Date: Tuesday 3 April 2018
Time: 9.30am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Komiti Whakarite Mahere / Planning Committee

OPEN ATTACHMENTS

ADDITIONAL ATTACHMENTS UNDER SEPARATE COVER

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Planning Committee workshop schedule - May 2018		
Date	**Time**	**Subject**
Thursday, 3 May 2018	1.30pm - 4.30pm	Auckland Plan consultation feedback
Thursday, 10 May 2018	1.30pm - 4.30pm	Auckland Plan
Monday, 14 May 2018	9.30am - 12.30pm	Auckland Plan
Monday, 28 May 2018	2.00pm - 4.30pm	Auckland Plan
Wednesday, 30 May 2018	9.30am - 10.30am	Transpower's Strategy for Auckland (TBC)

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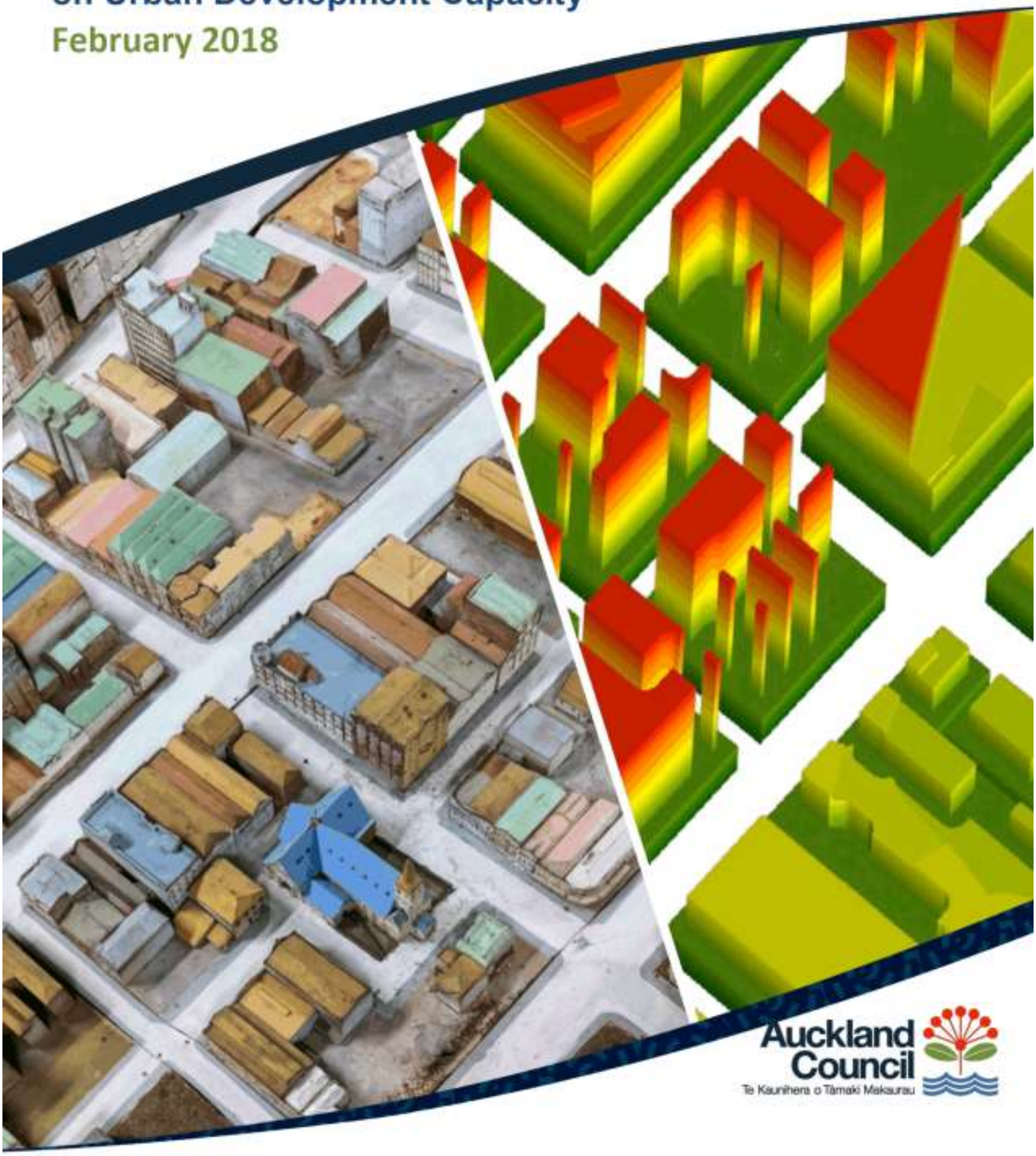
Auckland Council
Quarterly Monitoring Report
for the National Policy Statement on Urban Development Capacity
February 2018



Summary of findings[1]

- A total of 7,772 residential parcels were created in 2017.
- Nearly 60 per cent of new residential parcels were created in the last two quarters of 2017.
- In 2017, a total of 10,866 dwelling units were consented. Over 40 per cent of these dwelling units are located in the Hibiscus and Bays, Rodney, Upper Harbour and Waitematā local board areas.
- Approximately 80 per cent of the dwellings consented in 2017 are located within the Urban Area 2016.
- A total of 7,943 dwellings were issued with a Code Compliance Certificate in 2017.
- Hibiscus and Bays and Upper Harbour Local Board areas have seen the largest number of CCCs issued in 2017.
- Both average and median residential sales price growth flattened in 2017.
- Median residential sales price has dropped to $805,000 in the fourth quarter of 2017.
- Most residential properties (42 per cent) have been sold to multiple-property owners.
- The Serviceability Affordability Model (SAM) suggests that housing affordability is eight per cent less affordable compared to 2006.
- Residential rental prices have increased by six per cent in the fourth quarter of 2017 compared to the same period in 2016.
- Business land and floorspace supply continues to increase, especially in the Waitematā and Māngere-Otāhuhu local board areas.
- The amount of Office space is expected to rise due to increase in supply
- Stronger demands from all types of industrial activities are anticipated to steadily absorb vacant floorspace.

Residential zoned land – Unitary Plan

Under the Auckland Unitary Plan Operative in Part provisions, there is approximately 38,548 hectares residential zoned land. Almost 40 per cent (just over 15,000 hectares) of the residentially zoned land is in the Mixed Housing Suburban zone, followed by the Single House zone (22.29%) and the Mixed Housing Urban zone (19.72%).

Table 1: Total land area zoned for residential purposes

Unitary Plan Zone	Area (ha)	Percentage
Large Lot	2,911	7.55%
Mixed Housing Suburban	15,086	39.14%
Mixed Housing Urban	7,600	19.72%
Rural and Coastal Settlement	1,853	4.81%
Single House	8,593	22.29%
Terrace Housing and Apartment Building	2,504	6.50%
Total	**38,548**	-

Source: Auckland Council

Residential land supply

In 2017, a total of 7,772 residential parcels were created. 45 per cent of them were within the Mixed Housing Suburban zone. Nearly 60 per cent (4,638 parcels) of these residential parcels were created in the last two quarters of 2017.

Table 2: Number of residential parcels created in 2017 by quarter by Unitary Plan zone

Unitary Plan Zone	2017 Q1	2017 Q2	2017 Q3	2017 Q4
Large Lot	46	21	12	34
Mixed Housing Suburban	880	774	972	938
Mixed Housing Urban	368	305	553	554
Rural and Coastal settlement	12	13	10	4
Single House	302	255	558	654
Terrace Housing and Apartment Buildings	44	114	159	190
Total	**1,652**	**1,482**	**2,264**	**2,374**

Source: Land Information New Zealand and Auckland Council

[1] Disclaimer: Information in this report is sourced from a range of organisations, government departments and agencies. Every effort has been made to ensure the accuracy of the information is correct however we cannot guarantee that it is error free. Auckland Council accepts no responsibility for decisions or actions taken by other organisations on the basis of the information contained within this report.[1]

Figure 1: Proportion of residential parcels created in 2017 by quarter by Unitary Plan zone

Source: Land information New Zealand and Auckland Council

As shown in Figure 1, although parcels created in the Mixed Housing Suburban zone make up the largest number of new residential parcels in 2017, the overall proportion dropped to 40 per cent in the fourth quarter of 2017. The proportion of new parcels created in the Single Housing zone has increased to 28 per cent in the last quarter compares to 18 per cent in the first quarter of 2017.

Table 3: Size of new residential parcel created in the 4th quarter of 2017 by location

Parcel size category	Distribution Inside Urban Area 2016	Distribution Outside Urban Area 2016
Smaller than 300 m²	31%	14%
300 m² – 600 m²	49%	33%
600 m² – 900 m²	8%	38%
900 m² – 1200 m²	2%	4%
1200 m² – 1500 m²	1%	2%
Larger than 1500 m²	8%	10%

Source: Land Information New Zealand and Auckland Council

Many residential parcels created inside the Urban Area 2016 are between 300m² to 600m² in area. In comparison, residential parcels created outside the Urban Area 2016 are slightly larger; 38 per cent of the parcels created are between 600m² to 900m² in area (Table 3).

Residential dwelling supply

As listed in Table 4, there have been 10,886 residential dwelling units consented in 2017. Hibiscus and Bays, Rodney, Upper Harbour and Waitematā local board areas have seen the largest numbers of dwellings consented throughout the year (44 per cent). There was a surge of dwelling consents in the last quarter of 2017.

Table 4: Number of building consent issued in 2017 by quarter by local board

Local Boards	2017 Q1	2017 Q2	2017 Q3	2017 Q4	Total
Albert-Eden	45	151	123	86	405
Devonport-Takapuna	91	28	44	26	189
Franklin	233	193	220	132	778
Great Barrier	1	2	2	4	9
Henderson Massey	78	72	131	98	379
Hibiscus and Bays	277	280	210	280	1,047
Howick	90	93	154	276	613
Kaipātiki	51	84	51	187	373
Manurewa	30	36	46	129	241
Māngere-Ōtāhuhu	92	61	97	141	391
Maungakiekie-Tāmaki	57	134	252	194	637
Ōrākei	91	21	54	94	260
Ōtara-Papatoetoe	39	52	47	276	414
Papakura	148	96	160	193	597
Puketāpapa	47	129	26	41	243
Rodney	263	345	233	212	1,053
Upper Harbour	341	300	381	381	1,403
Waiheke	10	21	12	12	55
Waitākere Ranges	39	51	28	32	150
Waitematā	182	213	511	392	1,298
Whau	49	155	43	84	331
Grand Total	**2,254**	**2,517**	**2,825**	**3,270**	**10,866**

Source: Auckland Council and Statistics New Zealand

In the last quarter of 2017, over 40 per cent of the consented residential units were attached dwellings (Table 5 and Table 6). The majority of these dwellings are located in the Waitematā (390), Upper Harbour (235), Otara-Papatoetoe (202) and Hibiscus and Bays (115) local board areas (Table 6).

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Table 5: Dwelling consented in the 4th quarter of 2017 by dwelling type

Dwelling type	Total
Apartments	712
Houses	1,458
Retirement village units	365
Townhouses, flats, units, and other dwellings	735
Grand Total	**3,270**

Source: Statistics New Zealand

Table 6: Number of building consents issued in the 4th quarter of 2017 by dwelling type by local board

Local board	Attached	Detached	Total
Albert-Eden	25	61	86
Devonport-Takapuna	6	20	26
Franklin	3	129	132
Great Barrier	-	4	4
Henderson Massey	49	49	98
Hibiscus and Bays	115	165	280
Howick	79	197	276
Kaipātiki	26	161	187
Manurewa	54	75	129
Māngere-Ōtāhuhu	71	70	141
Maungakiekie-Tāmaki	47	147	194
Ōrākei	9	85	94
Ōtara-Papatoetoe	202	74	276
Papakura	34	159	193
Puketāpapa	11	30	41
Rodney	37	175	212
Upper Harbour	235	146	381
Waiheke	1	11	12
Waitākere Ranges	3	29	32
Waitematā	390	2	392
Whau	50	34	84
Grand Total	**1,447**	**1,823**	**3,270**

Source: Auckland Council and Statistics New Zealand

Table 7 provides an aggregated view of the residential dwelling consent distribution in 2017. Dwellings consented inside the Urban Area 2016 are increasing. The annual average is approximately 80 per cent and the proportion has risen to 88 per cent in the last quarter.

Table 7: Proportion of consented dwellings inside and outside Urban Area 2016

	Inside Urban Area 2016	Outside Urban Area 2016
2017 Q1	76%	24%
2017 Q2	73%	27%
2017 Q3	80%	20%
2017 Q4	88%	12%
Overall	**80%**	**20%**

Source: Auckland Council and Statistics New Zealand

Code Compliance Certificate (CCCs)

In 2017, 7,943 dwelling units have been issued with a CCC. The numbers of dwellings completed within the first two years of granting a building consent have doubled at the end of 2017 (Table 8).

Table 8: Total CCCs issued per quarter in 2017 by building consent issued year

	0-2 yrs	2-4 yrs	5+ yrs	Total
2017 Q1	795	916	17	1,728
2017 Q2	1,366	681	21	2,068
2017 Q3	1,314	588	26	1,928
2017 Q4	1,722	452	45	2,219
		Grand total		**7,943**

Source: Auckland Council

Across all 21 local boards, Hibiscus and Bays and Upper Harbour local board areas have seen the largest amount of CCCs issued in 2017 which consist of 29 per cent of the added dwelling stock (Table 9). The second largest group of new dwellings completed are located in the Franklin, Papakura and Rodney local board areas. Apart from the Hauraki Gulf Islands, Albert - Eden local board area has seen the lowest dwelling completion numbers in 2017.

Table 9: Total CCCs issued per quarter in 2017 by quarter by local board

Local board	2017 Q1	2017 Q2	2017 Q3	2017 Q4	Total
Albert - Eden	24	16	19	18	**77**
Devonport – Takapuna	29	28	56	39	**152**
Franklin	135	178	186	223	**722**
Great Barrier	-	-	2	-	**2**
Henderson – Massey	52	80	58	80	**270**
Hibiscus and Bays	214	379	327	284	**1,204**
Howick	138	86	63	106	**393**
Kaipātiki	19	33	27	35	**114**

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Māngere-Ōtāhuhu	60	27	33	42	**162**
Manurewa	56	47	103	79	**285**
Maungakiekie - Tamaki	39	66	92	105	**302**
Ōrākei	94	39	63	129	**325**
Ōtara-Papatoetoe	45	41	39	57	**182**
Papakura	234	187	222	112	**755**
Puketāpapa	19	20	13	53	**105**
Rodney	175	242	196	157	**770**
Upper Harbour	189	320	261	262	**1,032**
Waiheke	11	13	12	14	**50**
Waitākere Ranges	29	61	48	54	**192**
Waitematā	137	131	82	264	**614**
Whau	29	74	26	106	**235**
Grand Total	**1,728**	**2,068**	**1,928**	**2,219**	**7,943**

Source: Auckland Council

Residential sales prices

In 2017, average and median residential sales values dropped slightly. The regional average price dropped below the one million dollars mark and the regional median sales price is sitting at $805,000 in the fourth quarter of 2017.

Table 10: Average and median residential sales price in 2017 by quarter

	Average price	Median price
2017 Q1	$1,000,987	$830,000
2017 Q2	$1,024,935	$845,000
2017 Q3	$959,578	$818,500
2017 Q4	$939,987	$805,000

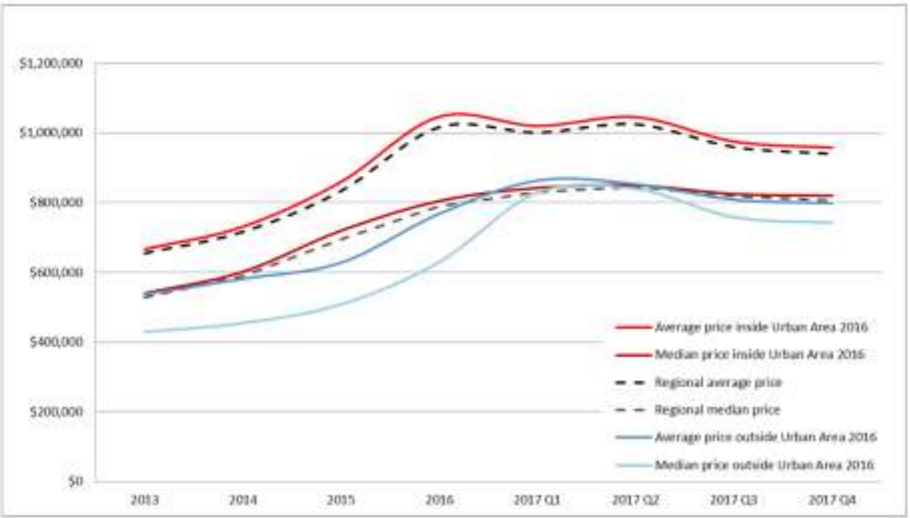
Source: Auckland Council

As shown in Figure 2, the residential sales price differential between dwellings sold inside and outside the Urban Area 2016 largely remained the same at the end of 2017.

Despite the recent sales price drop, 16 out of all 21 local board areas in Auckland have seen residential properties selling above $750,000 on average in the last quarter of 2017. Dwellings that are within close proximity to the city centre are still selling above $1,000,000 on average.

In comparison, the residential median sales price profile has shifted slightly. Auckland is seeing more residential properties sold at lower price ranges than before. However, the geograpical distribution of these relatively affordable places (between $500,000 to $750,000) has not changed. They are mostly located within the Southern and the Western local board areas.

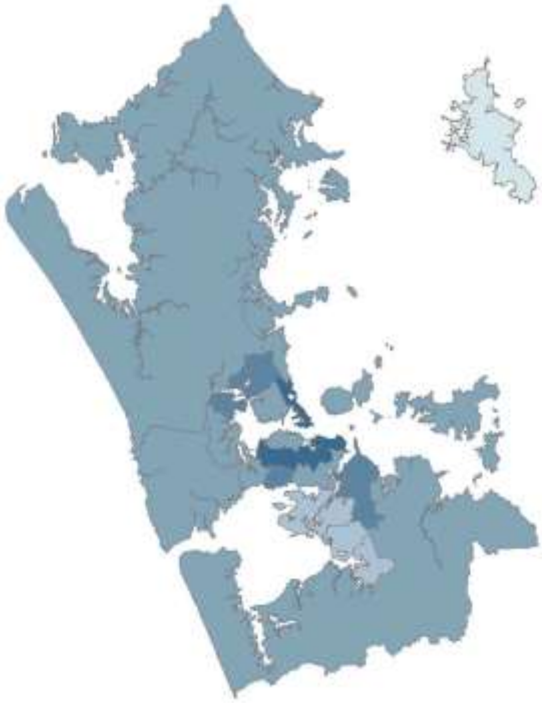
Figure 2: Average and median residential sales price since 2013



Source: Auckland Council

Residential sales prices 4th quarter of 2017

Average residential sales price distribution



Local Board	Price range	2017 Q4
Ōrākei	Greater than $1.25M	$1,724,344
Devonport-Takapuna		$1,435,845
Albert-Eden		$1,266,780
Upper Harbour	$1M - $1.25M	$1,154,171
Howick		$1,048,125
Puketāpapa		$1,018,511
Hibiscus and Bays	$750k – $1M	$966,715
Waitematā		$937,443
Whau		$902,345
Kaipātiki		$893,887
Maungakiekie-Tāmaki		$885,275
Rodney		$797,891
Waiheke		$794,000
Franklin		$771,387
Henderson Massey		$771,091
Waitākere Ranges		$764,036
Manurewa	$500k - $750k	$708,122
Papakura		$706,617
Ōtara-Papatoetoe		$698,631
Māngere-Ōtāhuhu		$659,597
Great Barrier	Less than $500k	$398,500

Source: Auckland Council

Median residential sales price distribution

Local Board	Price range	2017 Q4
Ōrākei	Greater than $1.25M	$1,335,000
Devonport-Takapuna	$1M - $1.25M	$1,151,000
Upper Harbour		$1,062,500
Albert-Eden		$1,040,000
Howick	$750k - $1M	$990,000
Puketāpapa		$918,000
Hibiscus and Bays		$902,500
Maungakiekie-Tāmaki		$839,000
Kaipātiki		$835,000
Whau		$802,000
Rodney		$760,000
Waitākere Ranges	$500k - $750k	$741,500
Henderson Massey		$720,000
Franklin		$710,000
Waiheke		$700,000
Manurewa		$675,500
Papakura		$665,000
Ōtara-Papatoetoe		$651,500
Māngere-Ōtāhuhu		$625,000
Waitematā		$539,500
Great Barrier	Less than $500k	$353,000

Source: Auckland Council

Table 11: Residential sales volume in 2017 by quarter by price range

Price Range	2017 Q1	2017 Q2	2017 Q3	2017 Q4	2017 Q1	2017 Q2	2017 Q3	2017 Q4
	Number of dwellings sold				Percentage of dwellings sold by price range			
< $100k	189	94	117	33	2.71%	1.33%	1.95%	1.12%
$100k - $200k	83	79	73	34	1.19%	1.12%	1.22%	1.15%
$200k - $300k	135	117	101	72	1.94%	1.66%	1.68%	2.44%
$300k - $400k	229	264	206	93	3.28%	3.74%	3.44%	3.16%
$400k - $500k	432	402	348	174	6.19%	5.70%	5.80%	5.91%
$500k - $600k	708	680	560	311	10.15%	9.63%	9.34%	10.56%
$600k - $700k	847	815	733	383	12.14%	11.55%	12.23%	13.00%
$700k - $800k	806	913	826	377	11.56%	12.94%	13.78%	12.80%
$800k - $900k	729	747	681	361	10.45%	10.58%	11.36%	12.25%
$900k - $1M	580	542	446	265	8.32%	7.68%	7.44%	9.00%
$1M - $1.1M	382	409	353	170	5.48%	5.79%	5.89%	5.77%
$1.1M - $1.2M	373	380	303	141	5.35%	5.38%	5.05%	4.79%
$1.2M - $1.3M	294	320	273	147	4.22%	4.53%	4.55%	4.99%
$1.3M - $1.4M	217	234	207	87	3.11%	3.32%	3.45%	2.95%
$1.4M - $1.5M	143	161	124	46	2.05%	2.28%	2.07%	1.56%
$1.5M - $1.6M	132	133	113	49	1.89%	1.88%	1.88%	1.66%
$1.6M - $1.7M	114	106	104	43	1.63%	1.50%	1.73%	1.46%
$1.7M - $1.8M	73	95	56	18	1.05%	1.35%	0.93%	0.61%
$1.8M - $1.9M	58	83	46	20	0.83%	1.18%	0.77%	0.68%
$1.9M - $2M	53	56	40	19	0.76%	0.79%	0.67%	0.64%
> $2M	398	428	285	103	5.71%	6.06%	4.75%	3.50%
Total number sold	**6,975**	**7,058**	**5,995**	**2,946**	-	-	-	-

Source: Auckland Council

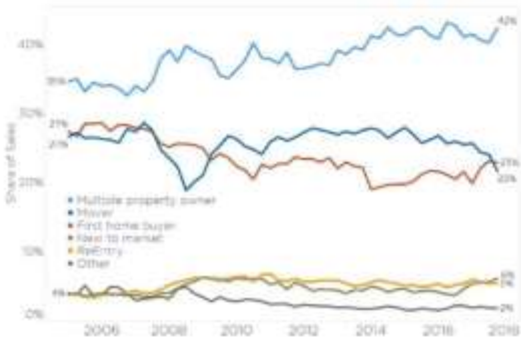
A total of 22,974 residential dwellings were sold in 2017. Sales volume were relatively stable at around 6,600 transactions for the first three quarters. However, sales number has dropped by half in the last quarter of 2017. Seasonal variation and the recent change of government are likely having an effect on the reduced residential sales volume.

Although the number of transaction varies significantly in the fourth quarter of 2017, there is no dramatic change in the percentage of sales price distribution observed (see Table 11). Almost 50 per cent of the residential properties have been sold between $500,000 and $900,000 across Auckland (blue shaded table cells).

Buyer classification

According to CoreLogic, multiple-property owners make up 42 per cent of the buyer market (Figure 3). Although the numbers of sales have declined in the recent months, the composition of buyers has not changed dramatically. The recent number suggests that the proportion of first home buyers has increased to 23 per cent at the end of 2017.

Figure 3: Residential property sales by buyer classification for Auckland



Source: CoreLogic

Housing affordability

The increasing household size and changing household composition resulted from more wage-earning adults living in the same house have changed household income level across Auckland. This directly changes the household income level which needs to be acknowledged.

The serviceability affordability model (SAM) has been amended to incorporate this changing household factor. The updated SAM index is showing housing affordability in the fourth quarter of 2017 is eight per cent less affordable compared to 2006 (figure 4).

Figure 4: Serviceability affordability model (SAM)

Source: Chief Economist Unit, Auckland Council; Real Estate Institute of New Zealand; Reserve Bank of New Zealand

Rental market

Because of the shrinking affordable housing market, the demand for residential rental properties has increased significantly. In the last quarter of 2017, median rental price for a three-bedroom house has increased by six per cent on average compares to the same period in 2016 (Table 12). Rental properties in the Puketāpapa local board area has increased sharply by 27 per cent since 2016. This is followed by Franklin (13 per cent) and Kaipātiti (9 per cent) local board areas. Otara – Papatoetoe local board is the only area left that has a median rental price lower than $500.

Table 12: Comparison of median residential rental prices of a three-bedroom house by local board area in 2017

Local board	2016 Q4	2017 Q4	Change in %
Albert – Eden	660	690	5%
Devonport – Takapuna	640	660	3%
Franklin	450	510	13%
Great Barrier	-	-	-
Henderson – Massey	480	500	4%
Hibiscus and Bays	540	580	7%
Howick	550	580	5%
Kaipātiki	540	570	6%
Māngere-Ōtāhuhu	470	510	9%
Manurewa	480	510	6%
Maungakiekie – Tamaki	560	590	5%
Ōrākei	700	690	-1%
Ōtara-Papatoetoe	480	520	8%
Papakura	470	480	2%
Puketāpapa	560	590	5%
Rodney	440	560	27%
Upper Harbour	600	600	0%
Waiheke	-	500	-
Waitākere Ranges	470	500	6%
Waitematā	840	880	5%
Whau	500	530	6%
		Average percentage of increase	**6%**

Source: Ministry of Business, Innovation and Employment

Business zoned land area – Unitary Plan

Across Auckland, there is over 9,000 hectares of land area zoned for business purpose. The two largest business zones are Light and Heavy Industry zones.

Table 13: Total land area zoned for business purposes

Unitary Plan Zone	Area (Ha)	Percentage
Business Park	61	0.66%
City Centre	258	2.80%
General Business	354	3.85%
Heavy Industry	1,869	20.30%
Light Industry	4,481	48.68%
Local Centre	243	2.64%
Metropolitan Centre	382	4.15%
Mixed Use	977	10.61%
Neighbourhood Centre	135	1.47%
Town Centre	446	4.85%
Total	**9,205**	-

Source: Auckland Council

Business land supply

In 2017, 417 business zoned parcels were created. 46 per cent of the newly created parcels are located within the Mixed Use zone and 20 per cent are in the Light Industry zone.

Table 14: Business parcels created in 2017 by quarter by Unitary Plan zones

Unitary Plan Zone	2017 Q1	2017 Q2	2017 Q3	2017 Q4
City Centre	11	3	11	-
General Business	8	2	-	-
Heavy Industry	9	6	6	19
Light Industry	22	29	20	11

Local Centre	-	3	11	15
Metropolitan Centre	-	2	-	-
Mixed Use	13	43	38	99
Neighbourhood Centre	1	3	-	2
Town Centre	6	11	3	10
Total	**70**	**102**	**89**	**156**

Source: Land Information New Zealand and Auckland Council

Business building consents

The number of business building consents has increased steadily over the past three years. In 2017 a total of 357 business buildings were consented.

Table 15: Number of business buildings consented in 2017 by quarter by local board

Local board	2017 Q1	2017 Q2	2017 Q3	2017 Q4	Total
Albert - Eden	4	1	4	2	11
Devonport - Takapuna	1	-	2	-	3
Franklin	7	8	9	2	26
Great Barrier	-	1		-	1
Henderson - Massey	6	1	7	6	20
Hibiscus and Bays	1	4	7	7	19
Howick	9	4	6	14	33
Kaipātiki	3	2	1	2	8
Māngere-Ōtāhuhu	5	7	9	9	30
Manurewa	1	2	5	8	16
Maungakiekie - Tamaki	9	5	12	10	36
Ōrākei	2	-	1	-	3
Ōtara-Papatoetoe	6	4		2	12
Papakura	1	2	7	2	12
Puketāpapa	1	2	-	-	3
Rodney	6	8	9	5	28
Upper Harbour	5	9	8	9	31
Waiheke	1	1	-	2	4
Waitematā	16	7	17	16	56
Whau	1	1	3	-	5
Grand Total	**85**	**69**	**107**	**96**	**357**

Source: Auckland Council and Statistics New Zealand

Table 16 lists the total amount of business floorspace consented in 2017. Consenting activity remained high throughout 2017. The Waitematā local board area has seen the largest amount of floorspace consented, largely driven by high demand in the city centre and its surrounding business areas. Outside of the isthmus, the largest amount of business floorspace consented are in the Māngere-Ōtāhuhu local board area. This correlates with the recent industrial development activities occurred in Māngere South and in the Auckland Airport precinct.

Table 16: Total business floorspace (m^2) consented in 2017 by quarter by local board

Local board	2017 Q1	2017 Q2	2017 Q3	2017 Q4	Total
Albert - Eden	1,355	0	7,472	175	9,002
Devonport - Takapuna	275	-	13,217	-	13,492
Franklin	4,818	516	3,991	110	9,435
Great Barrier	-	200	-	-	200
Henderson - Massey	3,987	2,052	3,728	7,001	16,768
Hibiscus and Bays	49	10,926	5,845	7,175	23,995
Howick	13,472	2,787	9,228	22,497	47,984
Kaipātiki	165	3,083	714	134	4,096
Māngere - Ōtāhuhu	19,250	33,760	25,093	7,911	86,014
Manurewa	640	4,007	12,086	17,182	33,915
Maungakiekie - Tamaki	19,516	1,194	29,682	1,920	52,312
Ōrākei	272	-	82	-	354
Ōtara - Papatoetoe	3,578	7,916	-	102	11,596
Papakura	2,260	1,337	2,928	77	6,602
Puketāpapa	211	1,154	-	-	1,365
Rodney	1,355	1,709	12,103	1,567	16,734
Upper Harbour	246	20,503	17,716	11,706	50,171
Waiheke	34	370	-	533	937
Waitematā	51,524	12,590	62,270	31,544	157,928
Whau	2,978	-	2,945	-	5,923
Grand Total	**125,985**	**104,104**	**209,100**	**109,634**	**548,823**

Source: Auckland Council and Statistics New Zealand

Business occupancy

According to the market analysis carried out by CBRE New Zealand, both CBD and non-CBD office vacant stock and vacancy rates are anticipated to increase in the coming years (Table 17). This trend is largely due to softer demand for office space from the business sector, newly constructed floorspace added to the market, as well as, floorspace refurbishments that lead to more efficient use of space which further contributes to the office supply stock increase.

Table 17: Business vacant stock and vacancy rate forecast (base scenario)

	Year	Vacant stock (sqm)	Vacancy %
CBD Office Vacancy	2017	128,929	8.8%
	2018	134,938	9.2%
	2019	141,962	9.5%
Non CBD Office Vacancy	2017	145,745	8.8%
	2018	149,662	8.8%
	2019	151,706	8.9%

Industrial Vacancy	2017	173,677	1.4%
	2018	161,705	1.3%
	2019	158,854	1.2%

Source: CBRE New Zealand, published in November 2017

CBRE has also indicated in their analysis that demand for industrial floorspace is coming from all types of industries that both vacant stock volume and vacancy rate are expected to drop in the coming years.

Glossary of terms

Apartment

Multiple dwellings which are attached vertically or horizontally with shared access, parking, open space and other facilities.

Attached dwelling

A dwelling that is connected in some way to one or more other dwellings. This includes apartments (high-, medium- and low-rise) terraced houses, and duplexes.

Average

A number expressing the central or typical value in a set of data, which is calculated by dividing the sum of the values in the set by their number.

Building consent

A building consent is the formal approval, under section 49 of the Building Act 2004, for an applicant to undertake building work. Building work includes work in connection with the construction, alteration, demolition or removal of a building.

The reporting of building consent data has two important aspects 1) the number of consents issued and 2) the numbers of structures (including dwellings) that are consented.

Code Compliance Certificate (CCC)

A code compliance certificate (CCC) is a formal statement issued under section 95 of the Building Act 2004, that building work carried out under a building consent complies with that building consent. For more information refer to the Building and Housing section of the Ministry of Business, Innovation and Employment.

Deposited Plan (DP)

Sometimes also known as a 'Title Plan', these are plans recording land transfer subdivisions that have been deposited by the Registrar General of Lands. This could be a simple plan of the property's boundaries, area and dimensions, a detailed survey plan or a combination of both. Plans are identified by a number and a DP prefix such as 'DP 12345'. Most modern land transfers are identified by their position on a specific deposited plan, e.g. Lot 123 DP 4567.

Detached dwelling

Dwellings that are not connected to another dwelling. This can include traditional suburban houses on small or large lots and housing in rural areas.

District Valuation Roll (DVR)

Territorial authorities (including Auckland Council) are required under the Rating Valuations Act 1998 to prepare and maintain a district valuation roll which contains the information, including valuation, for each rating unit within the district.

Dwelling

A dwelling is any building or structure, or part thereof, that is used (or intended to be used) for the purpose of human habitation.

Floor space

Floor space is the measurement of the floor area of a building or buildings, usually measured in square metres.

Lot

An area of land which is: (i) comprised in a single certificate of title; or (ii) contained in a single allotment on an approved survey plan of subdivision for which a separate certificate of title could be issued without the further consent of the territorial local authority, being in any case the smaller land area of (i) or (ii); or (b) an area of land which is composed of two or more contiguous allotments held together in one certificate of title in such a way that the allotments cannot be dealt with separately without the prior consent of the territorial local authority; or (c) an area of land which is composed of two or more contiguous allotments held in two or more certificates of title where such titles are held together in such a way that they cannot be dealt with separately without the prior consent of the territorial local authority; except that where an area of land is contained or described in a title issued under the Unit Titles Act 2010 or is a cross-lease form of title, the site is the underlying land out of which the unit title or cross-lease title has been, or is proposed to be issued.

Commonly used to describe a Parcel of land, specifically on a Deposited Plan. Can also be known as a site, section or property.

Median

The median is the middle number.

Mode

The mode is the number which occurs most often in a set of data.

Parcel

A cadastral polygon with a legal description (can also be known as a property, section or lot). See also Lot.

Section

Can also be known as a site, or lot. Generally, a reference to a parcel.

Suburb

An identifiable area within a local authority area, usually urban in character, with facilities such as those for education, transport, and shopping.

Auckland Council does not set the boundaries or the names of suburbs in any formal manner. The most commonly used suburb names and geographic definitions used across New Zealand, including in Auckland are maintained and supplied by the emergency services (led by the New Zealand Fire Service).

Before its amalgamation into the new Auckland Council, the former North Shore City Council undertook a process to geographically define and name suburbs within its jurisdiction. The final suburb extents and their names were gazetted by New Zealand Geographic Board in 2007 and 2008.

Terraced Housing

Three of more attached dwellings, side-by-side, on an individual site (normally without shared land or facilities).

Townhouse

A type of terrace house. See Terraced Housing.