say
Standalone houses	<input type="radio"/>							
Attached townhouses, terraced or duplex houses	<input type="radio"/>							
Apartments up to 3 storeys	<input type="radio"/>							
Apartments with 4-6 storeys	<input type="radio"/>							
Apartments with 7 storeys or more	<input type="radio"/>							
Mixed use (residential and business in the same building/development)	<input type="radio"/>							

If you or your company has developed any other type of residential dwellings which is not listed above, please specify the type and quantity:

Q6. Over the past 12 months, who was the intended buyer or target market for the residential development you or your company has undertaken in Auckland? (Select as many as applicable)

- General public
- Students
- Retirees
- Private company
- Government organisation
- Community housing provider
- Māori housing provider
- Prefer not to say
- Something else, please specify: -----

Q7. Over the past 12 months, in which Auckland suburb / locality have you or your company mainly undertaken residential development?

Please select up to 5 suburbs / localities from the drop-list below, starting with Location 1 where the most dwellings/units were developed and continuing in descending order. You can start typing to filter the list or scroll until you find the location (this list is in alphabetical order).

Location 1	▼ Albany (1) ... Woodhill Forest (285)
Location 2	▼ Albany (1) ... Woodhill Forest (285)
Location 3	▼ Albany (1) ... Woodhill Forest (285)
Location 4	▼ Albany (1) ... Woodhill Forest (285)
Location 5	▼ Albany (1) ... Woodhill Forest (285)

If you could not find the location from the list, please specify here:

Q8. Compared to the past 12 months, how do you expect the amount of the following types of residential development you or your company will undertake in Auckland to change over the next 12 months?

Select 'None' if you or your company does not have plans to undertake this type of residential development.

	None	Less	About the same	More	Don't know
'Greenfields' land development (e.g. conversion of farmland to sections or superlots for housing)	<input type="radio"/>				
'Greenfields' housing development (e.g. development of housing on recently urbanised land)	<input type="radio"/>				
'Brownfields' land development (e.g. clearing, servicing, or amalgamation of existing developed urban zoned land for redevelopment)	<input type="radio"/>				
'Brownfields' housing development (e.g. redevelopment of existing developed urban sections)	<input type="radio"/>				
Rural or lifestyle land or housing development	<input type="radio"/>				

Q9. Compared to the past 12 months, how do you expect the number of the following types of residential dwellings you or your company will undertake in Auckland to change over the next 12 months?

Select 'None' if you or your company does not have plans to undertake this type of residential dwellings.

	None	Less	About the same	More	Don't know
Standalone houses	<input type="radio"/>				
Attached townhouses, terraced or duplex houses	<input type="radio"/>				
Apartments up to 3 storeys	<input type="radio"/>				
Apartments with 4-6 storeys	<input type="radio"/>				
Apartments with 7 storeys or more	<input type="radio"/>				
Mixed use (residential and business in the same building /development)	<input type="radio"/>				

Q10. In the next 12 months, who is likely to be the intended buyer or target market for your or your company's residential developments in Auckland? (Select as many as applicable)

- General public
- Students
- Retirees
- Private company
- Government organisation
- Community housing provider
- Māori housing provider
- Don't know
- Something else, please specify: -----

Q11. In the next 12 months, in which Auckland suburb / locality are you or your company likely to undertake residential development?

Please select up to 5 suburbs / localities from the drop-list below, starting with Location 1 where the most dwellings/units are likely to be developed and continuing in descending order. You can start typing to filter the list or scroll until you find the location (this list is in alphabetical order).

Location 1	▼ Albany (1) ... Woodhill Forest (285)
Location 2	▼ Albany (1) ... Woodhill Forest (285)
Location 3	▼ Albany (1) ... Woodhill Forest (285)
Location 4	▼ Albany (1) ... Woodhill Forest (285)
Location 5	▼ Albany (1) ... Woodhill Forest (285)

If you could not find the location from the list, please specify here:

Q12. In the next 12 months, how do you expect of the following factors to impact on your or your company's residential development plans in Auckland?

	Extremely negative	Somewhat negative	No impact / have not experienced this	Somewhat positive	Extremely positive	Don't know
Auckland Councils planning rules (incl. plan changes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auckland Council's resource consenting / approval process (incl. design review, premium consents, fast tracking and other similar processes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auckland Council's building consenting / approval process (incl. inspections)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infrastructure provision by any provider (e.g. availability of capacity / connections, timeliness, complexity of processes, fees)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suitability of land for development (e.g. issues relating to geotechnical, flooding, steepness, natural hazards)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of land for (re)development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q13. In the next 12 months, how do you expect the following economic factors to impact on your or your company's residential development plans in Auckland?

	Extremely negative	Somewhat negative	No impact	Somewhat positive	Extremely positive	Don't know
Interest rates	<input type="radio"/>					
Inflation rates	<input type="radio"/>					
Housing market demand	<input type="radio"/>					
Building costs	<input type="radio"/>					
House prices	<input type="radio"/>					
Land prices	<input type="radio"/>					
Availability of financing	<input type="radio"/>					
Buyer confidence	<input type="radio"/>					

Q14. In the next 12 months, how do you expect the following policies and regulations to impact on your or your company's residential development plans in Auckland?

	Extremely negative	Somewhat negative	No impact	Somewhat positive	Extremely positive	Don't know
National Policy Statement on Urban Development (more details and the latest updates can be found here)	<input type="radio"/>					
Opting out of Medium Density Residential Standards (more information can be found here)	<input type="radio"/>					
Going for Housing Growth (more details and the latest updates can be found here)	<input type="radio"/>					
Auckland Unitary Plan (more information can be found here)	<input type="radio"/>					
Auckland Council's Development Contributions Policy (more information can be found here)	<input type="radio"/>					
Changes to the Building Code (e.g. structural and building performance rules, multiproof, ability to substitute materials, insulation review, no permits for granny flats)	<input type="radio"/>					
Resource Management Act Reform (more details and the latest updates can be found here)	<input type="radio"/>					
Climate change policy (e.g. emissions reduction, managed retreat)	<input type="radio"/>					

Q15. If there are any additional factors which are not covered in the previous questions but may affect your or your company's residential development plans in Auckland over the next 12 months, please specify these factors and describe their impact.

Q16. Thinking about your or your company's ideal future residential development plans in Auckland, what could Auckland Council start, continue or stop that would best support your company's intentions?

Q17. Would you like to tell us anything else about your or your company's experience in residential development in Auckland or your intentions for the future?

Q18. We are exploring the option of translating this survey to better engage with the property development community. Which language would you prefer to use when answering this survey in the future?

- English
- Māori
- Simplified Chinese
- Samoan
- Hindi
- French
- Tagalog
- German
- Spanish
- Afrikaans
- Tongan
- Panjabi
- Other, please specify here: _____

Appendix B. Comparison of Survey Responses and Building Consenting Applicants

Unique applicants were extracted from Building Consenting data using a time period filter from July 2024 and June 2025, which aligns with the survey questions that focused on developers' experiences over the past 12 months.

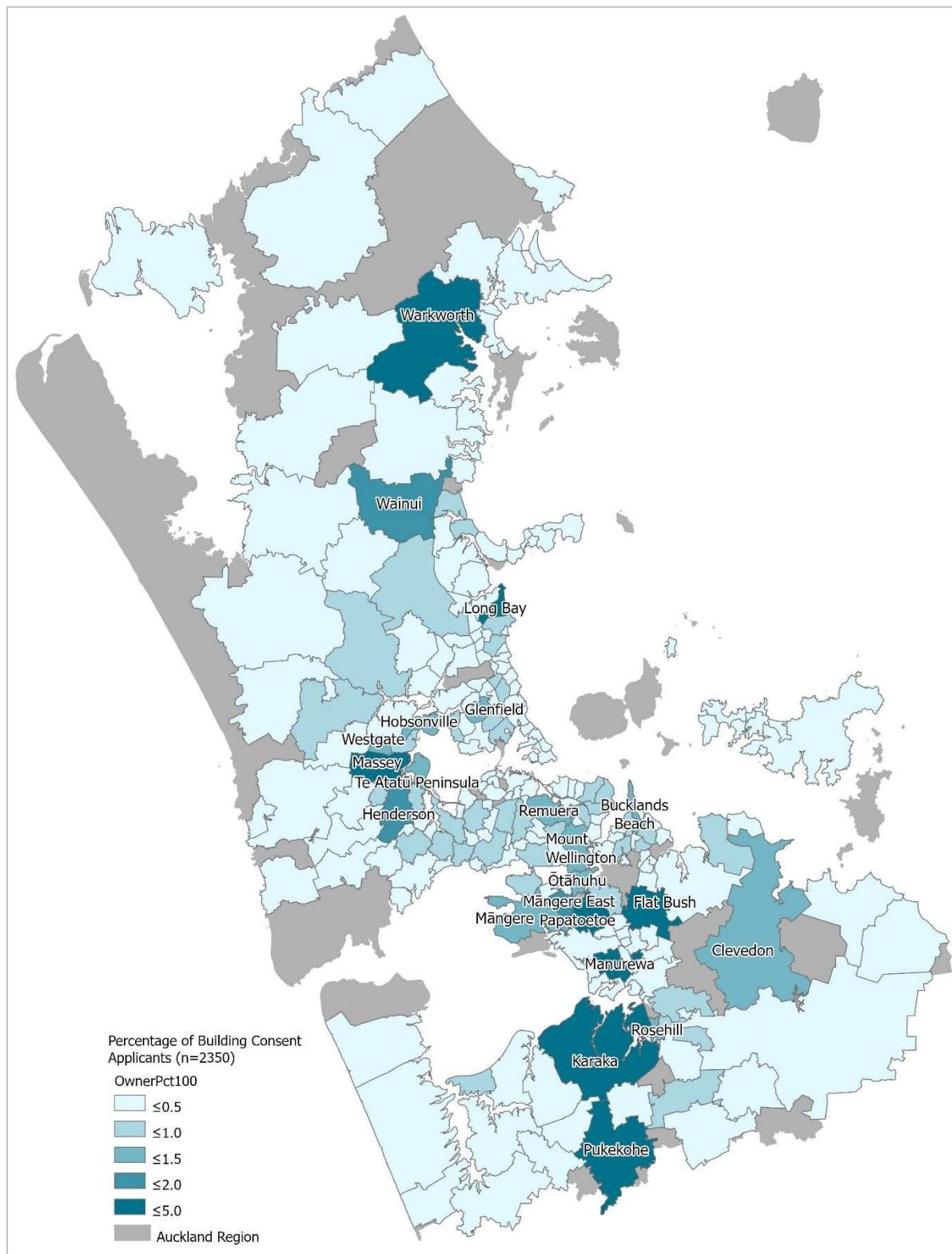
Standalone houses					
Developer Survey			Building Consents		
Number Range of Dwellings	Count of Participants	Percentage of Participants	Number Range of Dwellings	Count of Applicants	Percentage of Applicants
1-10	65	90%	1-10	1509	99%
11-30	2	3%	11-30	18	1%
31-50	0	0%	31-50	1	0%
51-100	2	3%	51-100	1	0%
101-200	2	3%	101-200	1	0%
Over 200	1	1%	Over 200	0	0%
Total	72	100%	Total	1530	100%
Townhouses					
Developer Survey			Building Consents		
Number Range of Dwellings	Count of Participants	Percentage of Participants	Number Range of Dwellings	Count of Applicants	Percentage of Applicants
1-10	32	64%	1-10	794	90%
11-30	11	22%	11-30	72	8%
31-50	4	8%	31-50	11	1%
51-100	1	2%	51-100	6	1%
101-200	1	2%	101-200	3	0%
Over 200	1	2%	Over 200	1	0%
Total	50	100%	Total	887	100%
Apartments					
Developer Survey			Building Consents		
Number Range of Dwellings	Count of Participants	Percentage of Participants	Number Range of Dwellings	Count of Applicants	Percentage of Applicants
1-10	4	57%	1-10	13	41%
11-30	3	43%	11-30	10	31%
31-50	0	0%	31-50	1	3%
51-100	0	0%	51-100	5	16%
101-200	0	0%	101-200	2	6%
Over 200	0	0%	Over 200	1	3%
Total	7	100%	Total	32	100%

Appendix C. Unique Building Consenting Applicants Between July 2024 and June 2025

Number of unique Building Consenting applicants between July 2024 and June 2025 (Total n=2350. Suburbs with fewer than 20 applicants were excluded the table for simplicity of illustration)

Suburb	Number of Unique Building Consent Applicants	Percentage of Unique Building Consent Applicants
Karaka	115	4.9%
Pukekohe	93	4.0%
Warkworth	79	3.4%
Flat Bush	75	3.2%
Papatoetoe	73	3.1%
Manurewa	73	3.1%
Long Bay	62	2.6%
Massey	61	2.6%
Māngere East	39	1.7%
Wainui	38	1.6%
Henderson	38	1.6%
Rosehill	35	1.5%
Hobsonville	34	1.4%
Mount Wellington	34	1.4%
Buckland's Beach	33	1.4%
Māngere	29	1.2%
Westgate	27	1.1%
Glenfield	27	1.1%
Te Atatū Peninsula	26	1.1%
Ōtāhuhu	26	1.1%
Clevedon	25	1.1%
Remuera	25	1.1%
Epsom	23	1.0%
Blockhouse Bay	23	1.0%
Ōpāheke	22	0.9%
Howick	22	0.9%
Mount Roskill	22	0.9%
New Lynn	22	0.9%
Torbay	20	0.9%
Te Atatū South	20	0.9%

Percentage of unique Building Consenting applicants between July 2024 and June 2025 (Total n=2350. Suburbs with more than 1 per cent of total Building Consenting applications were labelled)



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